



NEW YORK CITY COMPTROLLER
SCOTT M. STRINGER

Manhattan

Bronx

MANHATTAN
NEIGHBORHOOD
ECONOMIC
PROFILES

Queens

Brooklyn

2018 EDITION

Staten Island





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**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 Manhattan, 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,

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

Manhattan

NUMBER OF BUSINESSES

104,796

up 1% from 2010 to 2016

MEDIAN HOUSEHOLD INCOME

\$77,559

UNEMPLOYMENT RATE IN 2016

4.5%

down from 8.6% in 2010

NUMBER OF BUSINESSES

	2010	2016	% Change	0	5,000	10,000	15,000	20,000
Construction	1,911	2,024	6%					
Manufacturing	2,214	1,821	-18%					
Wholesale Trade	9,026	7,895	-13%					
Retail Trade	11,627	11,295	-3%					
- Supermarkets (with 10+ Employees)	261	293	12%					
Transportation, Warehousing	797	757	-5%					
Information	4,301	4,475	4%					
Finance, Insurance	7,896	7,131	-10%					
- Retail Banks	1,058	1,013	-4%					
Real Estate, Rental, Leasing	9,539	9,711	2%					
Professional, Scientific, Technical	17,229	17,788	3%					
- Legal and Accounting	5,264	5,336	1%					
- Architecture and Design	3,346	3,330	0%					
- Computer Systems Design	2,094	2,286	9%					
Administrative, Waste Management	4,461	4,399	-1%					
Educational	1,503	1,747	16%					
Health Care, Social Assistance	8,016	8,265	3%					
Arts, Entertainment, Recreation	4,190	4,641	11%					
- Performing Arts Companies	854	854	0%					
Accommodation, Food	9,203	10,173	11%					
- Hotels and Motels	368	453	23%					
- Food Services and Drinking Places	8,014	8,946	12%					

EMPLOYMENT

	2010	2016	% Change
Employed	805,555	889,769	10%
Unemployed	75,649	42,355	-44%
Unemployment Rate	8.6%	4.5%	--
Out of School & Work (age 18-24)	23,881	21,461	-10%
% Out of School & Work (age 18-24)	14%	14%	--

INDIVIDUAL INCOME*

	2010	2016	% Change
\$25,000 or less	448,840	461,827	3%
\$25,001 - \$50,000	196,888	186,054	-6%
\$50,001 - \$75,000	146,923	150,231	2%
\$75,001+	336,606	361,619	7%

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

Manhattan



EDUCATION

	2010	2016	%Change
Bachelor's Degree or Higher (age 25+)	666,327	748,412	12%
Percentage of Population with Bachelor's or Higher (age 25+)	57%	60%	--
Associates Degree (age 25+)	41,310	49,159	19%

LAND USE

	2010	2018	%Change
Tax lots devoted to Mixed-Use Residential/Commercial	10,186	11,720	15%
Tax lots devoted to Office Buildings	2,138	2,374	11%
Tax lots devoted to Standalone Retail	2,420	1,235	-49%

WORK PLACE*

	2010	2016	%Change
Work Inside NYC	729,888	775,556	6%
Percentage of Employed Working Inside NYC	91%	92%	--
Work Inside Home Borough	661,535	699,683	6%
Percentage of Employed Working Inside Home Borough	82%	83%	--

COMMUTE*

	2010	2016	%Change
Commute Time (min)	30.2	31.5	4%
Public Transit	463,310	498,181	8%
Private Car or Taxi	95,850	84,584	-12%
Walk or Bike	174,973	185,225	6%
Work at Home	46,439	54,029	16%



AGE

	2010	2016	%Change
Total Population	1,583,265	1,634,903	3%
Youth (Age 0-18)	261,407	257,384	-2%
Working Age Population (age 19-65)	1,129,257	1,159,731	3%
Seniors (age 66+)	192,601	217,788	13%

BIRTH PLACE

	2010	2016	%Change
Born inside the United States	1,071,249	1,104,268	3%
Born outside the United States	512,016	530,635	4%

RACE

	2010	2016	%Change
White	756,774	770,182	2%
Black	209,114	204,916	-2%
Hispanic	406,109	423,444	4%
Asian	176,864	192,363	9%





**MN01 &
MN02**

NEIGHBORHOOD ECONOMIC PROFILE

Battery Park City, Greenwich Village & Soho

NUMBER OF BUSINESSES

18,626

up 3% from 2010 to 2016

MEDIAN HOUSEHOLD INCOME

\$124,389

ranked 1 out of 55 neighborhoods

UNEMPLOYMENT RATE IN 2016*

4.3%

down from 5.0% in 2010

NUMBER OF BUSINESSES

	2010	2016	% Change	0	1,000	2,000	3,000	4,000	5,000
Construction	316	303	-4%						
Manufacturing	333	262	-21%						
Wholesale Trade	811	727	-10%						
Retail Trade	2,365	2,287	-3%						
- Supermarkets (with 10+ Employees)	37	37	0%						
Transportation, Warehousing	151	134	-11%						
Information	915	1,029	12%						
Finance, Insurance	1,691	1,463	-13%						
- Retail Banks	205	181	-12%						
Real Estate, Rental, Leasing	1,407	1,473	5%						
Professional, Scientific, Technical	4,033	4,327	7%						
- Legal and Accounting	1,535	1,612	5%						
- Architecture and Design	811	818	1%						
- Computer Systems Design	477	549	15%						
Administrative, Waste Management	678	711	5%						
Educational	247	279	13%						
Health Care, Social Assistance	857	998	16%						
Arts, Entertainment, Recreation	610	662	9%						
- Performing Arts Companies	69	70	1%						
Accommodation, Food	1,914	2,060	8%						
- Hotels and Motels	46	70	52%						
- Food Services and Drinking Places	1,726	1,844	7%						

EMPLOYMENT*

	2010	2016	% Change
Employed	85,534	93,708	10%
Unemployed	4,520	4,171	-8%
Unemployment Rate	5.0%	4.3%	--
Out of School & Work (age 18-24)	868	769	-11%
% Out of School & Work (age 18-24)	4%	5%	--

INDIVIDUAL INCOME*°

	2010	2016	% Change
\$25,000 or less	31,835	29,455	-7%
\$25,001 - \$50,000	15,003	12,505	-17%
\$50,001 - \$75,000	13,649	16,612	22%
\$75,001+	49,552	58,860	19%

