



NEW YORK CITY COMPTROLLER
SCOTT M. STRINGER

Manhatta

Bronx

BRONX
**NEIGHBORHOOD
ECONOMIC
PROFILES**

Queens

Brooklyn

2018 EDITION

Staten Island





Table of Contents



NEW YORK CITY 6

BRONX 8

Hunts Point, Longwood & Melrose 10

Belmont, Crotona Park East & East Tremont..... 12

Concourse, Highbridge & Mount Eden..... 14

Morris Heights, Fordham South & Mount Hope 16

Bedford Park, Fordham North & Norwood 18

Riverdale, Fieldston & Kingsbridge 20

Castle Hill, Clason Point & Parkchester 22

Co-op City, Pelham Bay & Schuylerville 24

Pelham Parkway, Morris Park & Laconia 26

Wakefield, Williamsbridge & Woodlawn 28





**THE CITY OF NEW YORK
OFFICE OF THE COMPTROLLER
SCOTT M. STRINGER**

Dear Friend,

One of my jobs as Comptroller is analyzing the long-term economic health of our city, a responsibility that requires having a very clear sense of business activity in our many vibrant, diverse neighborhoods. That's why my office has created this compendium of Neighborhood Economic Profiles – to share with you the kind of economic and demographic data we look at every day in the Comptroller's Office to assess where we as a city have been, and where we need to go.

In this book, you will find an economic snapshot of every Community Board in the Bronx, with information that charts how businesses and populations have changed between the years 2010 to 2016. It is by far the most comprehensive and up-to-date look at the City's evolving economic landscape available today, providing everything from the number and types of businesses in your neighborhood, to changes in population, to the number of building lots devoted to commercial use, as well as information about the age, race, and commute times of local residents.

I hope you will find these economic profiles of interest. Please don't hesitate to call my office's Community Action Center to request a copy, at 212-669-3916, or to make suggestions about how to make next year's edition even more useful.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott M. Stringer".

Scott M. Stringer



NEIGHBORHOOD ECONOMIC PROFILE

New York City

NUMBER OF BUSINESSES

239,058

up 9% from 2010 to 2016

MEDIAN HOUSEHOLD INCOME

\$58,856

UNEMPLOYMENT RATE IN 2016

5.2%

down from 9.5% in 2010

NUMBER OF BUSINESSES

	2010	2016	% Change	0	10,000	20,000	30,000	40,000
Construction	12,331	14,552	18%					
Manufacturing	5,818	5,270	-9%					
Wholesale Trade	16,555	15,830	-4%					
Retail Trade	32,932	35,536	8%					
- Supermarkets (with 10+ Employees)	830	1,050	27%					
Transportation, Warehousing	4,941	5,568	13%					
Information	5,777	6,566	14%					
Finance, Insurance	11,573	11,011	-5%					
- Retail Banks	2,189	2,174	-1%					
Real Estate, Rental, Leasing	18,929	20,256	7%					
Professional, Scientific, Technical	25,657	28,424	11%					
- Legal and Accounting	8,696	9,371	8%					
- Architecture and Design	4,488	4,956	10%					
- Computer Systems Design	3,443	3,925	14%					
Administrative, Waste Management	8,224	8,838	7%					
Educational	3,369	4,083	21%					
Health Care, Social Assistance	22,417	24,025	7%					
Arts, Entertainment, Recreation	5,467	6,534	20%					
- Performing Arts Companies	980	1,045	7%					
Accommodation, Food	20,271	23,957	18%					
- Hotels and Motels	539	675	25%					
- Food Services and Drinking Places	18,317	21,796	19%					

EMPLOYMENT

	2010	2016	% Change
Employed	3,573,552	3,977,727	11%
Unemployed	376,852	217,274	-42%
Unemployment Rate	9.5%	5.2%	--
Out of School & Work (age 18-24)	161,850	152,319	-6%
% Out of School & Work (age 18-24)	19%	19%	--

INDIVIDUAL INCOME*°

	2010	2016	% Change
\$25,000 or less	2,556,140	2,807,351	10%
\$25,001 - \$50,000	1,218,893	1,160,814	-5%
\$50,001 - \$75,000	681,603	683,605	0%
\$75,001+	824,050	904,738	10%

*Statistics are for working age population (19-65). °Inflation Adjusted.

New York City



EDUCATION

	2010	2016	%Change
Bachelor's Degree or Higher (age 25+)	1,812,664	2,114,131	17%
Percentage of Population with Bachelor's or Higher (age 25+)	33%	36%	--
Associates Degree (age 25+)	332,148	371,875	12%

LAND USE

	2010	2018	%Change
Tax lots devoted to Mixed-Use Residential/Commercial	48,360	53,548	11%
Tax lots devoted to Office Buildings	6,829	6,962	2%
Tax lots devoted to Standalone Retail	16,377	13,217	-19%

WORK PLACE*

	2010	2016	%Change
Work Inside NYC	3,204,481	3,448,452	8%
Percentage of Employed Working Inside NYC	89%	90%	--
Work Inside Home Borough	1,894,143	2,029,253	7%
Percentage of Employed Working Inside Home Borough	53%	53%	--

COMMUTE*

	2010	2016	%Change
Commute Time (min)	39.4	40.4	3%
Public Transit	1,941,721	2,126,526	10%
Private Car or Taxi	1,036,132	1,023,786	-1%
Walk or Bike	372,247	412,136	11%
Work at Home	129,501	147,560	14%

AGE

	2010	2016	%Change
Total Population	8,078,496	8,463,273	5%
Youth (Age 0-18)	1,892,862	1,891,873	0%
Working Age Population (age 19-65)	5,280,686	5,556,508	5%
Seniors (age 66+)	904,948	1,014,892	12%

BIRTH PLACE

	2010	2016	%Change
Born inside the United States	4,772,516	4,991,532	5%
Born outside the United States	3,305,980	3,471,741	5%

RACE

	2010	2016	%Change
White	2,722,523	2,731,440	0%
Black	1,876,138	1,881,393	0%
Hispanic	2,282,895	2,458,399	8%
Asian	1,016,683	1,153,777	13%





NEIGHBORHOOD ECONOMIC PROFILE

Bronx

NUMBER OF BUSINESSES

17,999

up 10% from 2010 to 2016

MEDIAN HOUSEHOLD INCOME

\$37,525

UNEMPLOYMENT RATE IN 2016

7.1%

down from 12.0% in 2010

NUMBER OF BUSINESSES

	2010	2016	% Change	0	1,000	2,000	3,000	4,000	5,000
Construction	1,011	1,211	20%						
Manufacturing	357	321	-10%						
Wholesale Trade	690	718	4%						
Retail Trade	3,699	4,148	12%						
- Supermarkets (with 10+ Employees)	115	158	37%						
Transportation, Warehousing	361	435	20%						
Information	185	234	26%						
Finance, Insurance	458	506	10%						
- Retail Banks	145	155	7%						
Real Estate, Rental, Leasing	2,163	2,213	2%						
Professional, Scientific, Technical	646	736	14%						
- Legal and Accounting	385	440	14%						
- Architecture and Design	60	66	10%						
- Computer Systems Design	47	46	-2%						
Administrative, Waste Management	428	476	11%						
Educational	268	303	13%						
Health Care, Social Assistance	2,102	2,409	15%						
Arts, Entertainment, Recreation	137	140	2%						
- Performing Arts Companies	13	10	-23%						
Accommodation, Food	1,715	1,910	11%						
- Hotels and Motels	25	33	32%						
- Food Services and Drinking Places	1,601	1,785	11%						

EMPLOYMENT

	2010	2016	%Change
Employed	512,477	574,972	12%
Unemployed	69,810	43,950	-37%
Unemployment Rate	12.0%	7.1%	--
Out of School & Work (age 18-24)	41,516	40,681	-2%
% Out of School & Work (age 18-24)	27%	25%	--

INDIVIDUAL INCOME*°

	2010	2016	%Change
\$25,000 or less	495,637	566,745	14%
\$25,001 - \$50,000	201,577	191,589	-5%
\$50,001 - \$75,000	86,071	83,590	-3%
\$75,001+	54,419	57,372	5%

*Statistics are for working age population (19-65). °Inflation Adjusted.



