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**BOSTON BY THE
NUMBERS 2025**



CITY OF BOSTON PLANNING DEPARTMENT

We strive to understand the current environment of the city to produce quality research and targeted information that will inform and benefit the residents and businesses of Boston. Our Division conducts research on Boston's economy, population, and commercial markets for all divisions and departments of the Planning Department, the City of Boston, and related organizations.

The information provided in this report is the best available at the time of its publication. All or partial use of this report must be cited.

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DATA OVERVIEW

This report by the Boston Planning Department Research Division is a short reference guide to the city of Boston. It breaks down the population by age group, gender, and nativity. It also looks at Boston's colleges and universities, housing, and land use.

The Research Division creates annual population estimates for Boston to provide alternative estimates to those produced by the US Census Bureau, which continue to underestimate Boston's population following the disrupted 2020 Census. A detailed explanation of the evidence for the need for revised population estimates can be found [here](#). The following tables, graphs, and maps are based on Boston's estimated population on January 1, 2025.

Boston neighborhoods are not recognized by the U.S. Census and the Census does not report data by neighborhood. Therefore, the City of Boston Planning Department uses Census tracts to approximate Boston neighborhoods as shown in this map: [2020 Census Tracts and Neighborhoods](#).

LAND USE AND HOUSING

LAND AREA

- Boston has a land area of 42.28 square miles.
- Boston's land area is 0.6% of the 7,800 square miles in the Commonwealth of Massachusetts.
- Boston is the second smallest major U.S. city in terms of land area after San Francisco.

LAND USE

- Nearly half of Boston's parcel land area is tax exempt and over a third is residential.

MAP 1 PARCEL LAND USE IN BOSTON

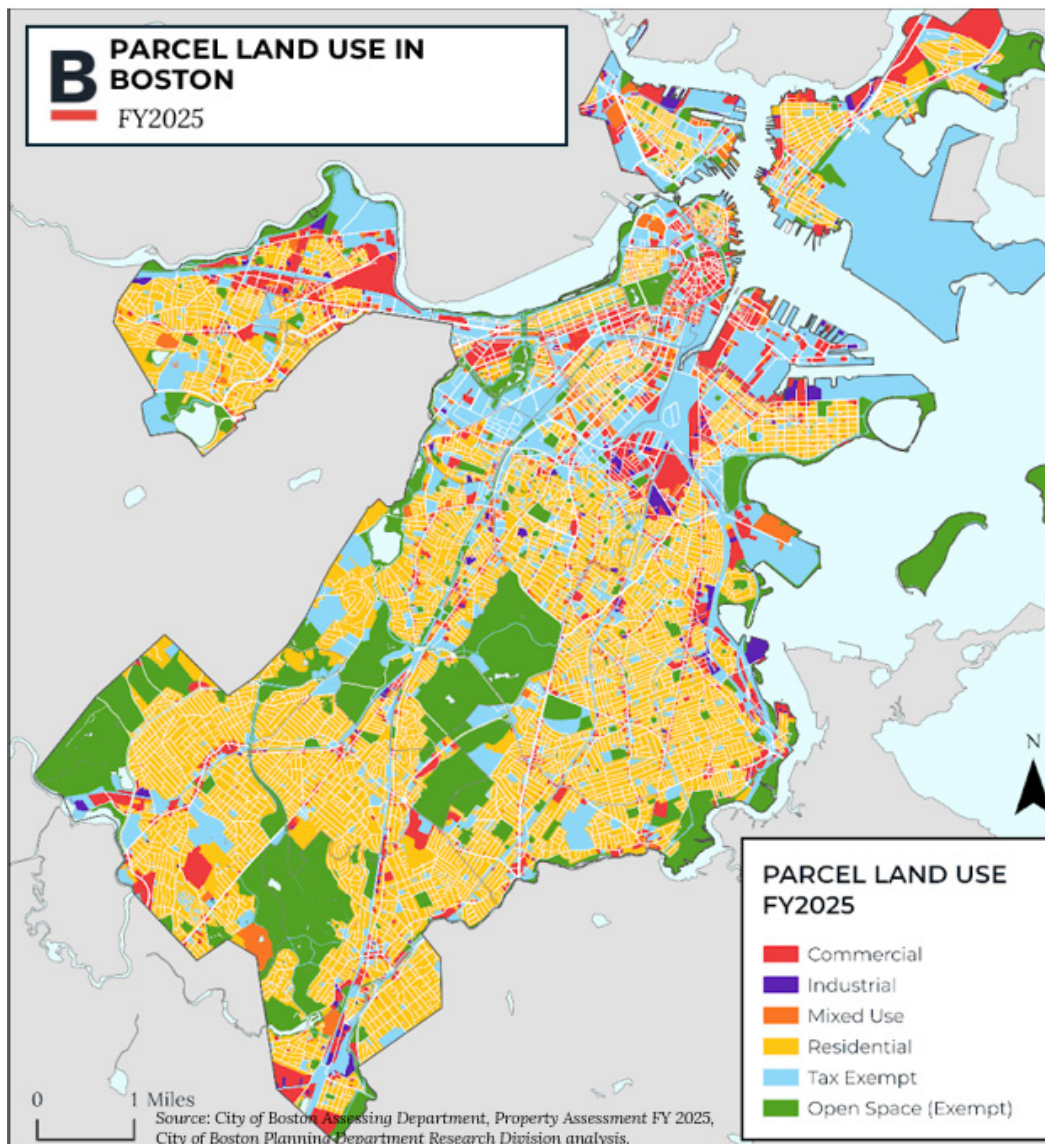
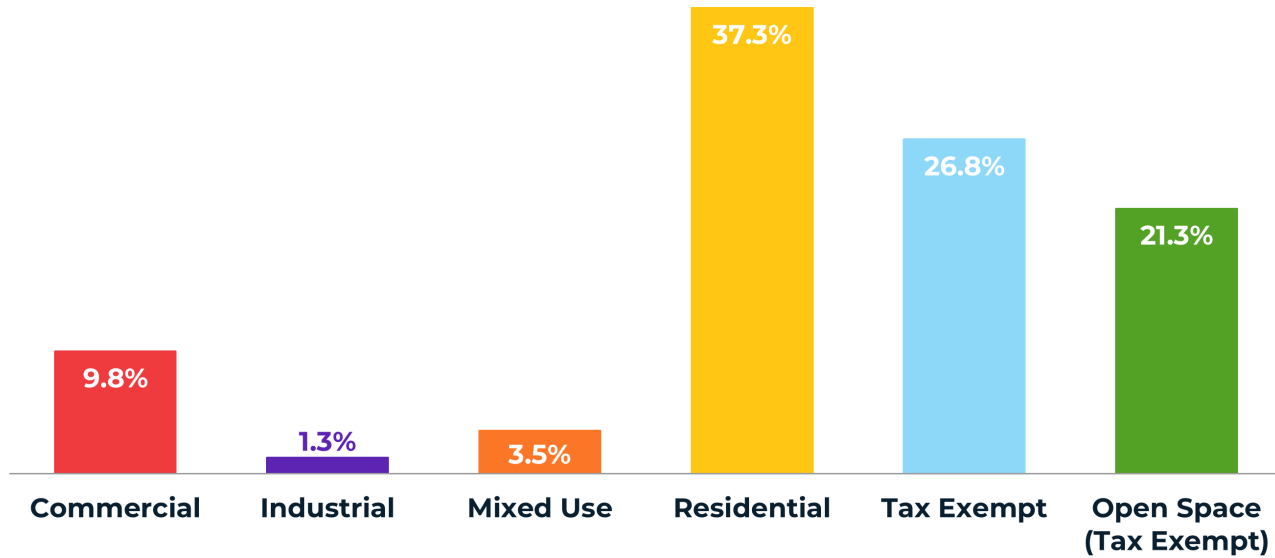


FIGURE 1 CITYWIDE PARCEL LAND AREA BY USE CATEGORY

By Share of Citywide Land Area, FY2025



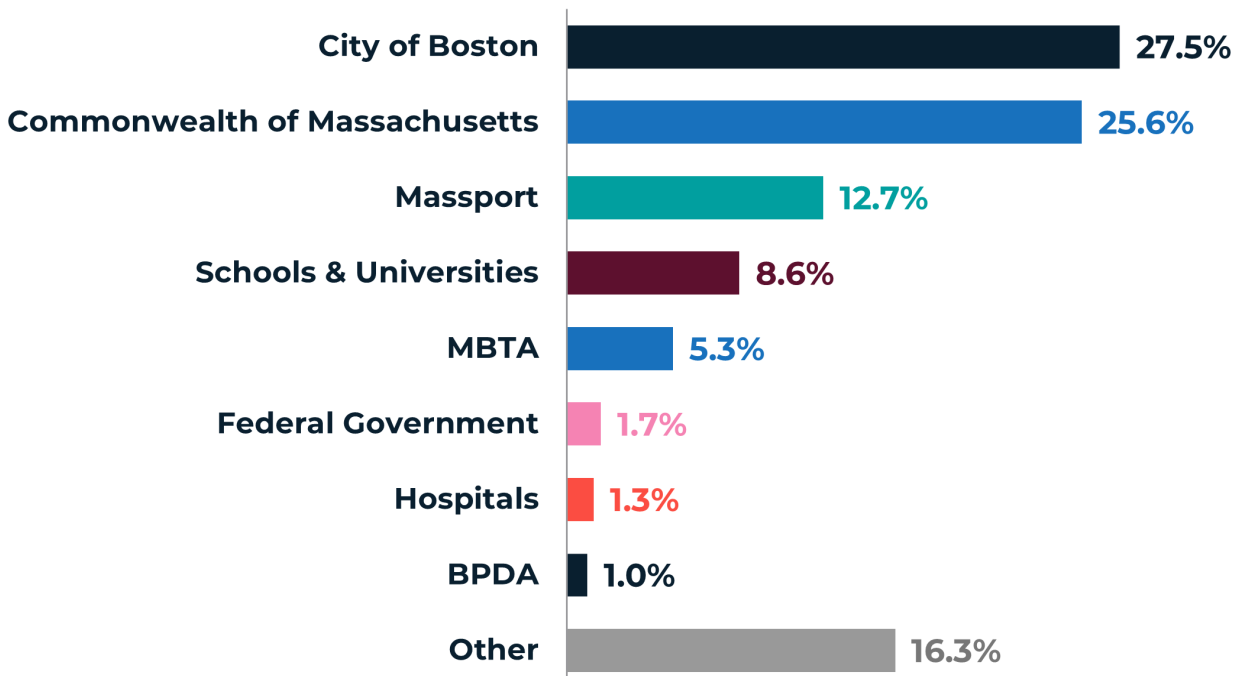
Source: City of Boston Assessing Department FY2025, City of Boston Planning Department Research Division Analysis.