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

MN01 & MN02 | Battery Park City, Greenwich Village & Soho



EDUCATION

	2010	2016	%Change
Bachelor's Degree or Higher (age 25+)	83,216	99,917	20%
Percentage of Population with Bachelor's or Higher (age 25+)	78%	83%	--
Associates Degree (age 25+)	2,476	2,645	7%

LAND USE

	2010	2018	%Change
Tax lots devoted to Mixed-Use Residential/Commercial	1,901	2,280	20%
Tax lots devoted to Office Buildings	480	524	9%
Tax lots devoted to Standalone Retail	543	245	-55%

WORK PLACE*

	2010	2016	%Change
Work Inside NYC	78,166	87,464	12%
Percentage of Employed Working Inside NYC	91%	93%	--
Work Inside Home Borough	74,021	82,160	11%
Percentage of Employed Working Inside Home Borough	87%	88%	--

COMMUTE*

	2010	2016	%Change
Commute Time (min)	24.9	25.1	1%
Public Transit	44,679	49,378	11%
Private Car or Taxi	10,212	7,624	-25%
Walk or Bike	22,555	27,301	21%
Work at Home	6,134	7,428	21%

AGE

	2010	2016	%Change
Total Population	140,369	155,433	11%
Youth (Age 0-18)	17,234	21,751	26%
Working Age Population (age 19-65)	110,039	117,432	7%
Seniors (age 66+)	13,096	16,250	24%

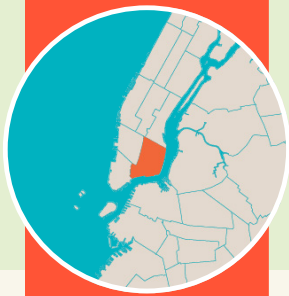
BIRTH PLACE

	2010	2016	%Change
Born inside the United States	104,996	114,574	9%
Born outside the United States	35,373	40,859	16%

RACE

	2010	2016	%Change
White	102,161	111,421	9%
Black	3,046	3,518	15%
Hispanic	8,463	10,877	29%
Asian	22,755	24,407	7%





MN03

NEIGHBORHOOD ECONOMIC PROFILE

Chinatown & Lower East Side

NUMBER OF BUSINESSES

8,573

up 6% from 2010 to 2016

MEDIAN HOUSEHOLD INCOME

\$42,223

ranked 42 out of 55 neighborhoods

UNEMPLOYMENT RATE IN 2016*

7.7%

down from 9.2% in 2010

NUMBER OF BUSINESSES

	2010	2016	% Change	0	500	1,000	1,500	2,000
Construction	202	194	-4%					
Manufacturing	126	116	-8%					
Wholesale Trade	378	325	-14%					
Retail Trade	1,163	1,165	0%					
- Supermarkets (with 10+ Employees)	36	31	-14%					
Transportation, Warehousing	64	63	-2%					
Information	300	318	6%					
Finance, Insurance	206	202	-2%					
- Retail Banks	61	56	-8%					
Real Estate, Rental, Leasing	777	795	2%					
Professional, Scientific, Technical	1,028	1,127	10%					
- Legal and Accounting	151	160	6%					
- Architecture and Design	289	310	7%					
- Computer Systems Design	156	177	13%					
Administrative, Waste Management	236	239	1%					
Educational	118	122	3%					
Health Care, Social Assistance	621	665	7%					
Arts, Entertainment, Recreation	470	682	45%					
- Performing Arts Companies	72	75	4%					
Accommodation, Food	1,407	1,502	7%					
- Hotels and Motels	17	30	76%					
- Food Services and Drinking Places	1,340	1,416	6%					

EMPLOYMENT*

	2010	2016	%Change
Employed	77,527	75,129	-3%
Unemployed	7,852	6,303	-20%
Unemployment Rate	9.2%	7.7%	--
Out of School & Work (age 18-24)	3,353	2,735	-18%
% Out of School & Work (age 18-24)	16%	15%	--

INDIVIDUAL INCOME*°

	2010	2016	%Change
\$25,000 or less	60,959	59,456	-2%
\$25,001 - \$50,000	23,122	19,073	-18%
\$50,001 - \$75,000	15,188	15,115	0%
\$75,001+	18,983	22,179	17%

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



EDUCATION

	2010	2016	%Change
Bachelor's Degree or Higher (age 25+)	46,478	52,938	14%
Percentage of Population with Bachelor's or Higher (age 25+)	38%	43%	--
Associates Degree (age 25+)	3,582	4,899	37%

LAND USE

	2010	2018	%Change
Tax lots devoted to Mixed-Use Residential/Commercial	1,738	2,019	16%
Tax lots devoted to Office Buildings	74	96	30%
Tax lots devoted to Standalone Retail	358	121	-66%

WORK PLACE*

	2010	2016	%Change
Work Inside NYC	71,617	69,176	-3%
Percentage of Employed Working Inside NYC	92%	92%	--
Work Inside Home Borough	63,231	60,383	-5%
Percentage of Employed Working Inside Home Borough	82%	80%	--

COMMUTE*

	2010	2016	%Change
Commute Time (min)	30.4	31.4	3%
Public Transit	42,838	41,553	-3%
Private Car or Taxi	7,159	6,402	-11%
Walk or Bike	21,131	21,899	4%
Work at Home	4,217	3,449	-18%

AGE

	2010	2016	%Change
Total Population	166,438	160,774	-3%
Youth (Age 0-18)	25,711	21,806	-15%
Working Age Population (age 19-65)	118,252	115,823	-2%
Seniors (age 66+)	22,475	23,145	3%

BIRTH PLACE

	2010	2016	%Change
Born inside the United States	94,535	94,850	0%
Born outside the United States	71,903	65,924	-8%

RACE

	2010	2016	%Change
White	52,960	53,302	1%
Black	12,192	12,538	3%
Hispanic	38,893	40,010	3%
Asian	58,891	49,433	-16%