EDUCATION

	2010	2016	%Change
Bachelor's Degree or Higher (age 25+)	146,664	167,520	14%
Percentage of Population with Bachelor's or Higher (age 25+)	17%	18%	--
Associates Degree (age 25+)	55,216	63,074	14%

LAND USE

	2010	2018	%Change
Tax lots devoted to Mixed-Use Residential/Commercial	3,713	4,047	9%
Tax lots devoted to Office Buildings	547	560	2%
Tax lots devoted to Standalone Retail	2,507	2,270	-9%

WORK PLACE*

	2010	2016	%Change
Work Inside NYC	442,871	483,211	9%
Percentage of Employed Working Inside NYC	85%	87%	--
Work Inside Home Borough	216,716	229,827	6%
Percentage of Employed Working Inside Home Borough	42%	41%	--

COMMUTE*

	2010	2016	%Change
Commute Time (min)	42.0	43.8	4%
Public Transit	288,606	328,369	14%
Private Car or Taxi	157,536	150,141	-5%
Walk or Bike	37,149	41,242	11%
Work at Home	14,865	17,087	15%



AGE

	2010	2016	%Change
Total Population	1,365,840	1,437,462	5%
Youth (Age 0-18)	397,110	388,296	-2%
Working Age Population (age 19-65)	837,704	899,296	7%
Seniors (age 66+)	131,026	149,870	14%

BIRTH PLACE

	2010	2016	%Change
Born inside the United States	800,032	827,208	3%
Born outside the United States	565,808	610,254	8%

RACE

	2010	2016	%Change
White	155,713	138,245	-11%
Black	418,688	424,945	1%
Hispanic	719,660	796,408	11%
Asian	48,345	51,723	7%





**BX01 &
BX02**

NEIGHBORHOOD ECONOMIC PROFILE

Hunts Point, Longwood & Melrose

NUMBER OF BUSINESSES

3,536

up 8% from 2010 to 2016

MEDIAN HOUSEHOLD INCOME

\$23,131

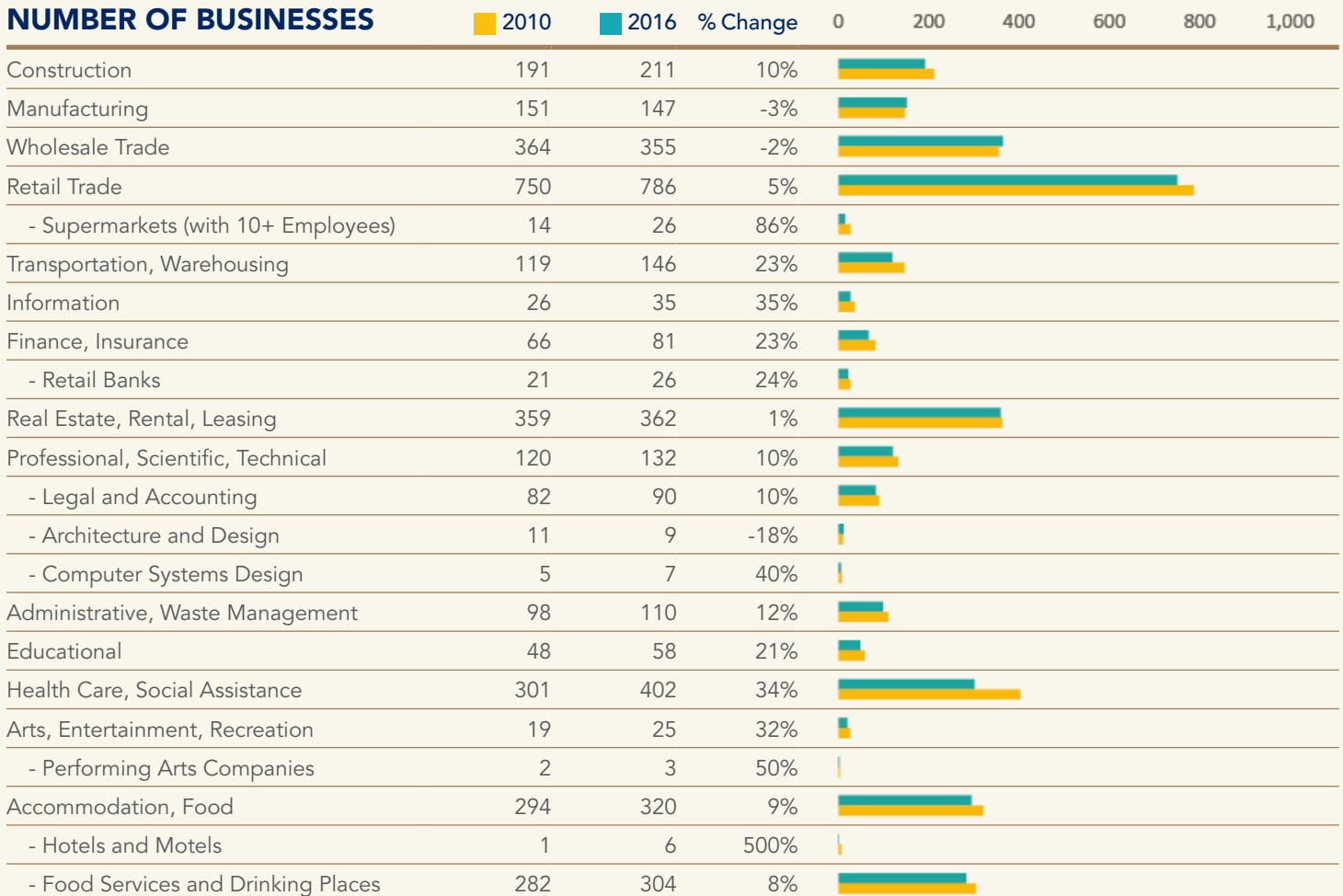
ranked 55 out of 55 neighborhoods

UNEMPLOYMENT RATE IN 2016*

11.4%

down from 14.6% in 2010

NUMBER OF BUSINESSES



EMPLOYMENT*

	2010	2016	%Change
Employed	45,831	51,551	12%
Unemployed	7,819	6,659	-15%
Unemployment Rate	14.6%	11.4%	--
Out of School & Work (age 18-24)	8,577	7,330	-15%
% Out of School & Work (age 18-24)	42%	36%	--

INDIVIDUAL INCOME*°

	2010	2016	%Change
\$25,000 or less	70,850	73,621	4%
\$25,001 - \$50,000	16,356	18,330	12%
\$50,001 - \$75,000	3,863	4,662	21%
\$75,001+	2,555	2,343	-8%

*Statistics are for working age population (19-65). °Inflation Adjusted.