TAX-EXEMPT PROPERTIES

- The City of Boston is responsible for the largest share of tax exempt land, followed by the Commonwealth of Massachusetts. Much of that land is open space such as the Harbor Islands, the Boston Common and Public Garden, and the Charles River Esplanade.
- Schools and universities control large shares of tax exempt land in certain neighborhoods, such as Allston and Longwood.

FIGURE 2 CITYWIDE TAX EXEMPT PARCEL LAND AREA

By care and custody, FY 2025



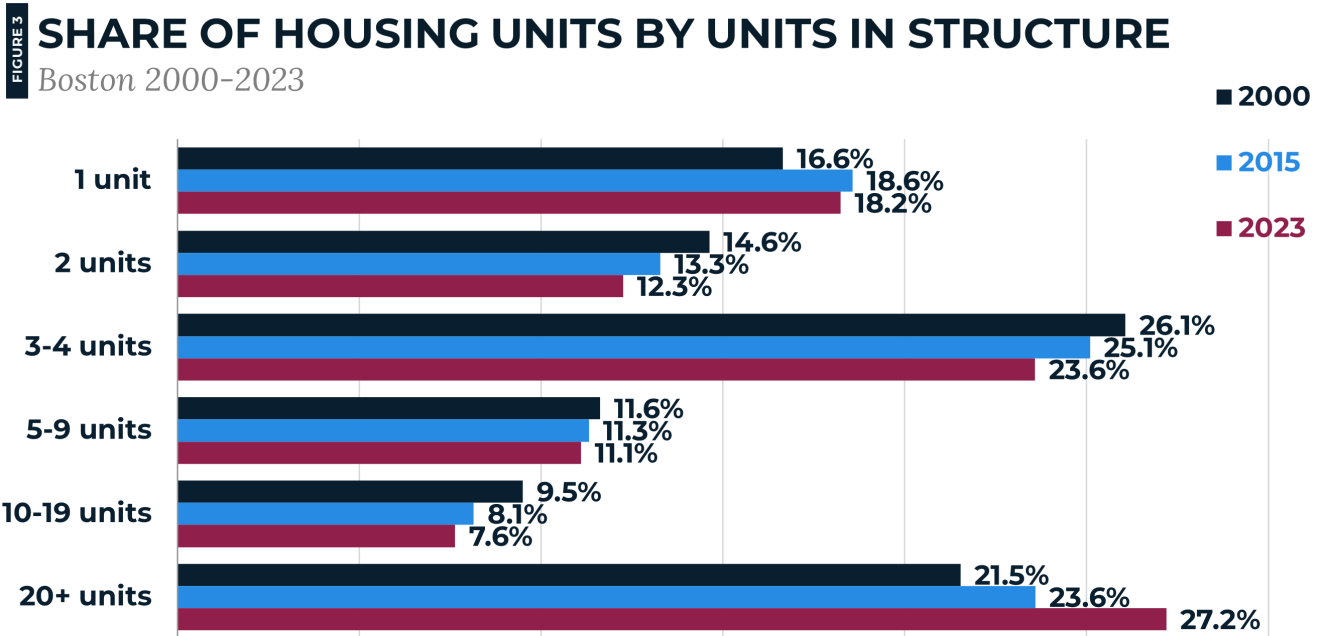
Source: City of Boston Assessing Department, Property Assessment FY2025, City of Boston Planning Department Research Division Analysis.

COMMERCIAL LAND USES

- Office space in Boston rose from 118.8 million square feet in 2019 to approximately 127.7 million square feet in 2024.¹
- Retail inventory slightly increased from 23.8 million square feet in 2019 to 23.9 million in 2024, due to a combination of retail conversion to other commercial types and added retail space.²
- In January 2025, Boston had 24,038 hotel rooms, up 17% from 20,498 in 2018.³

RESIDENTIAL PROPERTIES

- The share of housing units that are in large 20+ unit buildings has increased to over 27%. Further, the share of single-family housing units has also increased since 2000, although it is now slightly lower than it was in 2015.



Source: 2000 Decennial Census, 2015 5-Year ACS, 2023 5-Year ACS, City of Boston Planning Department Research Division Analysis.

POPULATION DENSITY

- In 2025, Boston had a population density of 14,836 people per square mile, an increase from 13,511 in 2016 and 12,519 in 2011.⁴
- Chinatown and the North End are the densest neighborhoods, while West Roxbury is the least densely populated.

¹ CoStar Real Estate Analytics

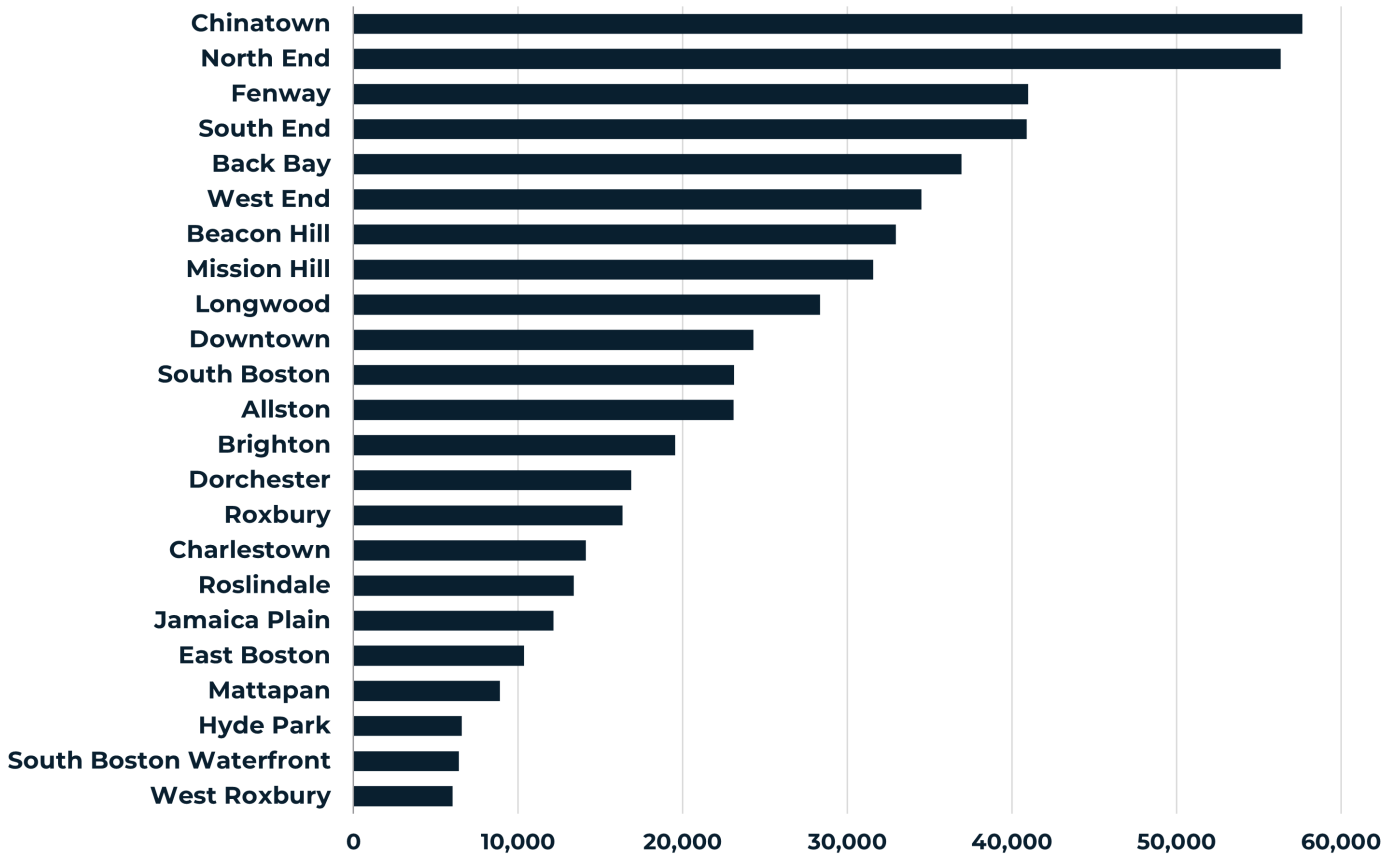
² CoStar Real Estate Analytics

³ City of Boston Licensing Board, STR, City of Boston Planning Department Research Division Analysis.