MNO4 & MNO5

NEIGHBORHOOD ECONOMIC PROFILE

Chelsea, Clinton & Midtown Business District

NUMBER OF BUSINESSES

32,137

up 1% from 2010 to 2016

MEDIAN HOUSEHOLD INCOME

\$100,097

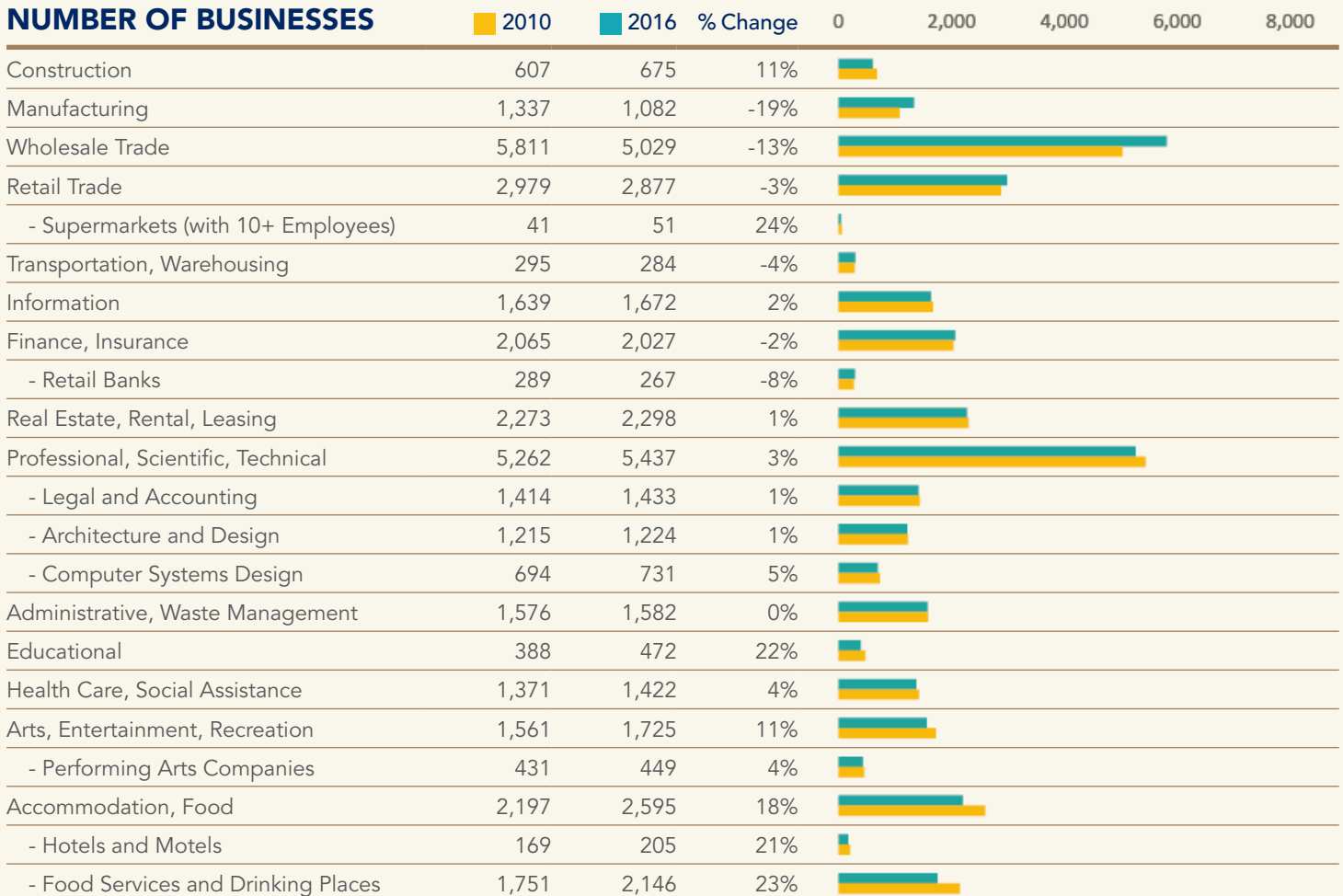
ranked 6 out of 55 neighborhoods

UNEMPLOYMENT RATE IN 2016*

4.7%

down from 6.6% in 2010

NUMBER OF BUSINESSES



EMPLOYMENT*

	2010	2016	%Change
Employed	85,826	96,284	12%
Unemployed	6,025	4,751	-21%
Unemployment Rate	6.6%	4.7%	--
Out of School & Work (age 18-24)	1,315	1,094	-17%
% Out of School & Work (age 18-24)	8%	8%	--

INDIVIDUAL INCOME*°

	2010	2016	%Change
\$25,000 or less	32,355	31,103	-4%
\$25,001 - \$50,000	18,997	17,660	-7%
\$50,001 - \$75,000	15,527	15,740	1%
\$75,001+	44,123	54,926	24%

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

MN04 & MN05 | Chelsea, Clinton & Midtown Business District



EDUCATION

	2010	2016	%Change
Bachelor's Degree or Higher (age 25+)	75,961	91,187	20%
Percentage of Population with Bachelor's or Higher (age 25+)	68%	75%	--
Associates Degree (age 25+)	3,796	4,405	16%

LAND USE

	2010	2018	%Change
Tax lots devoted to Mixed-Use Residential/Commercial	1,236	1,699	37%
Tax lots devoted to Office Buildings	1,046	1,262	21%
Tax lots devoted to Standalone Retail	641	312	-51%

WORK PLACE*

	2010	2016	%Change
Work Inside NYC	77,364	88,628	15%
Percentage of Employed Working Inside NYC	90%	92%	--
Work Inside Home Borough	72,686	82,674	14%
Percentage of Employed Working Inside Home Borough	85%	86%	--

COMMUTE*

	2010	2016	%Change
Commute Time (min)	24.9	26.4	6%
Public Transit	41,147	45,010	9%
Private Car or Taxi	8,289	8,210	-1%
Walk or Bike	29,618	33,600	13%
Work at Home	4,487	6,842	52%

AGE

	2010	2016	%Change
Total Population	137,926	149,143	8%
Youth (Age 0-18)	12,285	13,379	9%
Working Age Population (age 19-65)	111,002	119,429	8%
Seniors (age 66+)	14,639	16,335	12%

BIRTH PLACE

	2010	2016	%Change
Born inside the United States	98,436	105,184	7%
Born outside the United States	39,490	43,959	11%

RACE

	2010	2016	%Change
White	87,531	91,164	4%
Black	7,964	8,107	2%
Hispanic	20,204	21,717	7%
Asian	18,625	24,230	30%