BX01 & BX02 | Hunts Point, Longwood & Melrose



EDUCATION

	2010	2016	%Change
Bachelor's Degree or Higher (age 25+)	7,557	9,174	21%
Percentage of Population with Bachelor's or Higher (age 25+)	9%	10%	--
Associates Degree (age 25+)	4,601	5,340	16%

LAND USE

	2010	2018	%Change
Tax lots devoted to Mixed-Use Residential/Commercial	605	704	16%
Tax lots devoted to Office Buildings	89	90	1%
Tax lots devoted to Standalone Retail	348	279	-20%

WORK PLACE*

	2010	2016	%Change
Work Inside NYC	41,778	47,377	13%
Percentage of Employed Working Inside NYC	91%	92%	--
Work Inside Home Borough	21,073	20,842	-1%
Percentage of Employed Working Inside Home Borough	46%	40%	--

COMMUTE*

	2010	2016	%Change
Commute Time (min)	40.3	43.2	7%
Public Transit	29,795	34,546	16%
Private Car or Taxi	8,526	8,145	-4%
Walk or Bike	4,274	5,210	22%
Work at Home	1,614	1,713	6%

AGE

	2010	2016	%Change
Total Population	152,745	161,321	6%
Youth (Age 0-18)	48,710	50,205	3%
Working Age Population (age 19-65)	93,624	98,956	6%
Seniors (age 66+)	10,411	12,160	17%

BIRTH PLACE

	2010	2016	%Change
Born inside the United States	90,266	98,713	9%
Born outside the United States	62,479	62,608	0%

RACE

	2010	2016	%Change
White	2,728	2,570	-6%
Black	42,425	45,470	7%
Hispanic	104,931	110,055	5%
Asian	1,063	1,447	36%





**BX03 &
BX06**

NEIGHBORHOOD ECONOMIC PROFILE

Belmont, Crotona Park East & East Tremont

NUMBER OF BUSINESSES

1,271

up 17% from 2010 to 2016

MEDIAN HOUSEHOLD INCOME

\$23,710

ranked 54 out of 55 neighborhoods

UNEMPLOYMENT RATE IN 2016*

15.6%

up from 12.9% in 2010

NUMBER OF BUSINESSES

	2010	2016	% Change	0	100	200	300	400
Construction	58	68	17%					
Manufacturing	19	17	-11%					
Wholesale Trade	37	39	5%					
Retail Trade	298	366	23%					
- Supermarkets (with 10+ Employees)	15	18	20%					
Transportation, Warehousing	26	23	-12%					
Information	11	12	9%					
Finance, Insurance	20	25	25%					
- Retail Banks	2	3	50%					
Real Estate, Rental, Leasing	184	193	5%					
Professional, Scientific, Technical	18	31	72%					
- Legal and Accounting	16	21	31%					
- Architecture and Design	0	2	N/A					
- Computer Systems Design	0	0	N/A					
Administrative, Waste Management	17	24	41%					
Educational	15	19	27%					
Health Care, Social Assistance	134	176	31%					
Arts, Entertainment, Recreation	5	5	0%					
- Performing Arts Companies	0	0	N/A					
Accommodation, Food	106	116	9%					
- Hotels and Motels	2	2	0%					
- Food Services and Drinking Places	101	112	11%					

EMPLOYMENT*

	2010	2016	%Change
Employed	47,640	57,974	22%
Unemployed	7,074	10,699	51%
Unemployment Rate	12.9%	15.6%	--
Out of School & Work (age 18-24)	6,020	5,790	-4%
% Out of School & Work (age 18-24)	30%	25%	--

INDIVIDUAL INCOME*°

	2010	2016	%Change
\$25,000 or less	61,982	76,220	23%
\$25,001 - \$50,000	18,319	19,120	4%
\$50,001 - \$75,000	5,043	6,781	34%
\$75,001+	1,987	2,474	25%

*Statistics are for working age population (19-65). °Inflation Adjusted.

BX03 & BX06 | Belmont, Crotona Park East & East Tremont



EDUCATION

	2010	2016	%Change
Bachelor's Degree or Higher (age 25+)	7,307	12,056	65%
Percentage of Population with Bachelor's or Higher (age 25+)	9%	12%	--
Associates Degree (age 25+)	4,637	6,323	36%

LAND USE

	2010	2018	%Change
Tax lots devoted to Mixed-Use Residential/Commercial	651	726	12%
Tax lots devoted to Office Buildings	43	49	14%
Tax lots devoted to Standalone Retail	308	260	-16%

WORK PLACE*

	2010	2016	%Change
Work Inside NYC	42,579	51,711	21%
Percentage of Employed Working Inside NYC	89%	89%	--
Work Inside Home Borough	22,752	26,836	18%
Percentage of Employed Working Inside Home Borough	48%	46%	--

COMMUTE*

	2010	2016	%Change
Commute Time (min)	42.1	43.0	2%
Public Transit	28,941	36,031	24%
Private Car or Taxi	10,366	12,493	21%
Walk or Bike	4,867	5,201	7%
Work at Home	1,717	2,094	22%

AGE

	2010	2016	%Change
Total Population	150,499	172,071	14%
Youth (Age 0-18)	52,423	54,152	3%
Working Age Population (age 19-65)	87,331	104,595	20%
Seniors (age 66+)	10,745	13,324	24%

BIRTH PLACE

	2010	2016	%Change
Born inside the United States	92,783	103,237	11%
Born outside the United States	57,716	68,834	19%

RACE

	2010	2016	%Change
White	6,041	7,805	29%
Black	48,547	51,541	6%
Hispanic	92,889	109,141	17%
Asian	1,776	1,324	-25%





BX04

NEIGHBORHOOD ECONOMIC PROFILE

Concourse, Highbridge & Mount Eden

NUMBER OF BUSINESSES

786

up 14% from 2010 to 2016

MEDIAN HOUSEHOLD INCOME

\$27,102

ranked 52 out of 55 neighborhoods

UNEMPLOYMENT RATE IN 2016*

12.3%

up from 12.2% in 2010

NUMBER OF BUSINESSES

	2010	2016	% Change	0	50	100	150	200	250
Construction	24	31	29%						
Manufacturing	6	6	0%						
Wholesale Trade	16	10	-38%						
Retail Trade	193	234	21%						
- Supermarkets (with 10+ Employees)	8	11	38%						
Transportation, Warehousing	12	15	25%						
Information	4	7	75%						
Finance, Insurance	17	18	6%						
- Retail Banks	3	4	33%						
Real Estate, Rental, Leasing	113	109	-4%						
Professional, Scientific, Technical	13	22	69%						
- Legal and Accounting	11	15	36%						
- Architecture and Design	0	1	N/A						
- Computer Systems Design	1	2	N/A						
Administrative, Waste Management	10	15	50%						
Educational	15	15	0%						
Health Care, Social Assistance	76	100	32%						
Arts, Entertainment, Recreation	1	1	0%						
- Performing Arts Companies	0	0	N/A						
Accommodation, Food	76	88	16%						
- Hotels and Motels	2	1	-50%						
- Food Services and Drinking Places	72	83	15%						

EMPLOYMENT*

	2010	2016	%Change
Employed	51,679	52,369	1%
Unemployed	7,179	7,327	2%
Unemployment Rate	12.2%	12.3%	--
Out of School & Work (age 18-24)	3,691	4,249	15%
% Out of School & Work (age 18-24)	26%	26%	--

INDIVIDUAL INCOME*°

	2010	2016	%Change
\$25,000 or less	56,369	61,376	9%
\$25,001 - \$50,000	19,196	17,826	-7%
\$50,001 - \$75,000	4,788	6,297	32%
\$75,001+	2,597	2,380	-8%

*Statistics are for working age population (19-65). °Inflation Adjusted.