⁴ U.S. Census Bureau, 2007-2011 and 2012-2016 American Community Survey

FIGURE 4 **POPULATION DENSITY IN BOSTON NEIGHBORHOODS**

People per square mile, 2025

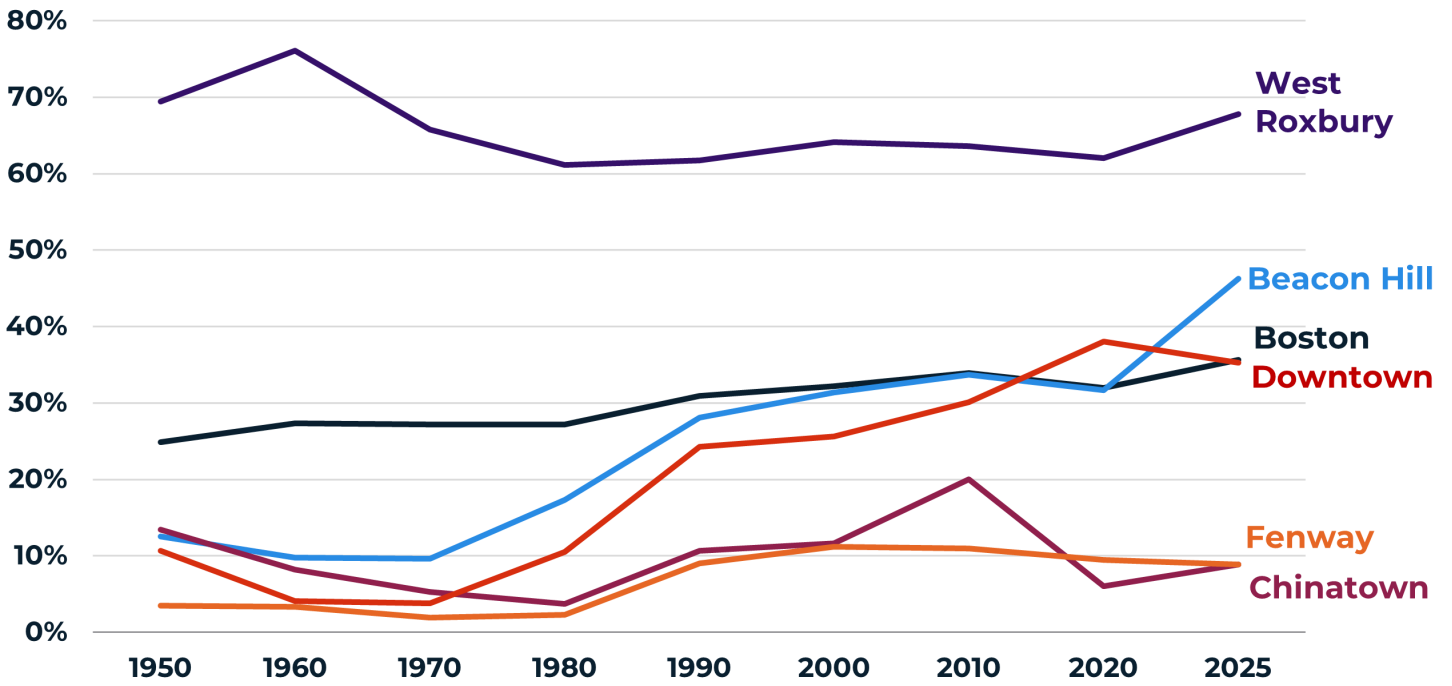


Source: Decennial Census, City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

OWNER OCCUPIED HOUSING

- Boston’s owner-occupancy rate has increased consistently since 1950.
- Some neighborhoods have experienced significant increases in owner occupancy, such as Downtown and Beacon Hill. Others, like West Roxbury and Chinatown, have fluctuated since the 1950s but have not shown a general trend in either direction.
- Owner occupancy by neighborhood is lowest in Fenway, at 8.9%, and highest in West Roxbury, at 67.8%.

FIGURE 5 SELECT NEIGHBORHOOD OWNERSHIP RATES OVER TIME 1950-2025



Source: Decennial Census, City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

OWNER OCCUPANCY RATES IN BOSTON

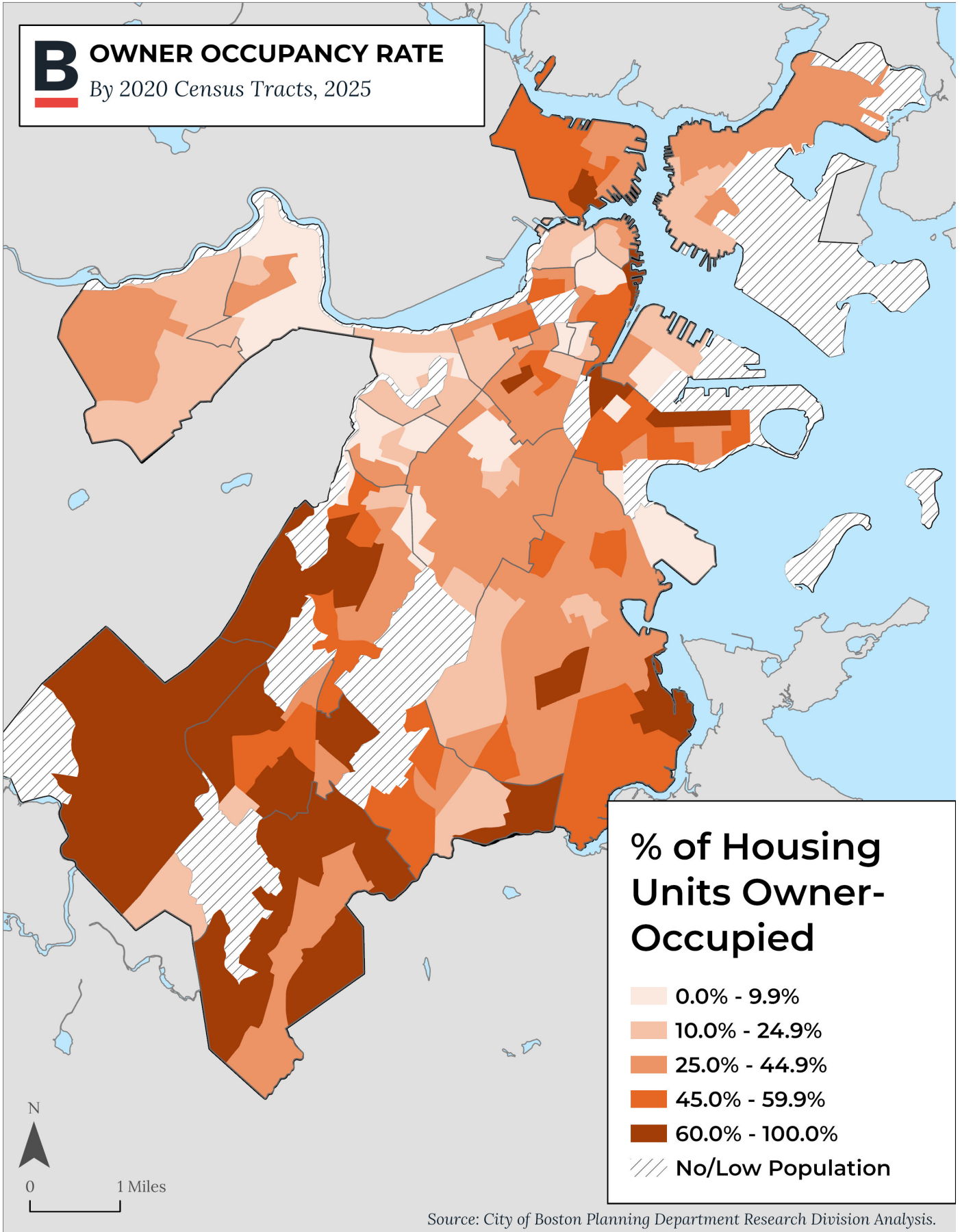


FIGURE 6 NEIGHBORHOODS BY OWNER OCCUPANCY SHARE

2025

NEIGHBORHOOD	OCCUPIED HOUSING UNITS	% OF UNITS OWNER OCCUPIED
West Roxbury	13,466	67.8%
Roslindale	11,724	59.3%
Hyde Park	12,461	58.9%
Charlestown	8,919	52.2%
Mattapan	8,730	46.9%
Beacon Hill	5,526	46.3%
South Boston	18,032	45.8%
Jamaica Plain	17,979	43.6%
South End	16,313	40.3%
Dorchester	44,685	38.3%
Back Bay	9,988	35.4%
Downtown	5,833	35.2%
East Boston	17,172	26.8%
North End	6,246	25.7%
Roxbury	20,212	24.6%
South Boston Waterfront	4,590	23.7%
Longwood	332	21.1%
Brighton	23,254	19.5%
West End	4,602	18.9%
Allston	10,436	13.0%
Mission Hill	6,716	10.2%
Chinatown	2,913	8.9%
Fenway	14,227	8.9%

Source: City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

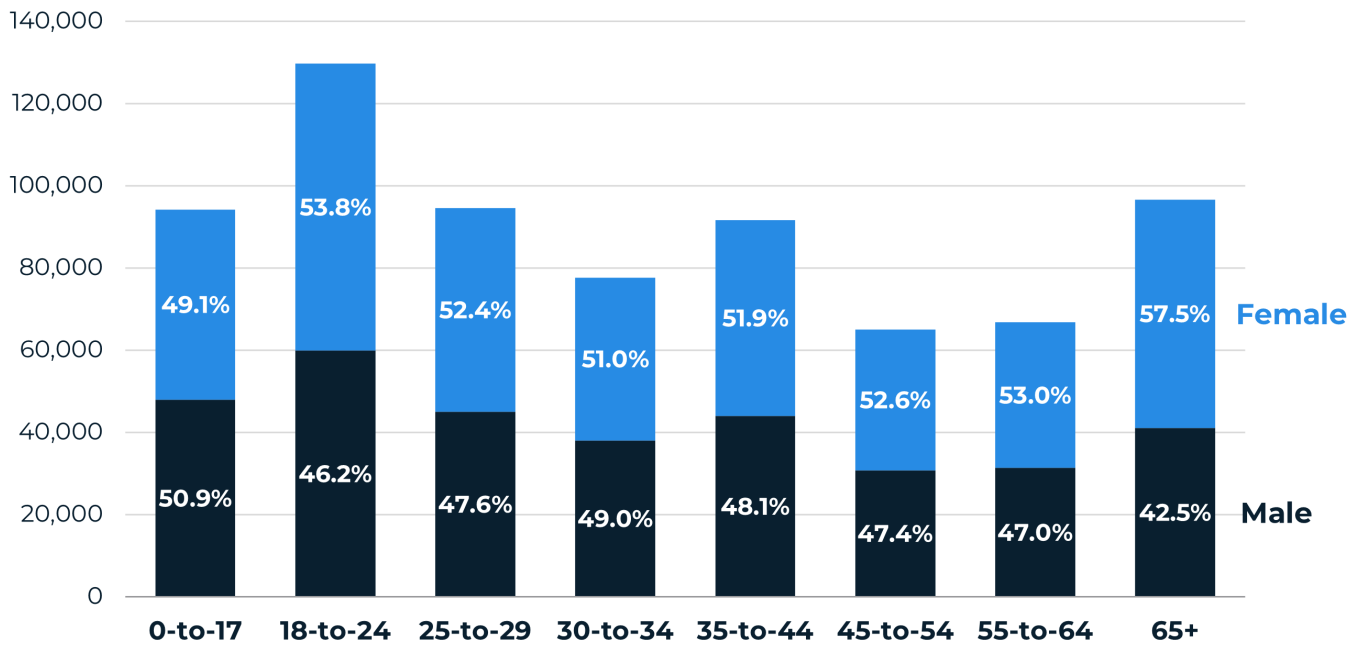
SEX

POPULATION

- In 2025, Boston's population of 716,313 included 378,000 females and 338,313 males.
- Females composed 52.8% of Boston's total population, and 57.5% of the population aged 65 and over.
- Of Boston's population aged 17 and under, 49.1% were female.