MN06

NEIGHBORHOOD ECONOMIC PROFILE

Murray Hill, Gramercy & Stuyvesant Town

NUMBER OF BUSINESSES

22,156

down -2% from 2010 to 2016

MEDIAN HOUSEHOLD INCOME

\$106,171

ranked 3 out of 55 neighborhoods

UNEMPLOYMENT RATE IN 2016*

4.3%

down from 5.4% in 2010

NUMBER OF BUSINESSES

	2010	2016	% Change	0	2,000	4,000	6,000
Construction	342	385	13%				
Manufacturing	241	203	-16%				
Wholesale Trade	1,515	1,346	-11%				
Retail Trade	1,555	1,461	-6%				
- Supermarkets (with 10+ Employees)	26	45	73%				
Transportation, Warehousing	146	120	-18%				
Information	940	936	0%				
Finance, Insurance	3,178	2,717	-15%				
- Retail Banks	327	326	0%				
Real Estate, Rental, Leasing	1,950	2,056	5%				
Professional, Scientific, Technical	4,846	4,821	-1%				
- Legal and Accounting	1,840	1,814	-1%				
- Architecture and Design	636	594	-7%				
- Computer Systems Design	491	503	2%				
Administrative, Waste Management	1,397	1,268	-9%				
Educational	232	263	13%				
Health Care, Social Assistance	1,535	1,699	11%				
Arts, Entertainment, Recreation	644	647	0%				
- Performing Arts Companies	114	106	-7%				
Accommodation, Food	1,468	1,566	7%				
- Hotels and Motels	86	103	20%				
- Food Services and Drinking Places	1,219	1,318	8%				

EMPLOYMENT*

	2010	2016	%Change
Employed	90,479	87,248	-4%
Unemployed	5,135	3,900	-24%
Unemployment Rate	5.4%	4.3%	--
Out of School & Work (age 18-24)	680	1,084	59%
% Out of School & Work (age 18-24)	4%	7%	--

INDIVIDUAL INCOME*°

	2010	2016	%Change
\$25,000 or less	26,640	26,479	-1%
\$25,001 - \$50,000	16,496	13,772	-17%
\$50,001 - \$75,000	19,167	16,987	-11%
\$75,001+	52,343	52,278	0%

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

MN06 | Murray Hill, Gramercy & Stuyvesant Town



EDUCATION

	2010	2016	%Change
Bachelor's Degree or Higher (age 25+)	91,579	95,083	4%
Percentage of Population with Bachelor's or Higher (age 25+)	78%	80%	--
Associates Degree (age 25+)	3,763	3,319	-12%

LAND USE

	2010	2018	%Change
Tax lots devoted to Mixed-Use Residential/Commercial	779	893	15%
Tax lots devoted to Office Buildings	212	182	-14%
Tax lots devoted to Standalone Retail	139	65	-53%

WORK PLACE*

	2010	2016	%Change
Work Inside NYC	83,197	81,153	-2%
Percentage of Employed Working Inside NYC	92%	93%	--
Work Inside Home Borough	78,829	76,687	-3%
Percentage of Employed Working Inside Home Borough	87%	88%	--

COMMUTE*

	2010	2016	%Change
Commute Time (min)	25.5	26.9	6%
Public Transit	38,307	39,824	4%
Private Car or Taxi	10,877	6,746	-38%
Walk or Bike	33,998	32,137	-5%
Work at Home	5,755	6,564	14%

AGE

	2010	2016	%Change
Total Population	146,945	146,835	0%
Youth (Age 0-18)	12,056	13,782	14%
Working Age Population (age 19-65)	114,646	109,516	-4%
Seniors (age 66+)	20,243	23,537	16%

BIRTH PLACE

	2010	2016	%Change
Born inside the United States	108,941	109,599	1%
Born outside the United States	38,004	37,236	-2%

RACE

	2010	2016	%Change
White	108,671	101,801	-6%
Black	4,055	4,353	7%
Hispanic	11,821	12,815	8%
Asian	19,468	24,098	24%