BX04 | Concourse, Highbridge & Mount Eden



EDUCATION

	2010	2016	%Change
Bachelor's Degree or Higher (age 25+)	8,326	12,452	50%
Percentage of Population with Bachelor's or Higher (age 25+)	10%	15%	--
Associates Degree (age 25+)	4,493	5,793	29%

LAND USE

	2010	2018	%Change
Tax lots devoted to Mixed-Use Residential/Commercial	303	324	7%
Tax lots devoted to Office Buildings	16	19	19%
Tax lots devoted to Standalone Retail	179	161	-10%

WORK PLACE*

	2010	2016	%Change
Work Inside NYC	45,263	47,370	5%
Percentage of Employed Working Inside NYC	88%	90%	--
Work Inside Home Borough	18,635	20,289	9%
Percentage of Employed Working Inside Home Borough	36%	39%	--

COMMUTE*

	2010	2016	%Change
Commute Time (min)	42.7	40.9	-4%
Public Transit	33,153	35,244	6%
Private Car or Taxi	10,330	9,263	-10%
Walk or Bike	3,957	4,256	8%
Work at Home	2,105	1,603	-24%

AGE

	2010	2016	%Change
Total Population	136,238	140,991	3%
Youth (Age 0-18)	42,920	41,415	-4%
Working Age Population (age 19-65)	82,950	87,879	6%
Seniors (age 66+)	10,368	11,697	13%

BIRTH PLACE

	2010	2016	%Change
Born inside the United States	70,802	72,295	2%
Born outside the United States	65,436	68,696	5%

RACE

	2010	2016	%Change
White	1,891	2,328	23%
Black	45,526	43,801	-4%
Hispanic	85,576	90,360	6%
Asian	2,082	2,429	17%





BX05

NEIGHBORHOOD ECONOMIC PROFILE

Morris Heights, Fordham South & Mount Hope

NUMBER OF BUSINESSES

1,585

up 15% from 2010 to 2016

MEDIAN HOUSEHOLD INCOME

\$24,436

ranked 53 out of 55 neighborhoods

UNEMPLOYMENT RATE IN 2016*

11.7%

down from 15.9% in 2010

NUMBER OF BUSINESSES

	2010	2016	% Change	0	100	200	300	400	500
Construction	57	68	19%						
Manufacturing	16	19	19%						
Wholesale Trade	54	56	4%						
Retail Trade	364	430	18%						
- Supermarkets (with 10+ Employees)	14	16	14%						
Transportation, Warehousing	23	29	26%						
Information	11	16	45%						
Finance, Insurance	29	45	55%						
- Retail Banks	7	9	29%						
Real Estate, Rental, Leasing	243	248	2%						
Professional, Scientific, Technical	28	42	50%						
- Legal and Accounting	19	26	37%						
- Architecture and Design	1	3	200%						
- Computer Systems Design	1	4	300%						
Administrative, Waste Management	24	22	-8%						
Educational	27	25	-7%						
Health Care, Social Assistance	189	211	12%						
Arts, Entertainment, Recreation	2	3	50%						
- Performing Arts Companies	1	0	-100%						
Accommodation, Food	125	161	29%						
- Hotels and Motels	2	3	50%						
- Food Services and Drinking Places	108	144	33%						

EMPLOYMENT*

	2010	2016	%Change
Employed	49,716	51,849	4%
Unemployed	9,420	6,877	-27%
Unemployment Rate	15.9%	11.7%	--
Out of School & Work (age 18-24)	5,199	4,310	-17%
% Out of School & Work (age 18-24)	30%	25%	--

INDIVIDUAL INCOME*°

	2010	2016	%Change
\$25,000 or less	58,544	63,205	8%
\$25,001 - \$50,000	18,195	17,082	-6%
\$50,001 - \$75,000	5,306	4,634	-13%
\$75,001+	1,259	1,630	29%

*Statistics are for working age population (19-65). °Inflation Adjusted.

BX05 | Morris Heights, Fordham South & Mount Hope



EDUCATION

	2010	2016	%Change
Bachelor's Degree or Higher (age 25+)	8,469	10,938	29%
Percentage of Population with Bachelor's or Higher (age 25+)	11%	14%	--
Associates Degree (age 25+)	4,783	5,019	5%

LAND USE

	2010	2018	%Change
Tax lots devoted to Mixed-Use Residential/Commercial	248	270	9%
Tax lots devoted to Office Buildings	21	23	10%
Tax lots devoted to Standalone Retail	194	187	-4%

WORK PLACE*

	2010	2016	%Change
Work Inside NYC	41,675	45,845	10%
Percentage of Employed Working Inside NYC	84%	88%	--
Work Inside Home Borough	19,337	21,770	13%
Percentage of Employed Working Inside Home Borough	39%	42%	--

COMMUTE*

	2010	2016	%Change
Commute Time (min)	41.8	41.5	-1%
Public Transit	29,445	33,888	15%
Private Car or Taxi	11,029	10,025	-9%
Walk or Bike	4,078	4,045	-1%
Work at Home	1,809	2,114	17%

AGE

	2010	2016	%Change
Total Population	134,984	136,989	1%
Youth (Age 0-18)	44,951	41,245	-8%
Working Age Population (age 19-65)	83,304	86,551	4%
Seniors (age 66+)	6,729	9,193	37%

BIRTH PLACE

	2010	2016	%Change
Born inside the United States	71,063	69,831	-2%
Born outside the United States	63,921	67,158	5%

RACE

	2010	2016	%Change
White	1,508	1,685	12%
Black	39,528	37,473	-5%
Hispanic	90,020	94,206	5%
Asian	1,927	1,908	-1%





BX07

NEIGHBORHOOD ECONOMIC PROFILE

Bedford Park, Fordham North & Norwood

NUMBER OF BUSINESSES

3,069

up 7% from 2010 to 2016

MEDIAN HOUSEHOLD INCOME

\$32,732

ranked 49 out of 55 neighborhoods

UNEMPLOYMENT RATE IN 2016*

12.8%

up from 10.9% in 2010

NUMBER OF BUSINESSES

	2010	2016	% Change	0	200	400	600	800	1,000
Construction	110	155	41%						
Manufacturing	31	28	-10%						
Wholesale Trade	39	44	13%						
Retail Trade	754	823	9%						
- Supermarkets (with 10+ Employees)	18	30	67%						
Transportation, Warehousing	26	35	35%						
Information	30	41	37%						
Finance, Insurance	82	91	11%						
- Retail Banks	26	30	15%						
Real Estate, Rental, Leasing	541	525	-3%						
Professional, Scientific, Technical	88	90	2%						
- Legal and Accounting	56	59	5%						
- Architecture and Design	6	5	-17%						
- Computer Systems Design	6	5	-17%						
Administrative, Waste Management	73	66	-10%						
Educational	44	48	9%						
Health Care, Social Assistance	356	407	14%						
Arts, Entertainment, Recreation	23	20	-13%						
- Performing Arts Companies	3	2	-33%						
Accommodation, Food	325	351	8%						
- Hotels and Motels	3	3	0%						
- Food Services and Drinking Places	309	333	8%						

EMPLOYMENT*

	2010	2016	%Change
Employed	47,887	53,602	12%
Unemployed	5,859	7,846	34%
Unemployment Rate	10.9%	12.8%	--
Out of School & Work (age 18-24)	3,053	3,894	28%
% Out of School & Work (age 18-24)	22%	28%	--

INDIVIDUAL INCOME*°

	2010	2016	%Change
\$25,000 or less	47,995	54,225	13%
\$25,001 - \$50,000	18,493	18,570	0%
\$50,001 - \$75,000	6,794	7,111	5%
\$75,001+	3,044	3,251	7%

*Statistics are for working age population (19-65). °Inflation Adjusted.