FIGURE 7 BOSTON POPULATION BY AGE AND SEX

2025



Source: City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

RACE AND ETHNICITY

- In 2025, the racial and ethnic profiles of Boston's male and female populations were similar.
- Males in Boston were more likely to be White than females, with 45.6% of the male population being White compared to 43.7% of the female population.
- Females in Boston are more likely to be Black/African American or Asian/Pacific Islander than males.

FIGURE 8 RACE DISTRIBUTION OF THE BOSTON POPULATION BY SEX

2025

	WHITE	BLACK/AFRICAN AMERICAN	HISPANIC	ASIAN/PACIFIC ISLANDER	OTHER
MALE	45.6%	19.3%	19.2%	9.8%	6.0%
FEMALE	43.7%	21.2%	18.6%	10.4%	6.2%

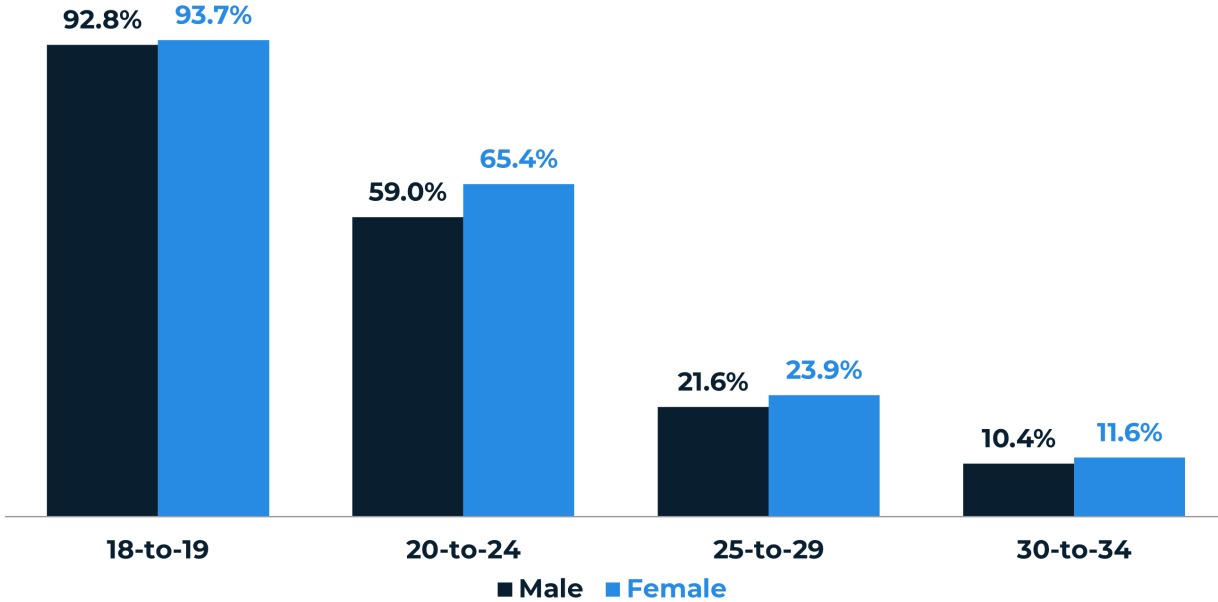
Source: City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

EDUCATION

- Of the population aged 18 to 34, females were more likely to be enrolled in college or university than males.
- Over 90% of both females and males aged 18-to-19 were enrolled in college or university.
- Of Boston's population aged 25 and over, females were slightly more likely to have a Bachelor's degree or higher than males.

FIGURE 9 COLLEGE/UNIVERSITY ENROLLMENT BY AGE AND SEX

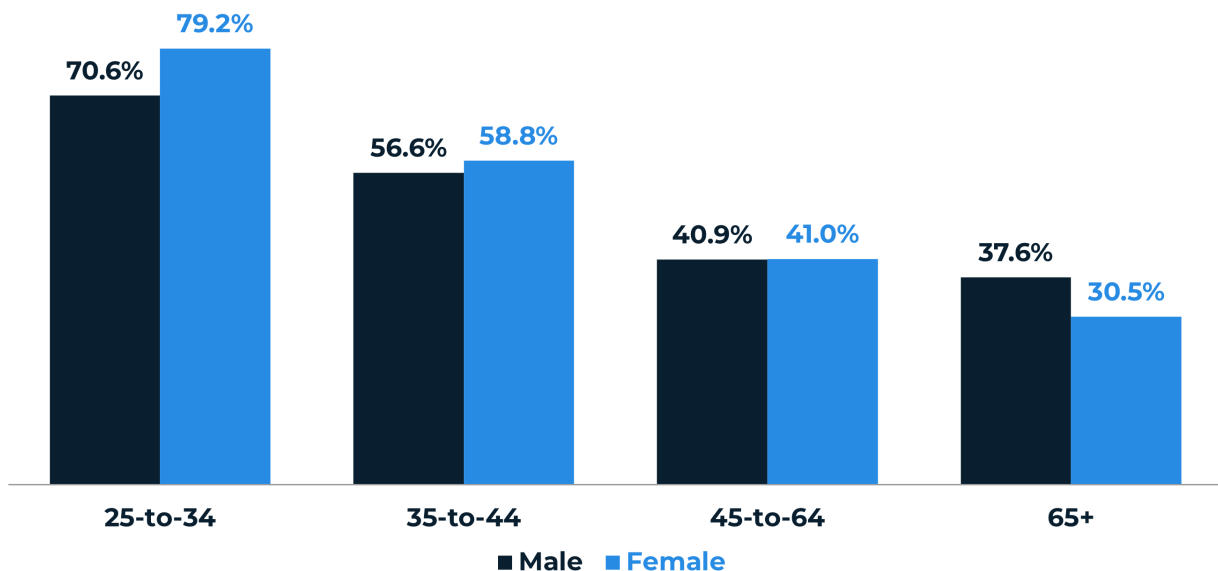
Boston Population Aged 18 to 34, 2025



Source: City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

FIGURE 10 BACHELOR'S DEGREE OR HIGHER BY AGE AND SEX

Boston Population aged 25 and over, 2025



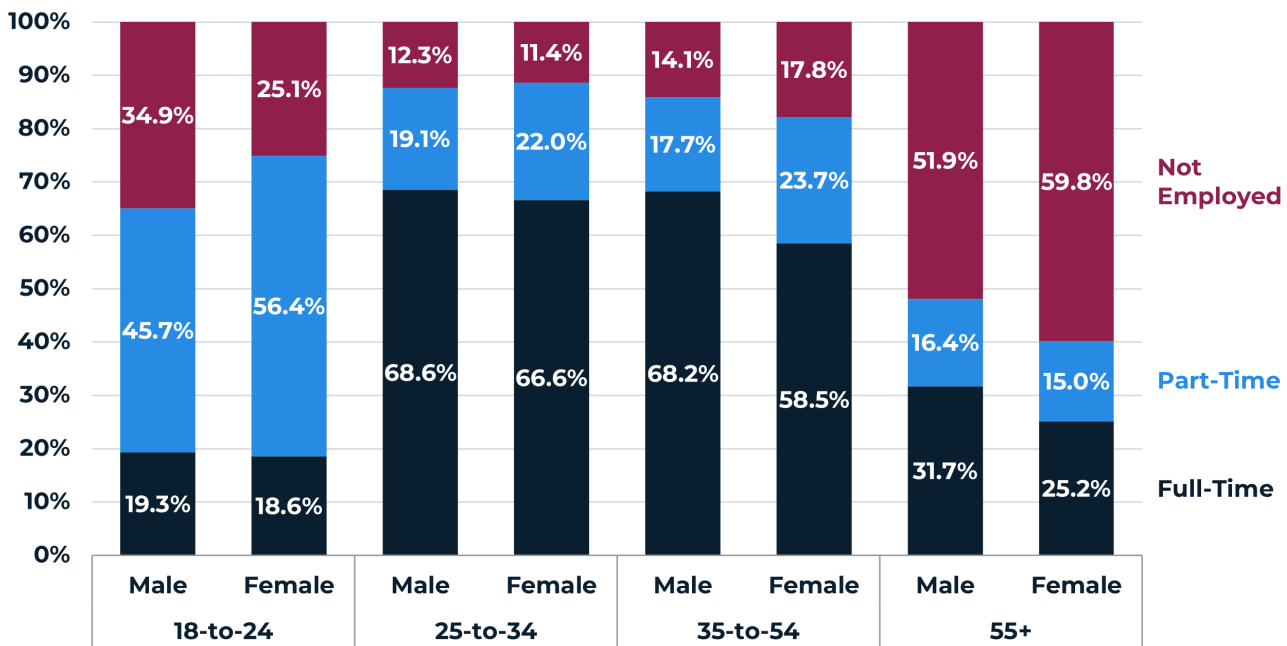
Source: City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

EMPLOYMENT TYPE

- Across all age groups, males were more likely to have full-time employment compared to females, with 49.1% of males working full-time compared to 43.1% of females.
- Across all age groups, females were more likely to have part-time employment, with 27.8% of females having part-time employment and 23.6% of males having part-time employment.
- The 35-to-54 age cohort had the greatest difference in full-time employment. 68.2% of males are employed full-time compared to 58.5% of females.