MN07

NEIGHBORHOOD ECONOMIC PROFILE

Upper West Side & West Side

NUMBER OF BUSINESSES

6,406

up 0% from 2010 to 2016

MEDIAN HOUSEHOLD INCOME

\$104,638

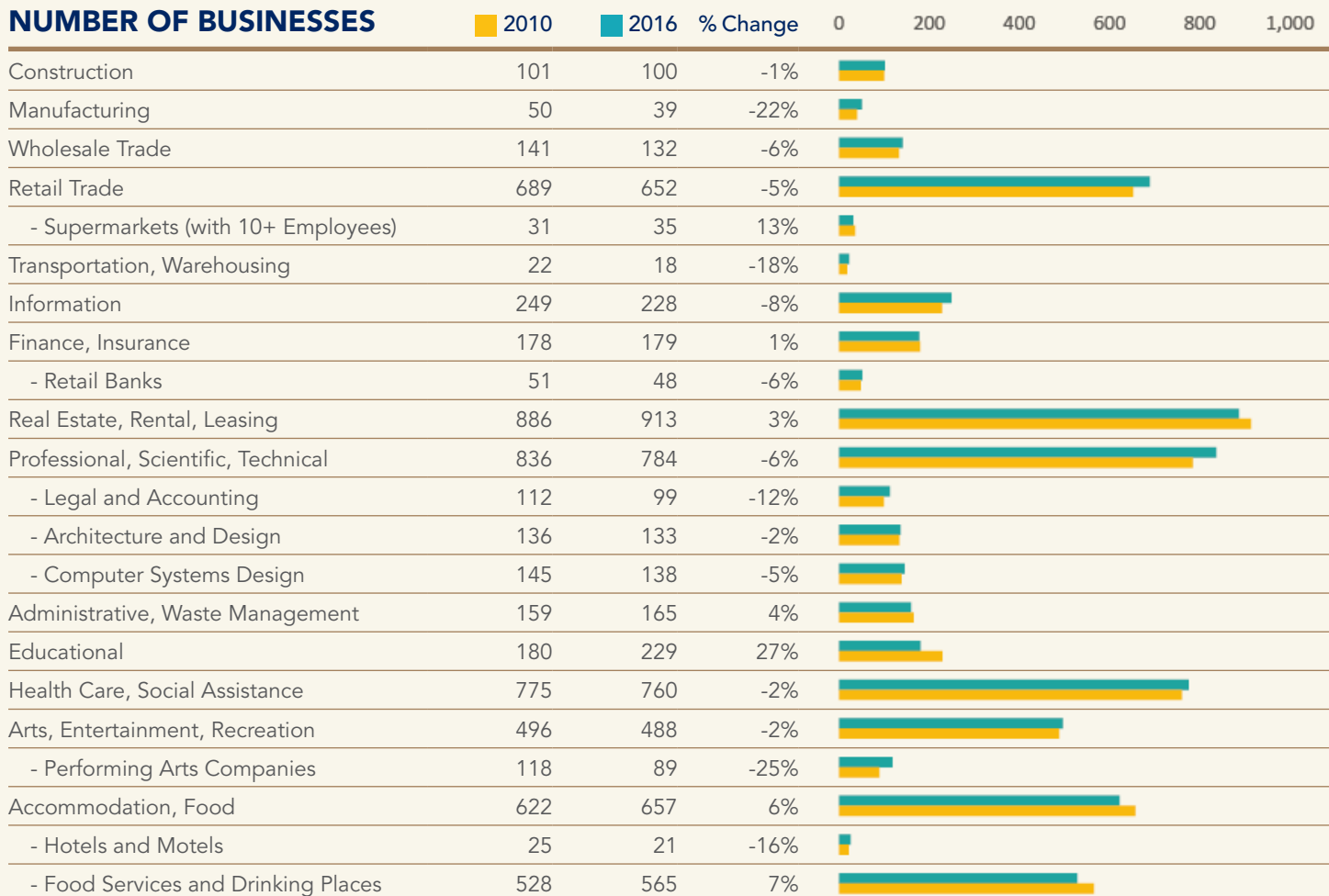
ranked 5 out of 55 neighborhoods

UNEMPLOYMENT RATE IN 2016*

4.3%

down from 5.6% in 2010

NUMBER OF BUSINESSES



EMPLOYMENT*

	2010	2016	%Change
Employed	103,791	101,786	-2%
Unemployed	6,126	4,519	-26%
Unemployment Rate	5.6%	4.3%	--
Out of School & Work (age 18-24)	981	830	-15%
% Out of School & Work (age 18-24)	8%	9%	--

INDIVIDUAL INCOME*°

	2010	2016	%Change
\$25,000 or less	40,420	35,564	-12%
\$25,001 - \$50,000	18,482	18,788	2%
\$50,001 - \$75,000	19,070	18,823	-1%
\$75,001+	59,525	56,214	-6%

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



EDUCATION

	2010	2016	%Change
Bachelor's Degree or Higher (age 25+)	113,788	116,469	2%
Percentage of Population with Bachelor's or Higher (age 25+)	74%	75%	--
Associates Degree (age 25+)	3,503	4,622	32%

LAND USE

	2010	2018	%Change
Tax lots devoted to Mixed-Use Residential/Commercial	710	770	8%
Tax lots devoted to Office Buildings	31	30	-3%
Tax lots devoted to Standalone Retail	61	33	-46%

WORK PLACE*

	2010	2016	%Change
Work Inside NYC	93,577	92,170	-2%
Percentage of Employed Working Inside NYC	90%	91%	--
Work Inside Home Borough	87,839	85,734	-2%
Percentage of Employed Working Inside Home Borough	85%	84%	--

COMMUTE*

	2010	2016	%Change
Commute Time (min)	29.4	31.7	8%
Public Transit	66,360	68,665	3%
Private Car or Taxi	11,746	9,177	-22%
Walk or Bike	13,956	13,817	-1%
Work at Home	8,055	7,387	-8%

AGE

	2010	2016	%Change
Total Population	197,509	193,599	-2%
Youth (Age 0-18)	31,862	30,499	-4%
Working Age Population (age 19-65)	137,497	129,389	-6%
Seniors (age 66+)	28,150	33,711	20%

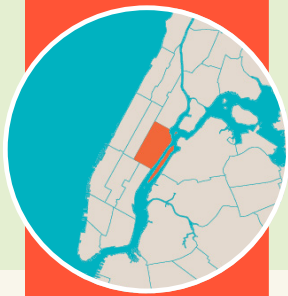
BIRTH PLACE

	2010	2016	%Change
Born inside the United States	149,867	141,255	-6%
Born outside the United States	47,642	52,344	10%

RACE

	2010	2016	%Change
White	139,367	131,539	-6%
Black	13,979	11,188	-20%
Hispanic	24,690	27,881	13%
Asian	15,071	17,822	18%





MN08

NEIGHBORHOOD ECONOMIC PROFILE

Upper East Side

NUMBER OF BUSINESSES

8,896

down -5% from 2010 to 2016

MEDIAN HOUSEHOLD INCOME

\$109,111

ranked 2 out of 55 neighborhoods

UNEMPLOYMENT RATE IN 2016*

3.0%

down from 4.7% in 2010

NUMBER OF BUSINESSES

	2010	2016	% Change	0	500	1,000	1,500	2,000	2,500
Construction	135	129	-4%						
Manufacturing	77	55	-29%						
Wholesale Trade	276	229	-17%						
Retail Trade	1,279	1,211	-5%						
- Supermarkets (with 10+ Employees)	39	35	-10%						
Transportation, Warehousing	43	31	-28%						
Information	157	144	-8%						
Finance, Insurance	342	313	-8%						
- Retail Banks	68	64	-6%						
Real Estate, Rental, Leasing	1,048	964	-8%						
Professional, Scientific, Technical	912	843	-8%						
- Legal and Accounting	123	91	-26%						
- Architecture and Design	207	185	-11%						
- Computer Systems Design	86	111	29%						
Administrative, Waste Management	249	245	-2%						
Educational	168	178	6%						
Health Care, Social Assistance	1,941	1,713	-12%						
Arts, Entertainment, Recreation	276	254	-8%						
- Performing Arts Companies	25	25	0%						
Accommodation, Food	780	772	-1%						
- Hotels and Motels	18	15	-17%						
- Food Services and Drinking Places	694	698	1%						

EMPLOYMENT*

	2010	2016	%Change
Employed	119,223	120,899	1%
Unemployed	5,858	3,764	-36%
Unemployment Rate	4.7%	3.0%	--
Out of School & Work (age 18-24)	1,271	1,069	-16%
% Out of School & Work (age 18-24)	9%	11%	--

INDIVIDUAL INCOME*°

	2010	2016	%Change
\$25,000 or less	33,795	34,298	1%
\$25,001 - \$50,000	20,970	19,585	-7%
\$50,001 - \$75,000	23,677	24,433	3%
\$75,001+	73,215	70,582	-4%

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



EDUCATION

	2010	2016	%Change
Bachelor's Degree or Higher (age 25+)	136,539	143,287	5%
Percentage of Population with Bachelor's or Higher (age 25+)	79%	80%	--
Associates Degree (age 25+)	4,666	6,902	48%

LAND USE

	2010	2018	%Change
Tax lots devoted to Mixed-Use Residential/Commercial	1,615	1,616	0%
Tax lots devoted to Office Buildings	163	152	-7%
Tax lots devoted to Standalone Retail	142	78	-45%