BX07 | Bedford Park, Fordham North & Norwood



EDUCATION

	2010	2016	%Change
Bachelor's Degree or Higher (age 25+)	11,658	12,880	10%
Percentage of Population with Bachelor's or Higher (age 25+)	16%	16%	--
Associates Degree (age 25+)	5,261	4,364	-17%

LAND USE

	2010	2018	%Change
Tax lots devoted to Mixed-Use Residential/Commercial	294	344	17%
Tax lots devoted to Office Buildings	43	43	0%
Tax lots devoted to Standalone Retail	221	183	-17%

WORK PLACE*

	2010	2016	%Change
Work Inside NYC	40,865	47,192	15%
Percentage of Employed Working Inside NYC	85%	88%	--
Work Inside Home Borough	19,457	20,755	7%
Percentage of Employed Working Inside Home Borough	41%	39%	--

COMMUTE*

	2010	2016	%Change
Commute Time (min)	41.7	44.6	7%
Public Transit	29,473	36,253	23%
Private Car or Taxi	9,834	8,564	-13%
Walk or Bike	4,948	5,119	3%
Work at Home	1,578	2,178	38%

AGE

	2010	2016	%Change
Total Population	123,221	130,042	6%
Youth (Age 0-18)	37,402	36,022	-4%
Working Age Population (age 19-65)	76,326	83,157	9%
Seniors (age 66+)	9,493	10,863	14%

BIRTH PLACE

	2010	2016	%Change
Born inside the United States	63,814	63,141	-1%
Born outside the United States	59,407	66,901	13%

RACE

	2010	2016	%Change
White	9,169	8,580	-6%
Black	23,032	19,946	-13%
Hispanic	80,858	90,547	12%
Asian	7,378	7,995	8%





BX08

NEIGHBORHOOD ECONOMIC PROFILE

Riverdale, Fieldston & Kingsbridge

NUMBER OF BUSINESSES

1,575

up 11% from 2010 to 2016

MEDIAN HOUSEHOLD INCOME

\$58,409

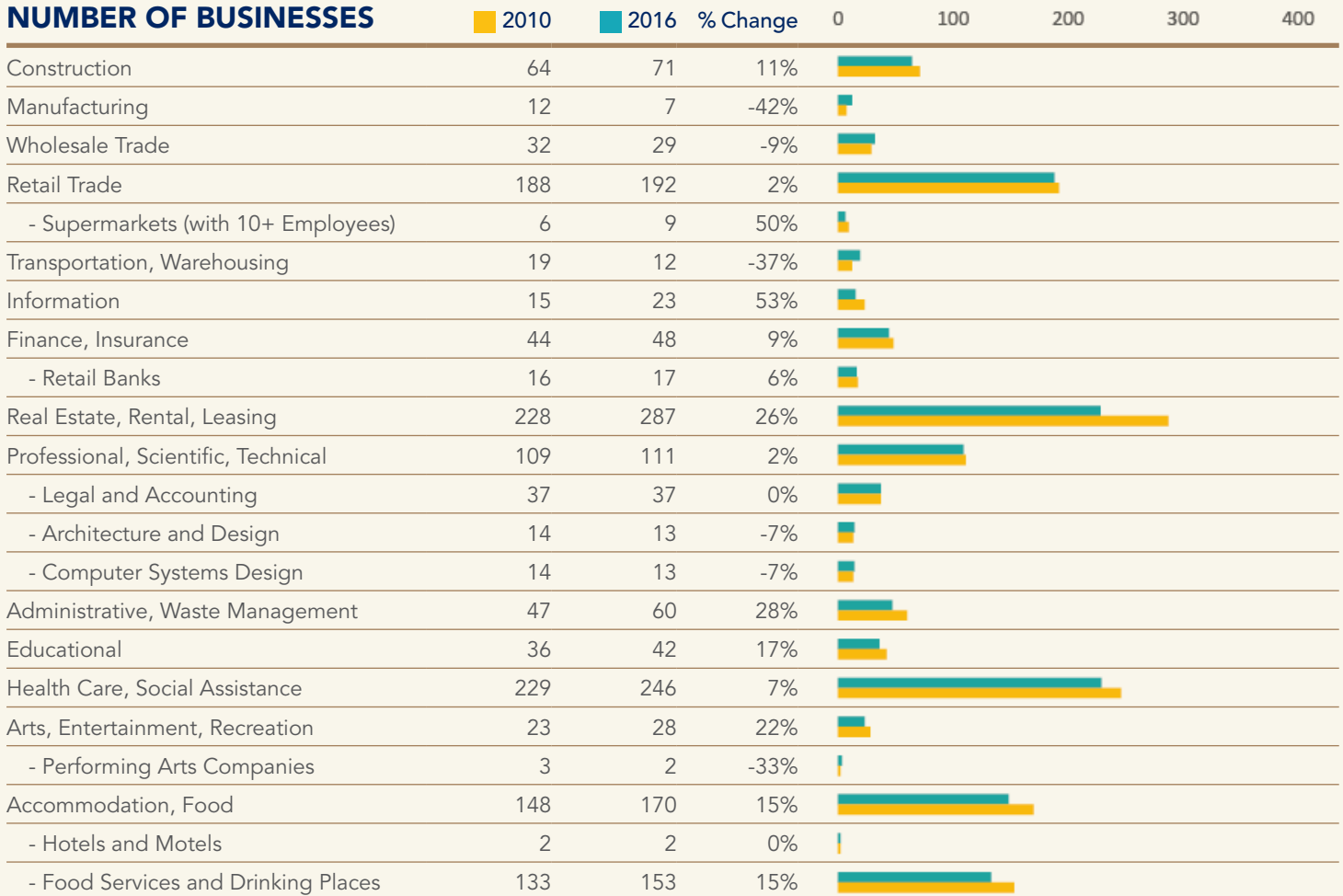
ranked 22 out of 55 neighborhoods

UNEMPLOYMENT RATE IN 2016*

8.4%

down from 9.6% in 2010

NUMBER OF BUSINESSES



EMPLOYMENT*

	2010	2016	%Change
Employed	47,120	47,619	1%
Unemployed	5,005	4,385	-12%
Unemployment Rate	9.6%	8.4%	--
Out of School & Work (age 18-24)	1,772	1,523	-14%
% Out of School & Work (age 18-24)	14%	14%	--

INDIVIDUAL INCOME*°

	2010	2016	%Change
\$25,000 or less	32,400	33,974	5%
\$25,001 - \$50,000	14,266	13,506	-5%
\$50,001 - \$75,000	9,764	9,025	-8%
\$75,001+	11,519	11,678	1%

*Statistics are for working age population (19-65). °Inflation Adjusted.