FIGURE 11 EMPLOYMENT TYPE BY AGE AND SEX

2025



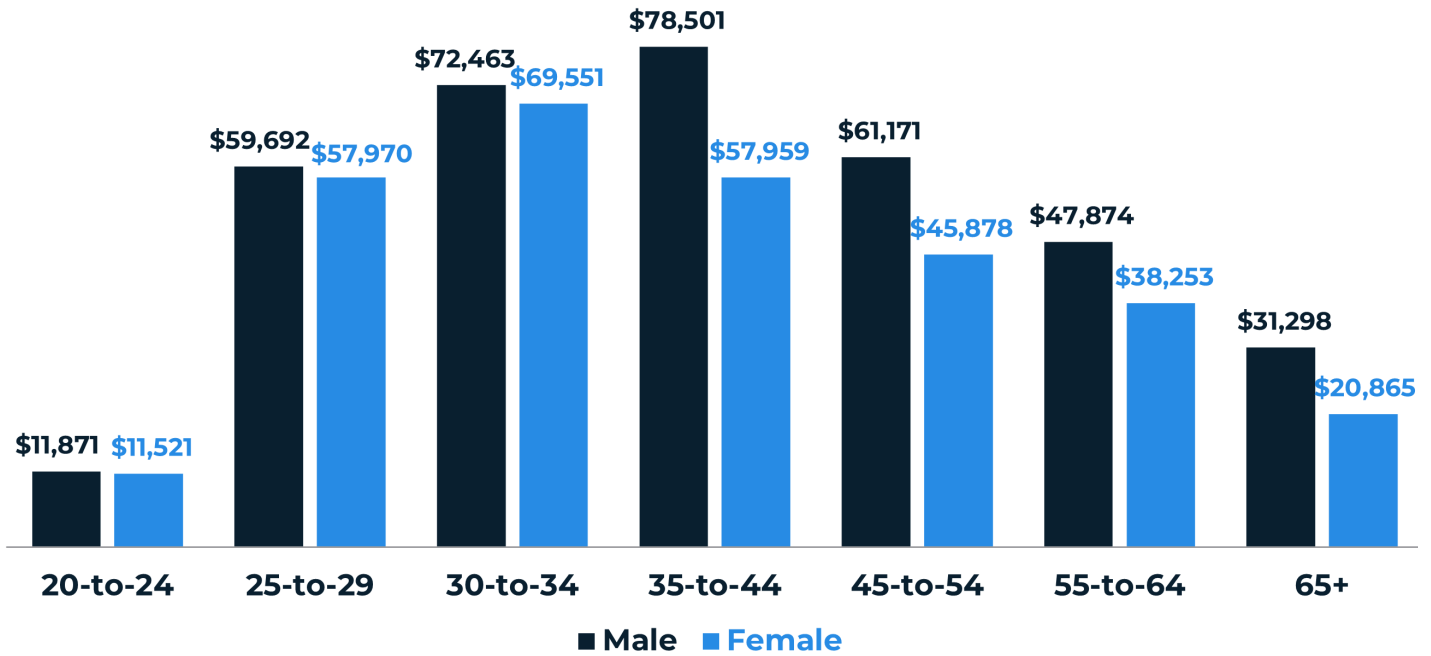
Source: City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

MEDIAN PERSONAL INCOME

- Across all age groups, males report greater median personal income than females.
- The greatest difference in reported earnings falls in the 45-to-54 age cohort, with males earning nearly \$19,000 (in 2023 dollars) more than females.
- Males report greater personal earnings than females in each race and ethnicity category.
- Non-Hispanic White males earn the highest median personal earnings, whereas Hispanic women report the lowest median earnings.

FIGURE 12 MEDIAN PERSONAL INCOME BY AGE AND SEX

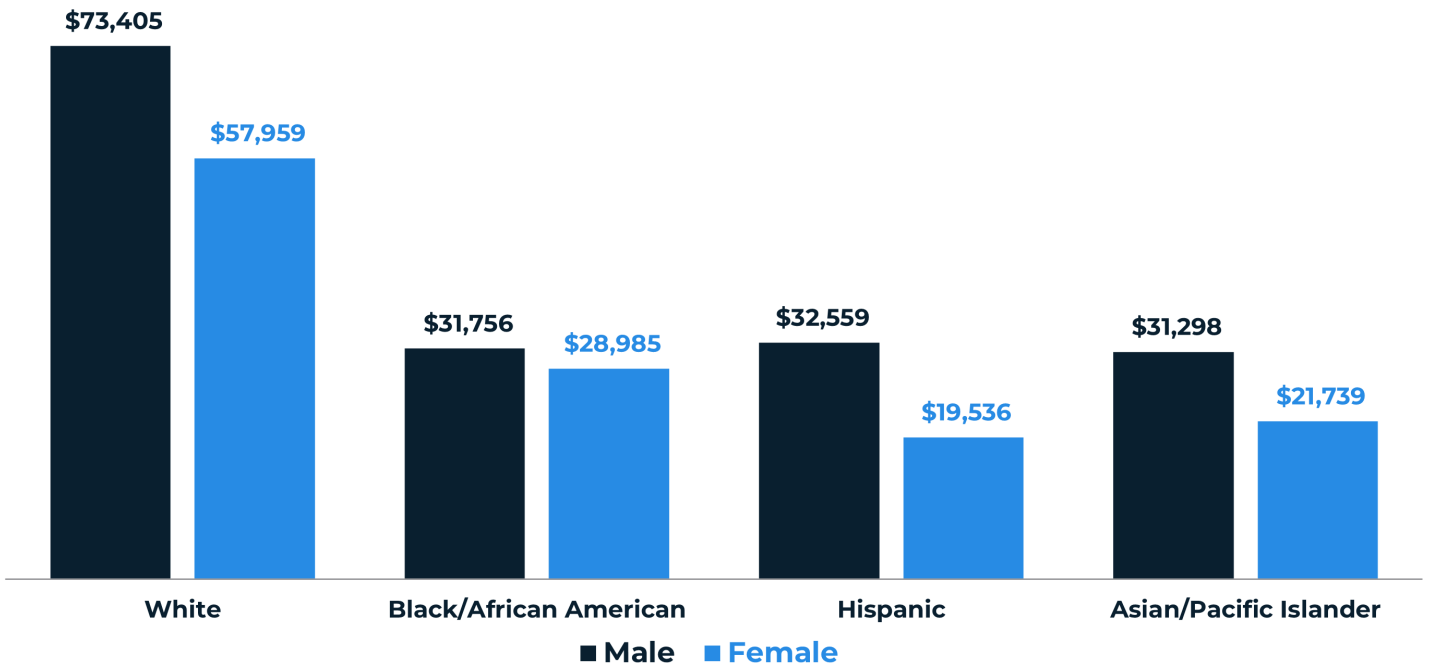
Boston 2025, reported in 2023 inflation-adjusted dollars



Source: City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

FIGURE 13 MEDIAN PERSONAL INCOME BY RACE/ETHNICITY AND SEX

Boston 2025, reported in 2023 inflation-adjusted dollars

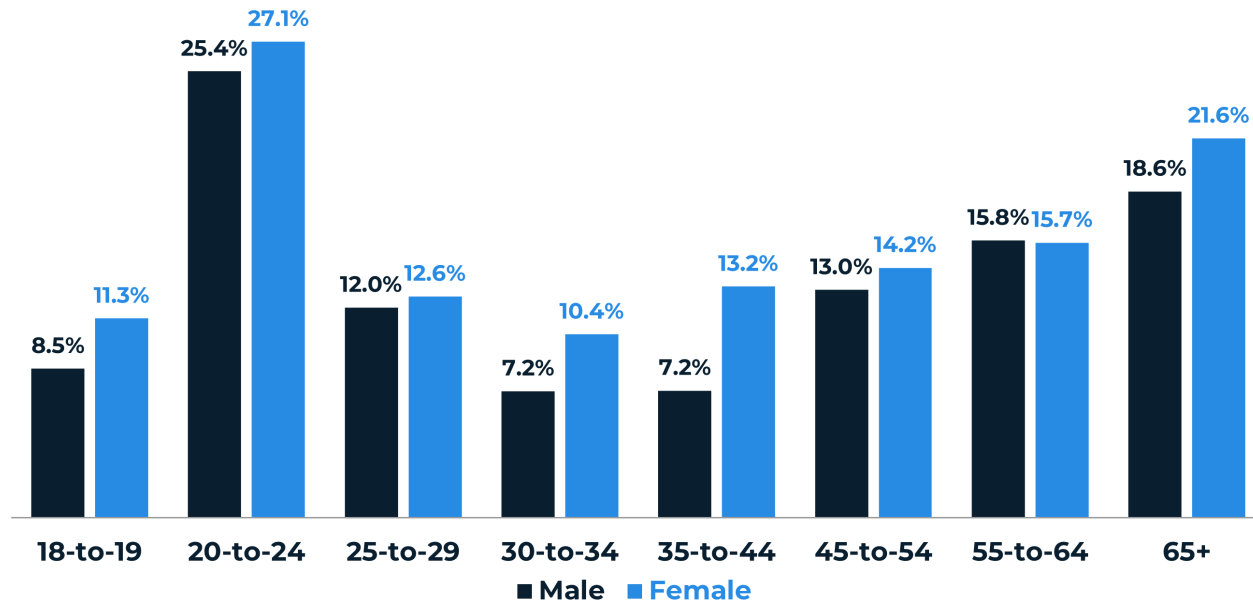


Source: City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

POVERTY

- Females experienced poverty at greater rates than males in all age groups except for in the 55-to-64 cohort.