WORK PLACE*

	2010	2016	%Change
Work Inside NYC	109,489	112,028	2%
Percentage of Employed Working Inside NYC	92%	93%	--
Work Inside Home Borough	103,095	104,954	2%
Percentage of Employed Working Inside Home Borough	86%	87%	--

COMMUTE*

	2010	2016	%Change
Commute Time (min)	30.0	30.8	3%
Public Transit	69,490	68,537	-1%
Private Car or Taxi	17,470	17,250	-1%
Walk or Bike	22,331	24,520	10%
Work at Home	7,266	7,310	1%

AGE

	2010	2016	%Change
Total Population	216,210	222,040	3%
Youth (Age 0-18)	30,790	33,093	7%
Working Age Population (age 19-65)	151,657	148,898	-2%
Seniors (age 66+)	33,763	40,049	19%

BIRTH PLACE

	2010	2016	%Change
Born inside the United States	164,996	166,587	1%
Born outside the United States	51,214	55,453	8%

RACE

	2010	2016	%Change
White	172,083	169,041	-2%
Black	6,572	6,215	-5%
Hispanic	15,430	19,962	29%
Asian	18,873	21,901	16%





MN09

NEIGHBORHOOD ECONOMIC PROFILE

Hamilton Heights, Manhattanville & West Harlem

NUMBER OF BUSINESSES

1,962

up 16% from 2010 to 2016

MEDIAN HOUSEHOLD INCOME

\$45,765

ranked 36 out of 55 neighborhoods

UNEMPLOYMENT RATE IN 2016*

7.5%

up from 7.4% in 2010

NUMBER OF BUSINESSES

	2010	2016	% Change	0	100	200	300	400
Construction	59	67	14%					
Manufacturing	6	11	83%					
Wholesale Trade	22	25	14%					
Retail Trade	322	343	7%					
- Supermarkets (with 10+ Employees)	11	12	9%					
Transportation, Warehousing	14	19	36%					
Information	44	57	30%					
Finance, Insurance	56	62	11%					
- Retail Banks	15	23	53%					
Real Estate, Rental, Leasing	284	319	12%					
Professional, Scientific, Technical	71	124	75%					
- Legal and Accounting	16	28	75%					
- Architecture and Design	19	22	16%					
- Computer Systems Design	11	21	91%					
Administrative, Waste Management	29	32	10%					
Educational	59	65	10%					
Health Care, Social Assistance	195	201	3%					
Arts, Entertainment, Recreation	36	51	42%					
- Performing Arts Companies	8	11	38%					
Accommodation, Food	193	242	25%					
- Hotels and Motels	3	4	33%					
- Food Services and Drinking Places	167	224	34%					

EMPLOYMENT*

	2010	2016	%Change
Employed	54,156	59,022	9%
Unemployed	4,329	4,773	10%
Unemployment Rate	7.4%	7.5%	--
Out of School & Work (age 18-24)	2,856	2,755	-4%
% Out of School & Work (age 18-24)	13%	12%	--

INDIVIDUAL INCOME*°

	2010	2016	%Change
\$25,000 or less	49,622	52,979	7%
\$25,001 - \$50,000	16,745	17,655	5%
\$50,001 - \$75,000	8,488	9,324	10%
\$75,001+	11,610	12,315	6%

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

MN09 | Hamilton Heights, Manhattanville & West Harlem



EDUCATION

	2010	2016	%Change
Bachelor's Degree or Higher (age 25+)	34,386	39,571	15%
Percentage of Population with Bachelor's or Higher (age 25+)	43%	46%	--
Associates Degree (age 25+)	3,687	3,514	-5%

LAND USE

	2010	2018	%Change
Tax lots devoted to Mixed-Use Residential/Commercial	306	325	6%
Tax lots devoted to Office Buildings	24	22	-8%
Tax lots devoted to Standalone Retail	59	45	-24%

WORK PLACE*

	2010	2016	%Change
Work Inside NYC	49,035	54,194	11%
Percentage of Employed Working Inside NYC	91%	92%	--
Work Inside Home Borough	42,999	46,677	9%
Percentage of Employed Working Inside Home Borough	79%	79%	--

COMMUTE*

	2010	2016	%Change
Commute Time (min)	34.4	35.4	3%
Public Transit	36,126	40,191	11%
Private Car or Taxi	4,697	5,310	13%
Walk or Bike	8,708	7,539	-13%
Work at Home	3,110	4,078	31%

AGE

	2010	2016	%Change
Total Population	123,991	129,788	5%
Youth (Age 0-18)	24,400	23,341	-4%
Working Age Population (age 19-65)	86,465	92,273	7%
Seniors (age 66+)	13,126	14,174	8%

BIRTH PLACE

	2010	2016	%Change
Born inside the United States	77,055	80,924	5%
Born outside the United States	46,936	48,864	4%

RACE

	2010	2016	%Change
White	32,641	36,910	13%
Black	29,505	27,583	-7%
Hispanic	50,462	49,179	-3%
Asian	7,946	10,550	33%