BX08 | Riverdale, Fieldston & Kingsbridge



EDUCATION

	2010	2016	%Change
Bachelor's Degree or Higher (age 25+)	29,574	29,441	0%
Percentage of Population with Bachelor's or Higher (age 25+)	41%	39%	--
Associates Degree (age 25+)	4,437	4,218	-5%

LAND USE

	2010	2018	%Change
Tax lots devoted to Mixed-Use Residential/Commercial	138	148	7%
Tax lots devoted to Office Buildings	34	35	3%
Tax lots devoted to Standalone Retail	152	149	-2%

WORK PLACE*

	2010	2016	%Change
Work Inside NYC	38,550	40,052	4%
Percentage of Employed Working Inside NYC	82%	84%	--
Work Inside Home Borough	15,058	15,013	0%
Percentage of Employed Working Inside Home Borough	32%	32%	--

COMMUTE*

	2010	2016	%Change
Commute Time (min)	42.0	44.1	5%
Public Transit	24,528	26,699	9%
Private Car or Taxi	15,772	13,189	-16%
Walk or Bike	3,275	3,909	19%
Work at Home	1,288	1,894	47%

AGE

	2010	2016	%Change
Total Population	108,222	109,901	2%
Youth (Age 0-18)	24,341	24,891	2%
Working Age Population (age 19-65)	67,949	68,183	0%
Seniors (age 66+)	15,932	16,827	6%

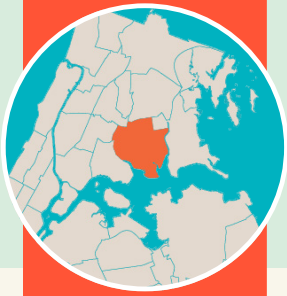
BIRTH PLACE

	2010	2016	%Change
Born inside the United States	66,778	68,167	2%
Born outside the United States	41,444	41,734	1%

RACE

	2010	2016	%Change
White	39,394	35,628	-10%
Black	13,427	13,643	2%
Hispanic	47,346	52,398	11%
Asian	5,696	5,882	3%





BX09

NEIGHBORHOOD ECONOMIC PROFILE

Castle Hill, Clason Point & Parkchester

NUMBER OF BUSINESSES

2,093

up 13% from 2010 to 2016

MEDIAN HOUSEHOLD INCOME

\$36,440

ranked 46 out of 55 neighborhoods

UNEMPLOYMENT RATE IN 2016*

13.6%

up from 8.8% in 2010

NUMBER OF BUSINESSES

	2010	2016	% Change	0	200	400	600
Construction	102	141	38%				
Manufacturing	27	20	-26%				
Wholesale Trade	52	68	31%				
Retail Trade	520	553	6%				
- Supermarkets (with 10+ Employees)	18	22	22%				
Transportation, Warehousing	37	75	103%				
Information	29	41	41%				
Finance, Insurance	68	69	1%				
- Retail Banks	24	23	-4%				
Real Estate, Rental, Leasing	181	181	0%				
Professional, Scientific, Technical	62	89	44%				
- Legal and Accounting	45	61	36%				
- Architecture and Design	4	7	75%				
- Computer Systems Design	3	3	0%				
Administrative, Waste Management	42	53	26%				
Educational	35	36	3%				
Health Care, Social Assistance	215	248	15%				
Arts, Entertainment, Recreation	11	13	18%				
- Performing Arts Companies	1	0	-100%				
Accommodation, Food	227	240	6%				
- Hotels and Motels	0	0	N/A				
- Food Services and Drinking Places	222	233	5%				

EMPLOYMENT*

	2010	2016	%Change
Employed	70,127	73,710	5%
Unemployed	6,777	11,627	72%
Unemployment Rate	8.8%	13.6%	--
Out of School & Work (age 18-24)	5,501	5,648	3%
% Out of School & Work (age 18-24)	28%	27%	--

INDIVIDUAL INCOME*°

	2010	2016	%Change
\$25,000 or less	62,003	74,863	21%
\$25,001 - \$50,000	30,470	27,049	-11%
\$50,001 - \$75,000	12,509	11,211	-10%
\$75,001+	6,079	6,783	12%

*Statistics are for working age population (19-65). °Inflation Adjusted.

BX09 | Castle Hill, Clason Point & Parkchester



EDUCATION

	2010	2016	%Change
Bachelor's Degree or Higher (age 25+)	17,446	17,518	0%
Percentage of Population with Bachelor's or Higher (age 25+)	16%	14%	--
Associates Degree (age 25+)	7,843	9,239	18%

LAND USE

	2010	2018	%Change
Tax lots devoted to Mixed-Use Residential/Commercial	286	300	5%
Tax lots devoted to Office Buildings	35	35	0%
Tax lots devoted to Standalone Retail	239	236	-1%

WORK PLACE*

	2010	2016	%Change
Work Inside NYC	63,045	65,734	4%
Percentage of Employed Working Inside NYC	90%	89%	--
Work Inside Home Borough	27,773	30,304	9%
Percentage of Employed Working Inside Home Borough	40%	41%	--

COMMUTE*

	2010	2016	%Change
Commute Time (min)	44.9	45.5	1%
Public Transit	42,369	44,174	4%
Private Car or Taxi	20,785	21,521	4%
Walk or Bike	3,323	4,273	29%
Work at Home	1,646	1,324	-20%

AGE

	2010	2016	%Change
Total Population	178,278	189,610	6%
Youth (Age 0-18)	50,804	49,475	-3%
Working Age Population (age 19-65)	111,061	119,906	8%
Seniors (age 66+)	16,413	20,229	23%

BIRTH PLACE

	2010	2016	%Change
Born inside the United States	106,348	110,258	4%
Born outside the United States	71,930	79,352	10%

RACE

	2010	2016	%Change
White	5,638	5,304	-6%
Black	54,166	55,079	2%
Hispanic	102,584	110,649	8%
Asian	11,077	13,570	23%