FIGURE 14 POVERTY RATES BY AGE AND SEX 2025



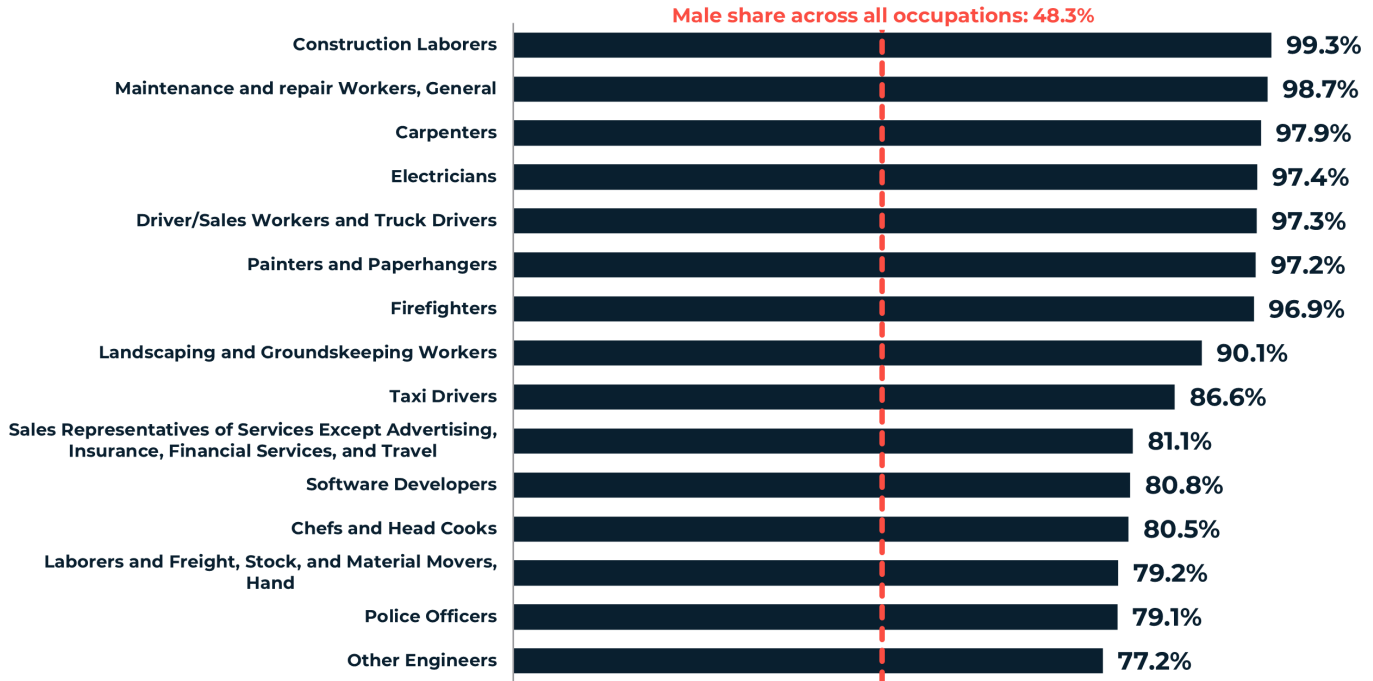
Source: City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

OCCUPATIONS

- Blue collar occupations such as construction have the highest shares of male workers.
- Service occupations such as childcare, healthcare, and education have the highest shares of female workers.

FIGURE 15 TOP 15 DETAILED OCCUPATIONS

Occupations with the largest male share of workers*, 2025

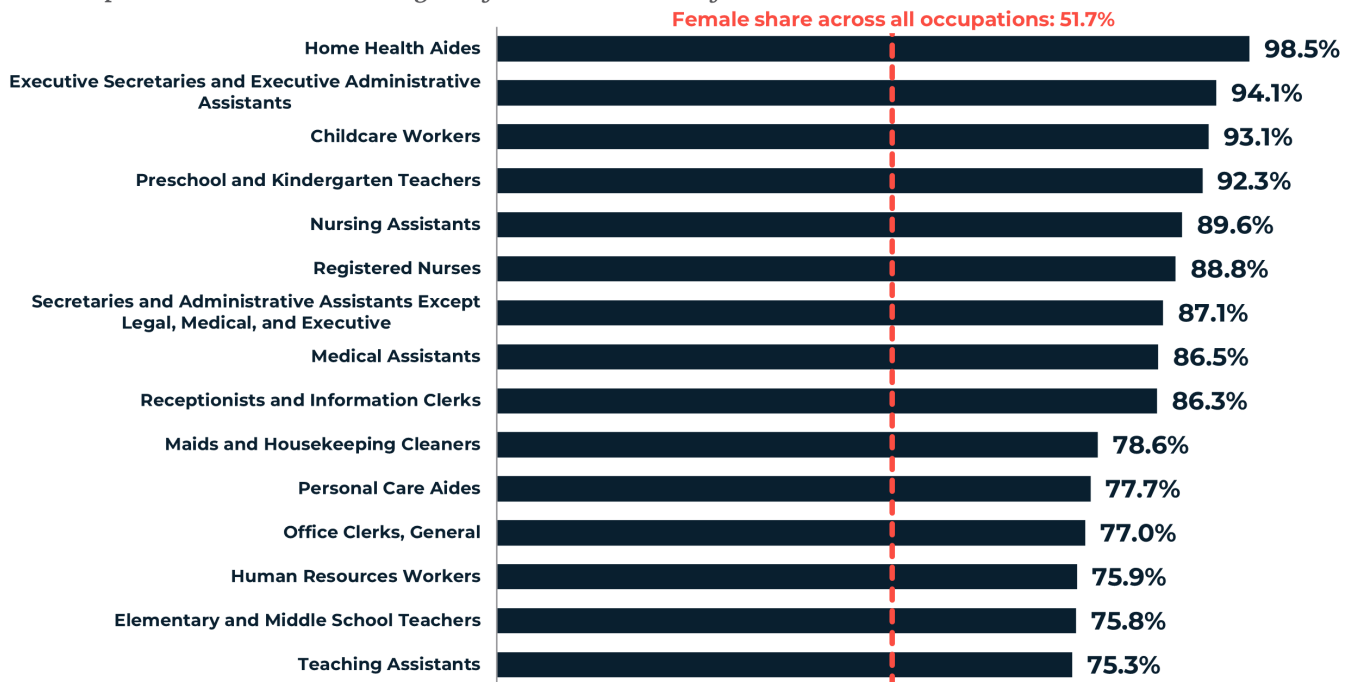


Source: City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

*Of workers that are either full time or part time and have an occupation where the number of males is over 1000.

FIGURE 16 TOP 15 DETAILED OCCUPATIONS

Occupations with the largest female share of workers*, 2025



Source: City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

*Of workers that are either full time or part time and have an occupation where the number of females is over 1000.

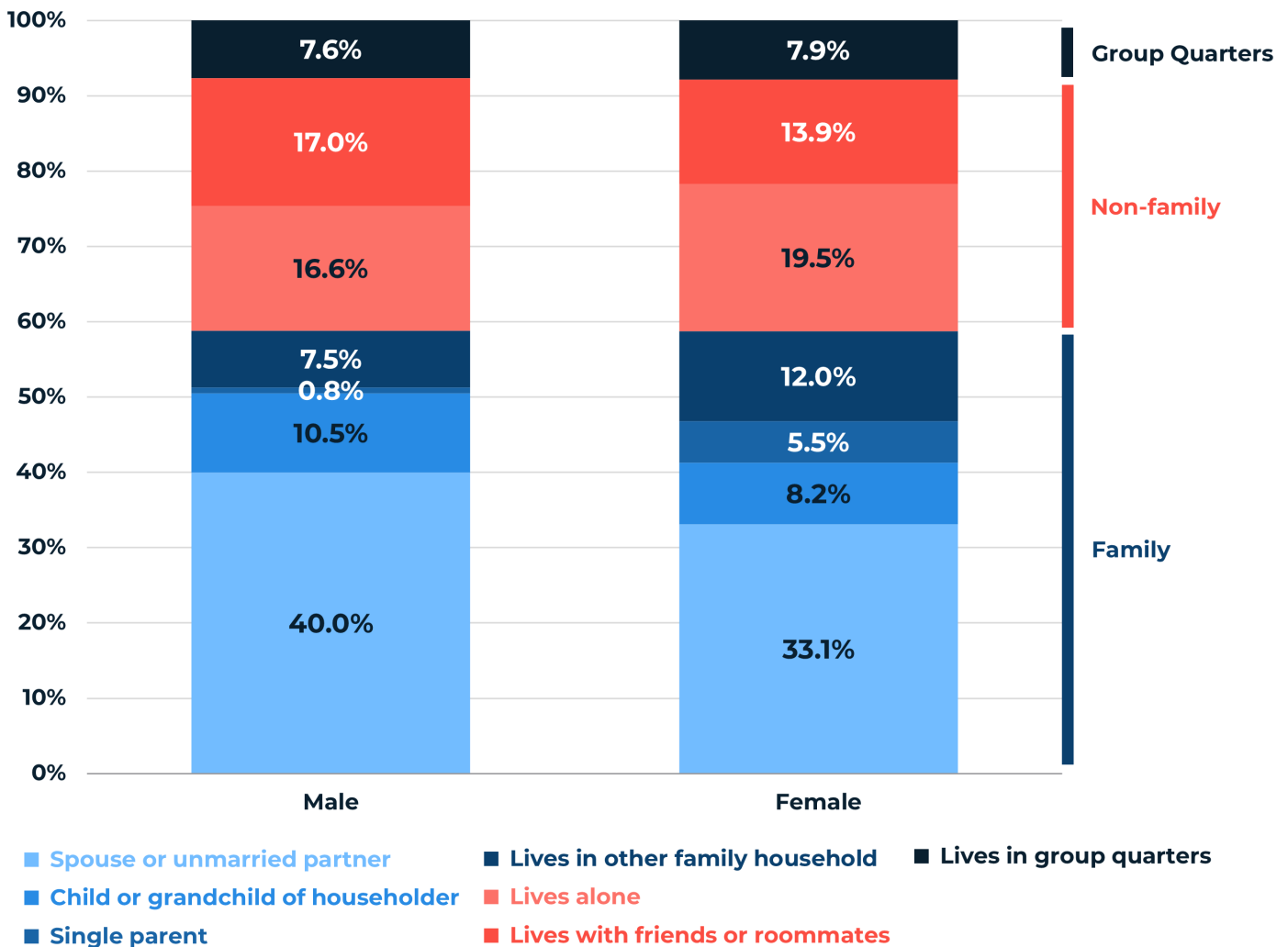
HOUSEHOLD RELATIONSHIPS

- In Boston in 2025, Females were more likely than males to live alone or as a single parent.
- Males were more likely to live with friends or roommates than females.
- Females lived with their own children at greater rates than males across most age groups.
- 17.8% of Boston’s female adult population lived with their own children, compared to 15.4% of adult males.
- Almost half (45.7%) of the female population aged 35 to 44 in Boston lived with their own children, compared to 35.3% of men in the same age group.