MN10

NEIGHBORHOOD ECONOMIC PROFILE

Central Harlem

NUMBER OF BUSINESSES

1,270

up 24% from 2010 to 2016

MEDIAN HOUSEHOLD INCOME

\$40,816

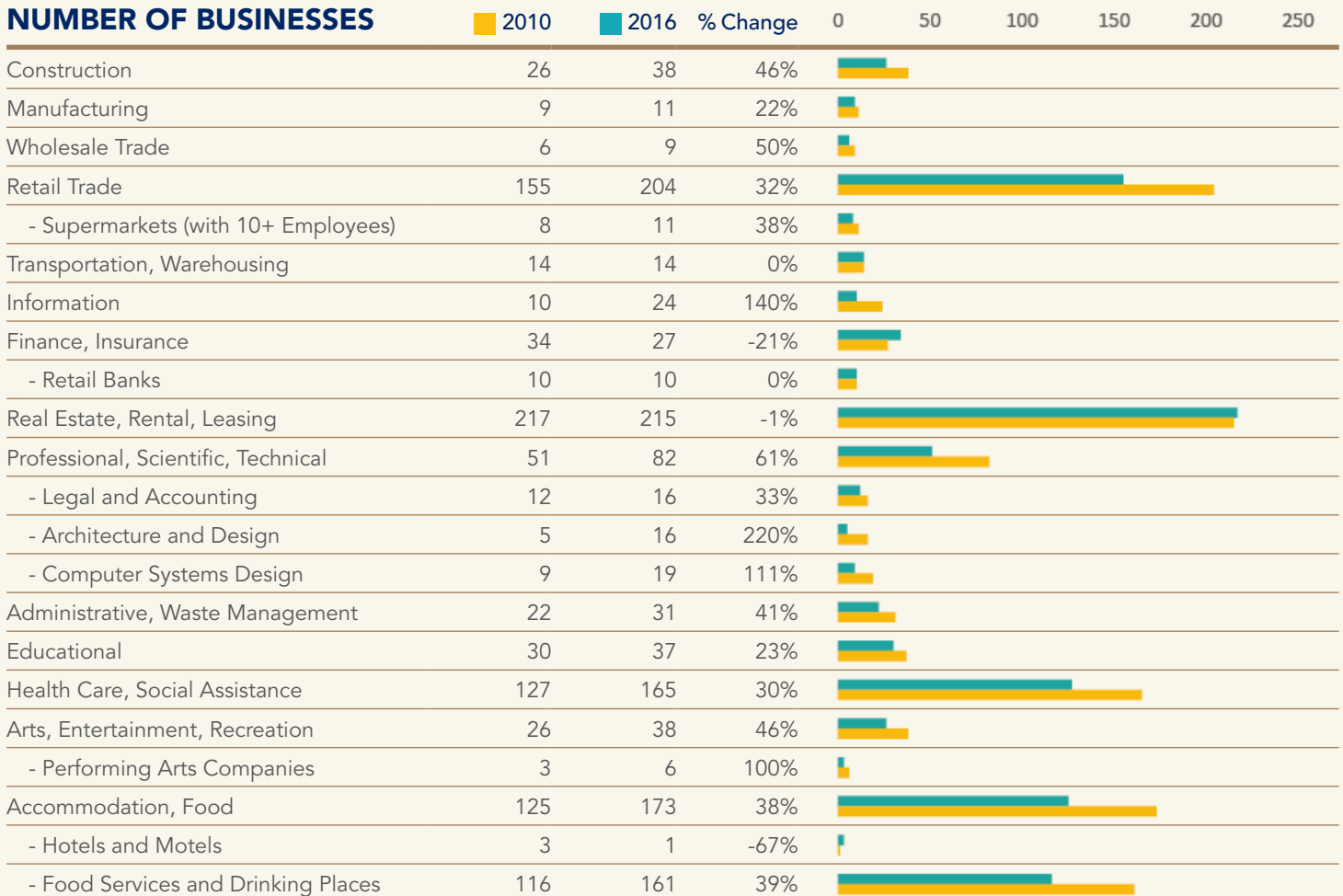
ranked 44 out of 55 neighborhoods

UNEMPLOYMENT RATE IN 2016*

10.2%

down from 13.3% in 2010

NUMBER OF BUSINESSES



EMPLOYMENT*

	2010	2016	%Change
Employed	49,605	60,153	21%
Unemployed	7,581	6,843	-10%
Unemployment Rate	13.3%	10.2%	--
Out of School & Work (age 18-24)	3,939	3,791	-4%
% Out of School & Work (age 18-24)	28%	27%	--

INDIVIDUAL INCOME*°

	2010	2016	%Change
\$25,000 or less	42,755	50,626	18%
\$25,001 - \$50,000	18,055	20,517	14%
\$50,001 - \$75,000	9,800	10,050	3%
\$75,001+	8,882	12,559	41%

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



EDUCATION

	2010	2016	%Change
Bachelor's Degree or Higher (age 25+)	24,830	32,941	33%
Percentage of Population with Bachelor's or Higher (age 25+)	31%	35%	--
Associates Degree (age 25+)	4,115	6,281	53%

LAND USE

	2010	2018	%Change
Tax lots devoted to Mixed-Use Residential/Commercial	659	719	9%
Tax lots devoted to Office Buildings	30	34	13%
Tax lots devoted to Standalone Retail	114	72	-37%

WORK PLACE*

	2010	2016	%Change
Work Inside NYC	45,416	55,813	23%
Percentage of Employed Working Inside NYC	92%	93%	--
Work Inside Home Borough	37,631	47,380	26%
Percentage of Employed Working Inside Home Borough	76%	79%	--

COMMUTE*

	2010	2016	%Change
Commute Time (min)	35.2	37.0	5%
Public Transit	34,350	44,546	30%
Private Car or Taxi	6,099	5,351	-12%
Walk or Bike	5,173	5,222	1%
Work at Home	2,199	3,272	49%



AGE

	2010	2016	%Change
Total Population	121,023	135,930	12%
Youth (Age 0-18)	29,707	30,739	3%
Working Age Population (age 19-65)	79,492	93,752	18%
Seniors (age 66+)	11,824	11,439	-3%

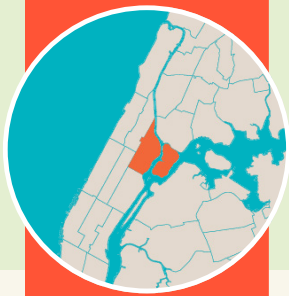
BIRTH PLACE

	2010	2016	%Change
Born inside the United States	91,954	102,798	12%
Born outside the United States	29,069	33,132	14%

RACE

	2010	2016	%Change
White	12,480	17,750	42%
Black	75,635	78,162	3%
Hispanic	24,891	32,136	29%
Asian	3,440	4,440	29%





MN11

NEIGHBORHOOD ECONOMIC PROFILE

East Harlem

NUMBER OF BUSINESSES

1,721

up 8% from 2010 to 2016

MEDIAN HOUSEHOLD INCOME

\$31,628

ranked 50 out of 55 neighborhoods

UNEMPLOYMENT RATE IN 2016*

10.4%

down from 12.7% in 2010

NUMBER OF BUSINESSES

	2010	2016	% Change	0	100	200	300	400	500
Construction	65	73	12%						
Manufacturing	14	20	43%						
Wholesale Trade	26	25	-4%						
Retail Trade	382	405	6%						
- Supermarkets (with 10+ Employees)	9	13	44%						
Transportation, Warehousing	11	21	91%						
Information	11	24	118%						
Finance, Insurance	39	41	5%						
- Retail Banks	11	12	9%						
Real Estate, Rental, Leasing	231	193	-16%						
Professional, Scientific, Technical	51	78	53%						
- Legal and Accounting	13	23	77%						
- Architecture and Design	13	13	0%						
- Computer Systems Design	6	9	50%						
Administrative, Waste Management	31	36	16%						
Educational	38	45	18%						
Health Care, Social Assistance	258	243	-6%						
Arts, Entertainment, Recreation	22	29	32%						
- Performing Arts Companies	6	7	17%						
Accommodation, Food	204	262	28%						
- Hotels and Motels	1	3	200%						
- Food Services and Drinking Places	186	240	29%						