BX10

NEIGHBORHOOD ECONOMIC PROFILE

Co-op City, Pelham Bay & Schuylerville

NUMBER OF BUSINESSES

2,411

up 9% from 2010 to 2016

MEDIAN HOUSEHOLD INCOME

\$56,627

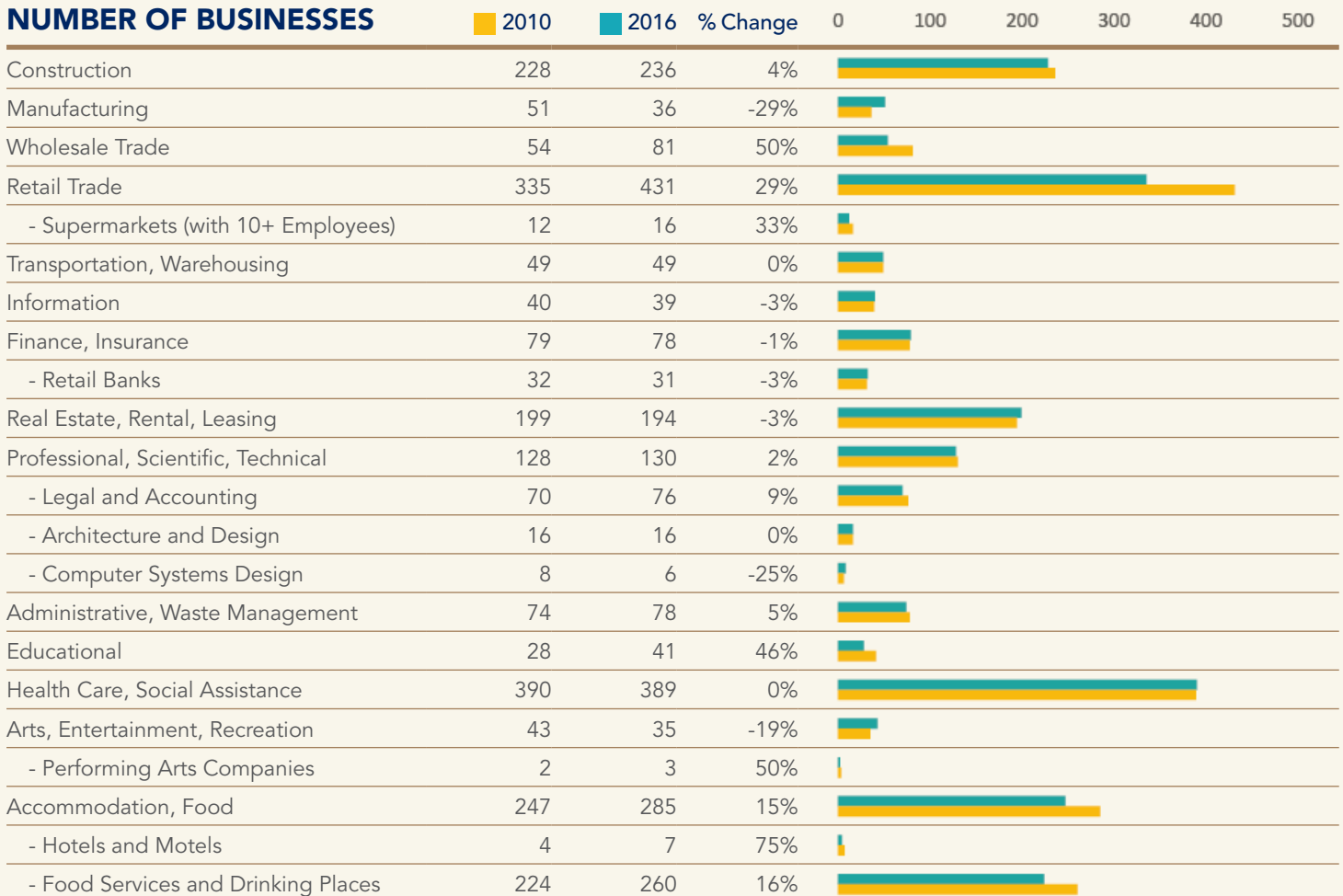
ranked 23 out of 55 neighborhoods

UNEMPLOYMENT RATE IN 2016*

9.0%

up from 8.5% in 2010

NUMBER OF BUSINESSES



EMPLOYMENT*

	2010	2016	%Change
Employed	48,238	51,608	7%
Unemployed	4,505	5,117	14%
Unemployment Rate	8.5%	9.0%	--
Out of School & Work (age 18-24)	1,722	2,200	28%
% Out of School & Work (age 18-24)	18%	17%	--

INDIVIDUAL INCOME*°

	2010	2016	%Change
\$25,000 or less	26,512	34,560	30%
\$25,001 - \$50,000	19,187	17,090	-11%
\$50,001 - \$75,000	13,264	12,360	-7%
\$75,001+	10,216	11,684	14%

*Statistics are for working age population (19-65). °Inflation Adjusted.

BX10 | Co-op City, Pelham Bay & Schuylerville



EDUCATION

	2010	2016	%Change
Bachelor's Degree or Higher (age 25+)	18,393	21,396	16%
Percentage of Population with Bachelor's or Higher (age 25+)	23%	25%	--
Associates Degree (age 25+)	5,996	7,343	22%

LAND USE

	2010	2018	%Change
Tax lots devoted to Mixed-Use Residential/Commercial	363	369	2%
Tax lots devoted to Office Buildings	104	101	-3%
Tax lots devoted to Standalone Retail	271	274	1%

WORK PLACE*

	2010	2016	%Change
Work Inside NYC	39,053	43,198	11%
Percentage of Employed Working Inside NYC	81%	84%	--
Work Inside Home Borough	21,308	23,705	11%
Percentage of Employed Working Inside Home Borough	44%	46%	--

COMMUTE*

	2010	2016	%Change
Commute Time (min)	41.0	45.5	11%
Public Transit	17,701	22,680	28%
Private Car or Taxi	25,490	23,639	-7%
Walk or Bike	2,319	2,220	-4%
Work at Home	942	1,338	42%



AGE

	2010	2016	%Change
Total Population	112,744	122,430	9%
Youth (Age 0-18)	23,182	24,737	7%
Working Age Population (age 19-65)	69,179	75,694	9%
Seniors (age 66+)	20,383	21,999	8%

BIRTH PLACE

	2010	2016	%Change
Born inside the United States	85,144	88,384	4%
Born outside the United States	27,600	34,046	23%

RACE

	2010	2016	%Change
White	44,503	35,837	-19%
Black	28,805	34,752	21%
Hispanic	34,894	45,500	30%
Asian	2,948	3,577	21%





BX11

NEIGHBORHOOD ECONOMIC PROFILE

Pelham Parkway, Morris Park & Laconia

NUMBER OF BUSINESSES

689

up 10% from 2010 to 2016

MEDIAN HOUSEHOLD INCOME

\$47,655

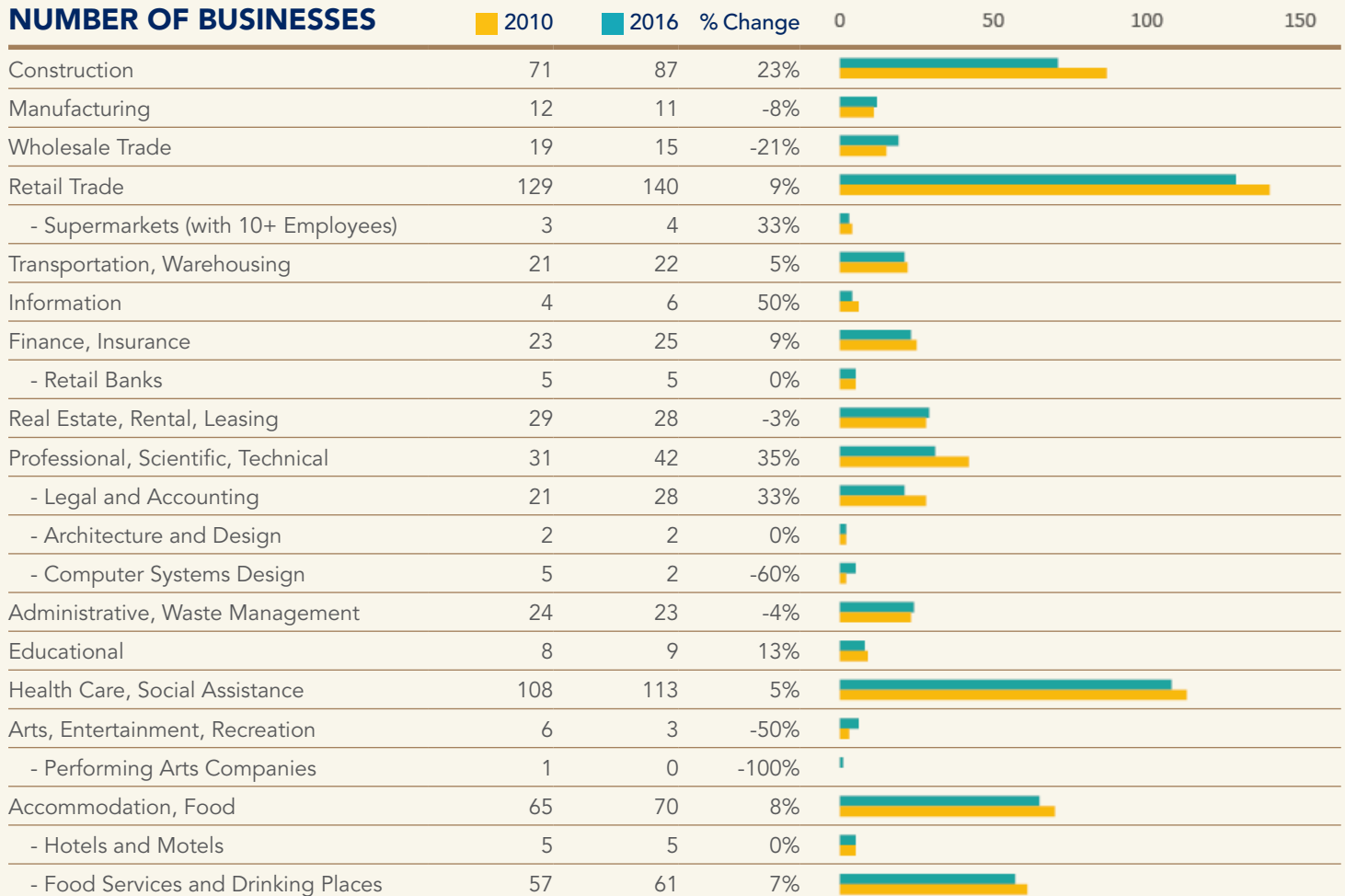
ranked 34 out of 55 neighborhoods

UNEMPLOYMENT RATE IN 2016*

11.2%

up from 8.4% in 2010

NUMBER OF BUSINESSES



EMPLOYMENT*

	2010	2016	%Change
Employed	50,793	54,415	7%
Unemployed	4,644	6,830	47%
Unemployment Rate	8.4%	11.2%	--
Out of School & Work (age 18-24)	2,640	2,441	-8%
% Out of School & Work (age 18-24)	24%	20%	--

INDIVIDUAL INCOME*°

	2010	2016	%Change
\$25,000 or less	38,478	44,410	15%
\$25,001 - \$50,000	19,532	20,657	6%
\$50,001 - \$75,000	11,399	9,975	-12%
\$75,001+	8,076	7,165	-11%

*Statistics are for working age population (19-65). °Inflation Adjusted.