FIGURE 17

HOUSEHOLD TYPE BY SEX IN BOSTON

Population aged 18 and over, 2025

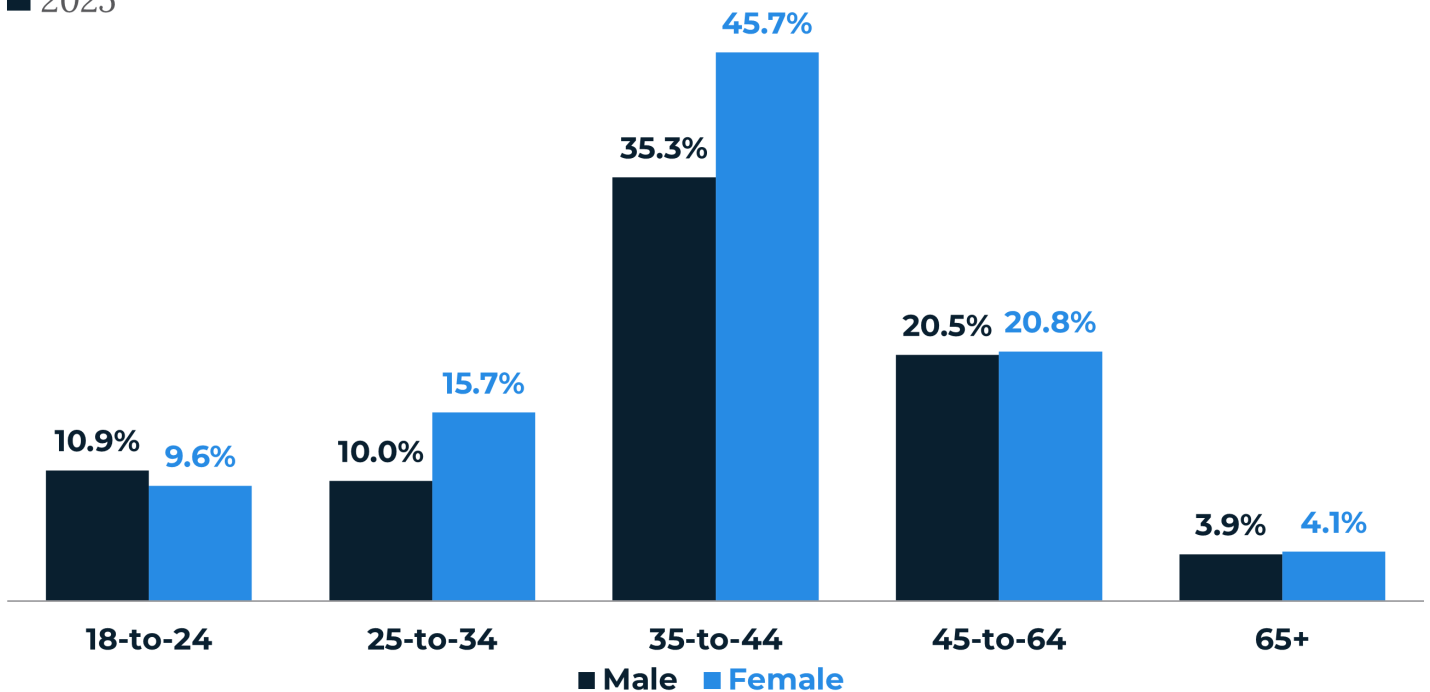


Source: City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

POPULATION LIVING WITH THEIR OWN CHILDREN UNDER 18 BY AGE AND SEX

FIGURE 18

2025



Source: City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

NEIGHBORHOODS

- Longwood’s population is 64.6% female, perhaps due to the large percentage of female students at Simmons and Emmanuel Colleges.⁵
- South Boston Waterfront and East Boston are Boston’s only neighborhoods with a lower percentage of female residents compared to male residents, with 48.8% and 49.6% of their populations being female respectively.

⁵ <https://www.emmanuel.edu/about/where-we-are/offices-resources/institutional-effectiveness/institutional-research/reports-data/student-enrollment-data>

NEIGHBORHOODS BY FEMALE POPULATION SHARE

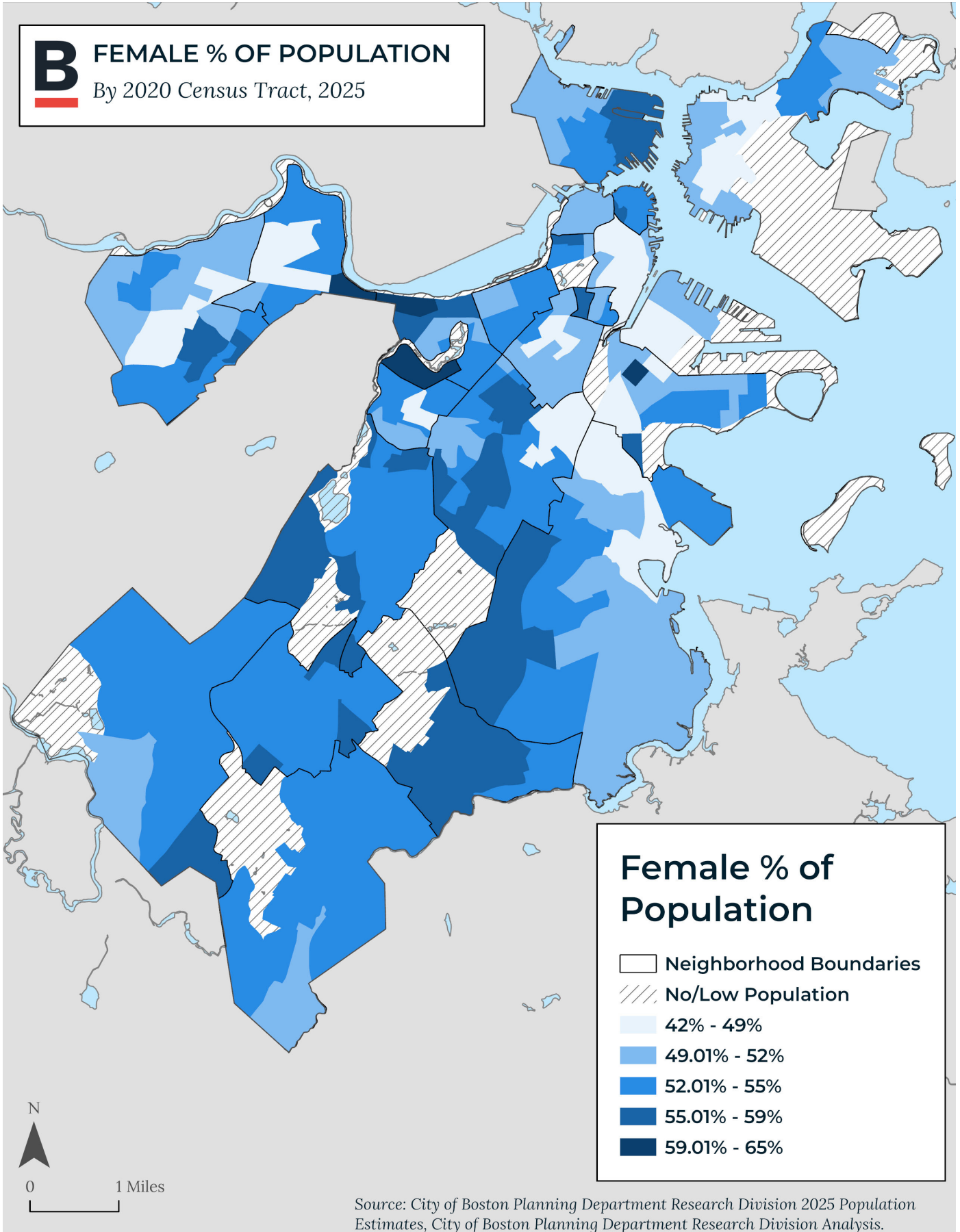
2025

NEIGHBORHOOD	FEMALES	% NEIGHBORHOOD POPULATION
Longwood	3,588	64.6%
Mattapan	13,545	55.5%
Beacon Hill	5,151	55.2%
North End	15,944	54.3%
Roslindale	5,770	54.3%
Roxbury	30,770	54.2%
Jamaica Plain	16,981	54.1%
West Roxbury	23,223	54.1%
Fenway	22,720	53.6%
Hyde Park	17,904	53.5%
Charlestown	10,274	53.4%
Dorchester	64,981	52.8%
South Boston	21,472	52.5%
Back Bay	29,058	52.0%
Brighton	9,866	52.0%
Mission Hill	9,802	51.6%
Chinatown	3,278	51.5%
Allston	16,330	51.3%
Downtown	7,983	50.7%
West End	4,712	50.6%
South End	17,337	50.1%
East Boston	23,269	49.6%
South Boston Waterfront	4,041	48.8%