EMPLOYMENT*

	2010	2016	%Change
Employed	44,145	47,994	9%
Unemployed	6,443	5,560	-14%
Unemployment Rate	12.7%	10.4%	--
Out of School & Work (age 18-24)	3,812	2,353	-38%
% Out of School & Work (age 18-24)	26%	17%	--

INDIVIDUAL INCOME*°

	2010	2016	%Change
\$25,000 or less	47,240	48,814	3%
\$25,001 - \$50,000	15,804	14,392	-9%
\$50,001 - \$75,000	8,151	8,644	6%
\$75,001+	6,901	9,142	32%

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



EDUCATION

	2010	2016	%Change
Bachelor's Degree or Higher (age 25+)	19,416	26,402	36%
Percentage of Population with Bachelor's or Higher (age 25+)	25%	32%	--
Associates Degree (age 25+)	4,886	4,116	-16%

LAND USE

	2010	2018	%Change
Tax lots devoted to Mixed-Use Residential/Commercial	716	815	14%
Tax lots devoted to Office Buildings	51	44	-14%
Tax lots devoted to Standalone Retail	187	114	-39%

WORK PLACE*

	2010	2016	%Change
Work Inside NYC	40,754	44,839	10%
Percentage of Employed Working Inside NYC	92%	93%	--
Work Inside Home Borough	34,993	39,145	12%
Percentage of Employed Working Inside Home Borough	79%	82%	--

COMMUTE*

	2010	2016	%Change
Commute Time (min)	35.0	34.1	-2%
Public Transit	30,534	33,608	10%
Private Car or Taxi	4,428	4,596	4%
Walk or Bike	6,387	7,316	15%
Work at Home	864	1,605	86%

AGE

	2010	2016	%Change
Total Population	121,876	122,522	1%
Youth (Age 0-18)	31,436	27,590	-12%
Working Age Population (age 19-65)	78,096	80,992	4%
Seniors (age 66+)	12,344	13,940	13%

BIRTH PLACE

	2010	2016	%Change
Born inside the United States	82,024	83,518	2%
Born outside the United States	39,852	39,004	-2%

RACE

	2010	2016	%Change
White	14,178	18,371	30%
Black	38,495	36,283	-6%
Hispanic	60,810	55,468	-9%
Asian	6,818	9,618	41%





MN12

NEIGHBORHOOD ECONOMIC PROFILE

Washington Heights, Inwood & Marble Hill

NUMBER OF BUSINESSES

3,049

up 8% from 2010 to 2016

MEDIAN HOUSEHOLD INCOME

\$43,307

ranked 40 out of 55 neighborhoods

UNEMPLOYMENT RATE IN 2016*

12.2%

down from 12.4% in 2010

NUMBER OF BUSINESSES

	2010	2016	% Change	0	200	400	600	800
Construction	58	60	3%					
Manufacturing	21	22	5%					
Wholesale Trade	40	48	20%					
Retail Trade	738	690	-7%					
- Supermarkets (with 10+ Employees)	23	23	0%					
Transportation, Warehousing	37	53	43%					
Information	36	43	19%					
Finance, Insurance	107	100	-7%					
- Retail Banks	21	26	24%					
Real Estate, Rental, Leasing	466	485	4%					
Professional, Scientific, Technical	139	165	19%					
- Legal and Accounting	48	60	25%					
- Architecture and Design	15	15	0%					
- Computer Systems Design	19	28	47%					
Administrative, Waste Management	84	90	7%					
Educational	43	57	33%					
Health Care, Social Assistance	336	399	19%					
Arts, Entertainment, Recreation	49	65	33%					
- Performing Arts Companies	8	16	100%					
Accommodation, Food	293	344	17%					
- Hotels and Motels	0	1	N/A					
- Food Services and Drinking Places	287	334	16%					

EMPLOYMENT*

	2010	2016	% Change
Employed	95,224	102,839	8%
Unemployed	13,523	14,236	5%
Unemployment Rate	12.4%	12.2%	--
Out of School & Work (age 18-24)	4,806	4,981	4%
% Out of School & Work (age 18-24)	19%	21%	--

INDIVIDUAL INCOME*°

	2010	2016	% Change
\$25,000 or less	83,219	93,053	12%
\$25,001 - \$50,000	33,214	32,107	-3%
\$50,001 - \$75,000	14,206	14,503	2%
\$75,001+	11,472	12,564	10%

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

MN12 | Washington Heights, Inwood & Marble Hill



EDUCATION

	2010	2016	%Change
Bachelor's Degree or Higher (age 25+)	40,134	50,617	26%
Percentage of Population with Bachelor's or Higher (age 25+)	28%	32%	--
Associates Degree (age 25+)	6,836	8,456	24%

LAND USE

	2010	2018	%Change
Tax lots devoted to Mixed-Use Residential/Commercial	526	584	11%
Tax lots devoted to Office Buildings	27	28	4%
Tax lots devoted to Standalone Retail	176	150	-15%

WORK PLACE*

	2010	2016	%Change
Work Inside NYC	81,273	90,091	11%
Percentage of Employed Working Inside NYC	85%	88%	--
Work Inside Home Borough	66,211	73,889	12%
Percentage of Employed Working Inside Home Borough	70%	72%	--

COMMUTE*

	2010	2016	%Change
Commute Time (min)	38.1	40.0	5%
Public Transit	59,479	66,869	12%
Private Car or Taxi	14,873	13,918	-6%
Walk or Bike	11,116	11,874	7%
Work at Home	4,352	6,094	40%

AGE

	2010	2016	%Change
Total Population	210,978	218,839	4%
Youth (Age 0-18)	45,926	41,404	-10%
Working Age Population (age 19-65)	142,111	152,227	7%
Seniors (age 66+)	22,941	25,208	10%

BIRTH PLACE

	2010	2016	%Change
Born inside the United States	98,445	104,979	7%
Born outside the United States	112,533	113,860	1%

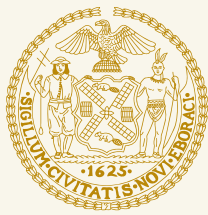
RACE

	2010	2016	%Change
White	34,702	38,883	12%
Black	17,671	16,969	-4%
Hispanic	150,445	153,399	2%
Asian	4,977	5,864	18%



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