BX11 | Pelham Parkway, Morris Park & Laconia



EDUCATION

	2010	2016	%Change
Bachelor's Degree or Higher (age 25+)	19,511	19,572	0%
Percentage of Population with Bachelor's or Higher (age 25+)	23%	22%	--
Associates Degree (age 25+)	5,834	7,133	22%

LAND USE

	2010	2018	%Change
Tax lots devoted to Mixed-Use Residential/Commercial	377	387	3%
Tax lots devoted to Office Buildings	97	100	3%
Tax lots devoted to Standalone Retail	243	226	-7%

WORK PLACE*

	2010	2016	%Change
Work Inside NYC	43,623	46,972	8%
Percentage of Employed Working Inside NYC	86%	86%	--
Work Inside Home Borough	25,806	25,078	-3%
Percentage of Employed Working Inside Home Borough	51%	46%	--

COMMUTE*

	2010	2016	%Change
Commute Time (min)	38.2	43.2	13%
Public Transit	23,732	28,201	19%
Private Car or Taxi	20,788	19,133	-8%
Walk or Bike	3,486	3,820	10%
Work at Home	997	1,695	70%

AGE

	2010	2016	%Change
Total Population	124,320	129,562	4%
Youth (Age 0-18)	31,078	30,915	-1%
Working Age Population (age 19-65)	77,485	82,207	6%
Seniors (age 66+)	15,757	16,440	4%

BIRTH PLACE

	2010	2016	%Change
Born inside the United States	72,280	74,236	3%
Born outside the United States	52,040	55,326	6%

RACE

	2010	2016	%Change
White	34,203	28,484	-17%
Black	24,935	28,076	13%
Hispanic	51,705	60,838	18%
Asian	11,344	9,779	-14%





BX12

NEIGHBORHOOD ECONOMIC PROFILE

Wakefield, Williamsbridge & Woodlawn

NUMBER OF BUSINESSES

984

up 9% from 2010 to 2016

MEDIAN HOUSEHOLD INCOME

\$47,168

ranked 35 out of 55 neighborhoods

UNEMPLOYMENT RATE IN 2016*

11.9%

up from 10.9% in 2010

NUMBER OF BUSINESSES

	2010	2016	% Change	0	50	100	150	200	250
Construction	106	143	35%						
Manufacturing	32	30	-6%						
Wholesale Trade	23	21	-9%						
Retail Trade	168	193	15%						
- Supermarkets (with 10+ Employees)	7	6	-14%						
Transportation, Warehousing	29	29	0%						
Information	15	14	-7%						
Finance, Insurance	30	26	-13%						
- Retail Banks	9	7	-22%						
Real Estate, Rental, Leasing	86	86	0%						
Professional, Scientific, Technical	49	47	-4%						
- Legal and Accounting	28	27	-4%						
- Architecture and Design	6	8	33%						
- Computer Systems Design	4	4	0%						
Administrative, Waste Management	19	25	32%						
Educational	12	10	-17%						
Health Care, Social Assistance	104	117	13%						
Arts, Entertainment, Recreation	4	7	75%						
- Performing Arts Companies	0	0	N/A						
Accommodation, Food	102	109	7%						
- Hotels and Motels	4	4	0%						
- Food Services and Drinking Places	93	102	10%						

EMPLOYMENT*

	2010	2016	%Change
Employed	60,124	61,518	2%
Unemployed	7,329	8,307	13%
Unemployment Rate	10.9%	11.9%	--
Out of School & Work (age 18-24)	3,341	3,296	-1%
% Out of School & Work (age 18-24)	24%	20%	--

INDIVIDUAL INCOME*°

	2010	2016	%Change
\$25,000 or less	40,504	50,291	24%
\$25,001 - \$50,000	27,563	22,359	-19%
\$50,001 - \$75,000	13,341	11,534	-14%
\$75,001+	7,087	7,984	13%

*Statistics are for working age population (19-65). °Inflation Adjusted.

BX12 | Wakefield, Williamsbridge & Woodlawn



EDUCATION

	2010	2016	%Change
Bachelor's Degree or Higher (age 25+)	18,423	22,093	20%
Percentage of Population with Bachelor's or Higher (age 25+)	20%	23%	--
Associates Degree (age 25+)	7,331	8,302	13%

LAND USE

	2010	2018	%Change
Tax lots devoted to Mixed-Use Residential/Commercial	448	475	6%
Tax lots devoted to Office Buildings	65	65	0%
Tax lots devoted to Standalone Retail	352	315	-11%

WORK PLACE*

	2010	2016	%Change
Work Inside NYC	46,440	47,760	3%
Percentage of Employed Working Inside NYC	77%	78%	--
Work Inside Home Borough	25,517	25,235	-1%
Percentage of Employed Working Inside Home Borough	42%	41%	--

COMMUTE*

	2010	2016	%Change
Commute Time (min)	43.9	45.7	4%
Public Transit	29,469	30,653	4%
Private Car or Taxi	24,616	24,169	-2%
Walk or Bike	2,622	3,189	22%
Work at Home	1,169	1,134	-3%

AGE

	2010	2016	%Change
Total Population	144,589	144,545	0%
Youth (Age 0-18)	41,299	35,239	-15%
Working Age Population (age 19-65)	88,495	92,168	4%
Seniors (age 66+)	14,795	17,138	16%

BIRTH PLACE

	2010	2016	%Change
Born inside the United States	80,754	78,946	-2%
Born outside the United States	63,835	65,599	3%

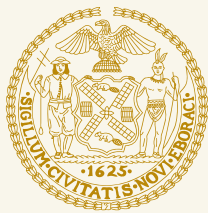
RACE

	2010	2016	%Change
White	10,638	10,024	-6%
Black	98,297	95,164	-3%
Hispanic	28,857	32,714	13%
Asian	3,054	3,812	25%



New York City's 55 "neighborhoods" are derived from the United State Census Bureau's "Public Use Micro Areas." **Business data** is from the Census Bureau's "ZIP Code Business Patterns," 2010 and 2016. Zip codes were converted to PUMAs using a crosswalk developed by Frank Donnelly, Geospatial Data Librarian at Baruch College. **Land Use data** is from the Department of City Planning's "Primary Land Use Tax Lot Output," 2010 and 2018. **Employment data** at the city- and borough-level are from the Bureau of Labor Statistics' Local Area Unemployment Statistics. **All other data** is from the American Community Survey Five-Year 2006-2010 and 2012-2016 estimates.





NEW YORK CITY COMPTROLLER
SCOTT M. STRINGER