Source: City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

FEMALE POPULATION IN BOSTON

B FEMALE % OF POPULATION
By 2020 Census Tract, 2025



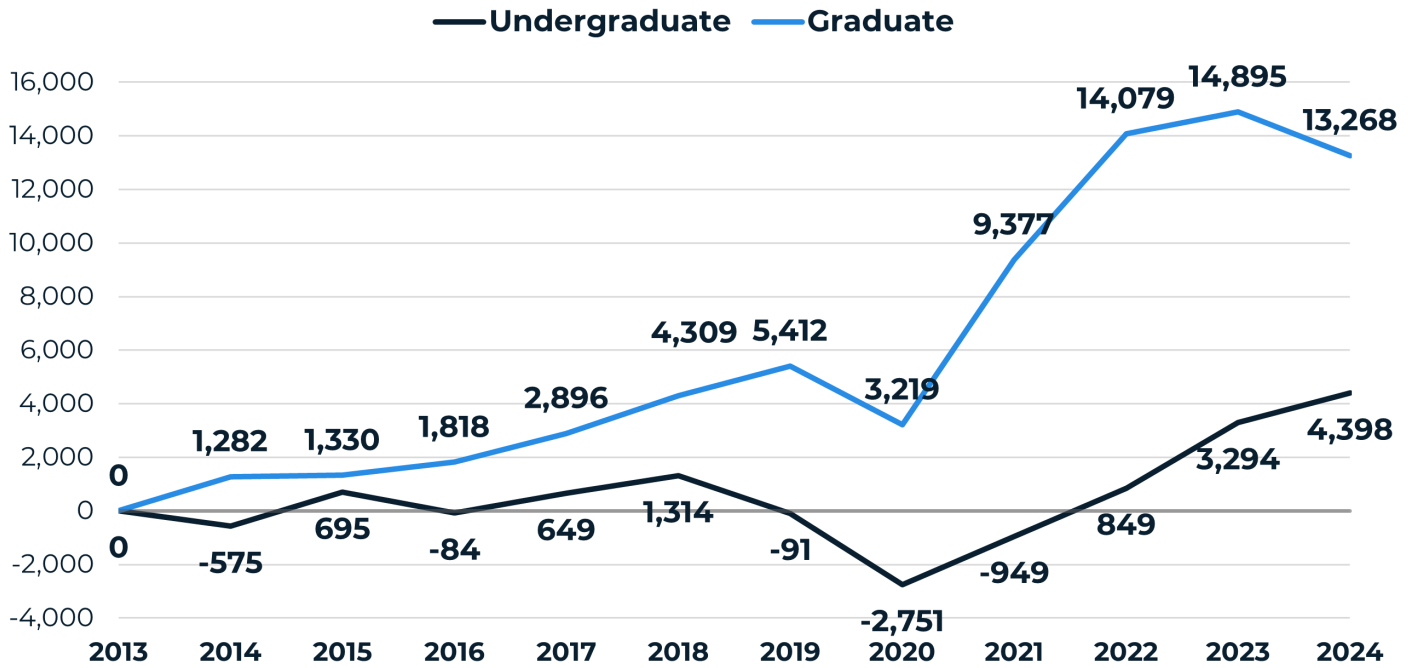
COLLEGES AND UNIVERSITIES

ENROLLMENT

- In 2024, Boston’s universities had 96,428 undergraduate and 66,553 graduate students.
- From 2013 to 2024, the number of graduate students increased by 25.7%, compared to a 4.7% increase in undergraduate students.
- Northeastern University had the largest enrollment in Boston, following significant growth since 2013.
- Bunker Hill Community College and Roxbury Community College enrolled over 15,000 students combined.

ENROLLMENT RELATIVE TO 2013 FOR BOSTON COLLEGES AND UNIVERSITIES

2013 - 2024



Source: 2013 to 2024 University Accountability Ordinance, City of Boston Planning Department Research Division Analysis 2025.

FIGURE 21 COLLEGE ENROLLMENT
2013, 2024

COLLEGE/UNIVERSITY	2024 ENROLLMENT	CHANGE FROM 2013	CHANGE FROM 2023
Northeastern University	43,904	66.1%	1.8%
Boston University	31,827	10.4%	-0.7%
Boston College	14,842	9.7%	1.0%
University of Massachusetts Boston	13,875	-4.6%	1.2%
Massachusetts Institute of Technology	11,907	5.4%	-0.2%
Suffolk University	6,379	-24.4%	-2.8%
Berklee College of Music	6,047	14.2%	-1.8%
Harvard University (Boston Campuses)	4,889	27.7%	-2.1%
Emerson College	4,485	-0.8%	-6.4%
Massachusetts College of Pharmacy and Health Science	3,737	-16.4%	-2.3%

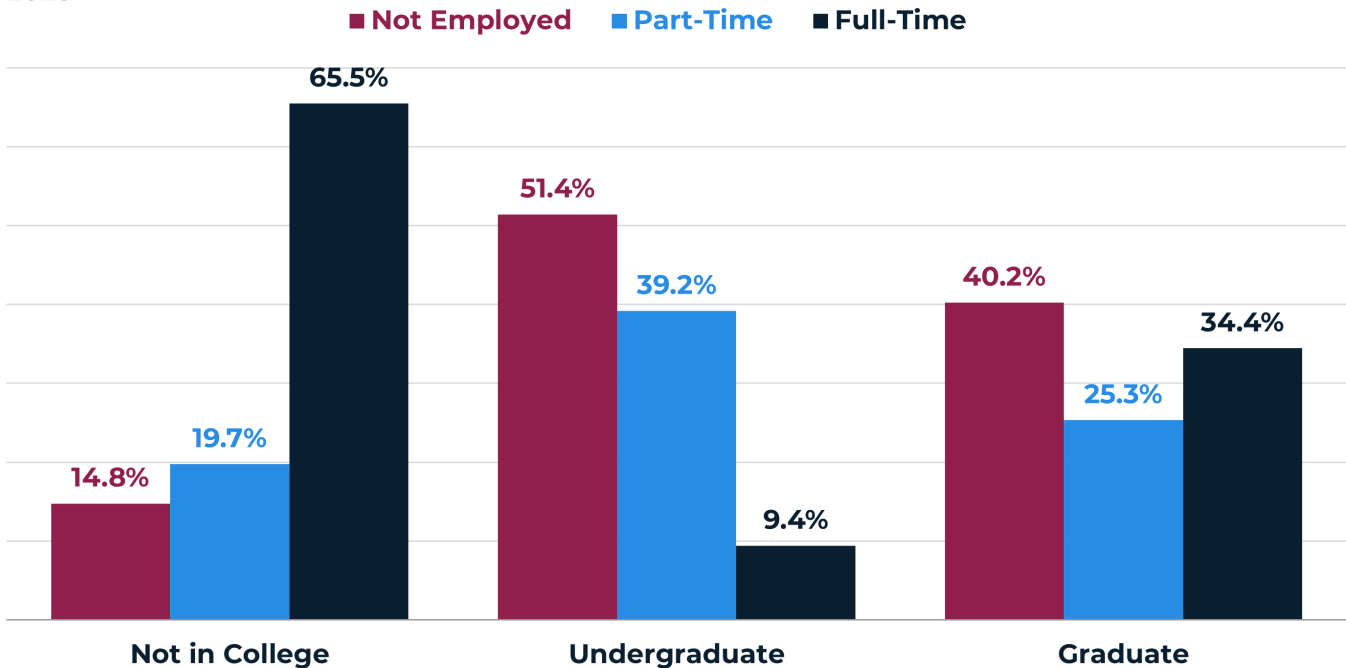
Source: University Accountability Ordinance, City of Boston Planning Department Research Division Analysis 2025.

EMPLOYMENT

- Undergraduate students were far less likely to be working full-time compared to graduate students or those not in college.

FIGURE 22 EMPLOYMENT OF BOSTON RESIDENTS AGED 18-34 BY COLLEGE ENROLLMENT

2025



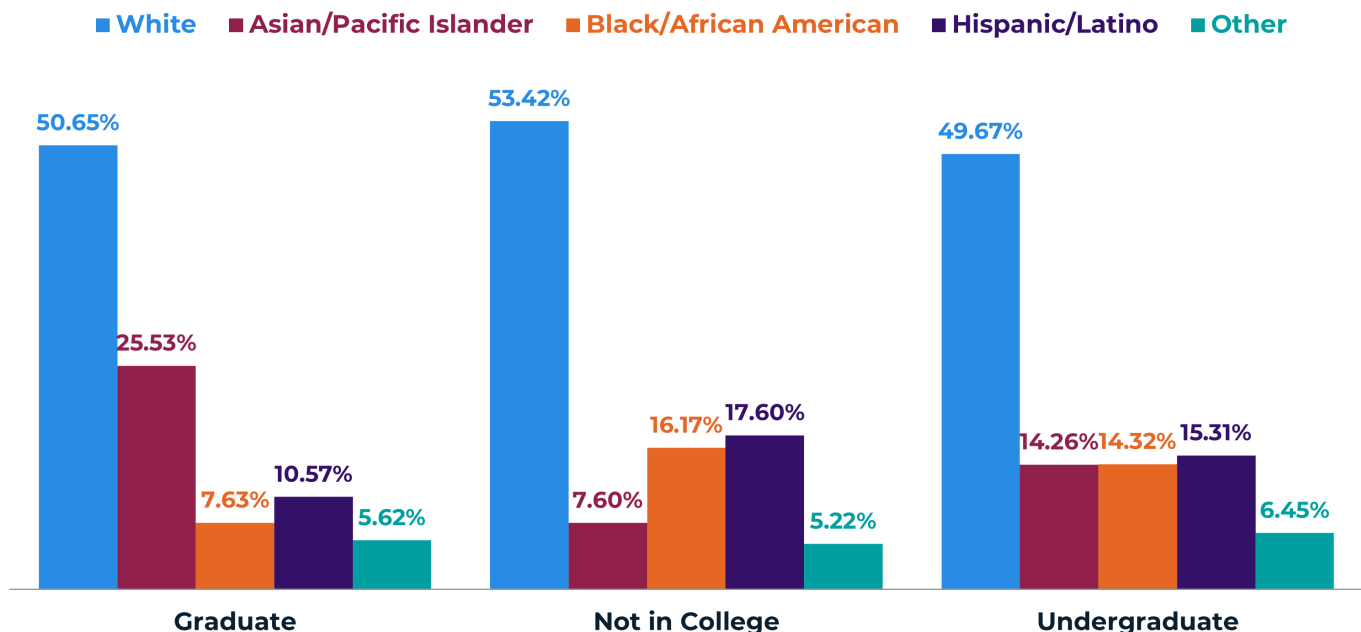
Source: City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

RACE

- Among 18-to-34 year olds, college and university students were more likely to be White or Asian/Pacific Islander. These differences were more pronounced in the graduate student population.

FIGURE 23 RACE/ETHNICITY BY COLLEGE ENROLLMENT FOR BOSTON RESIDENTS AGED 18-34

2025



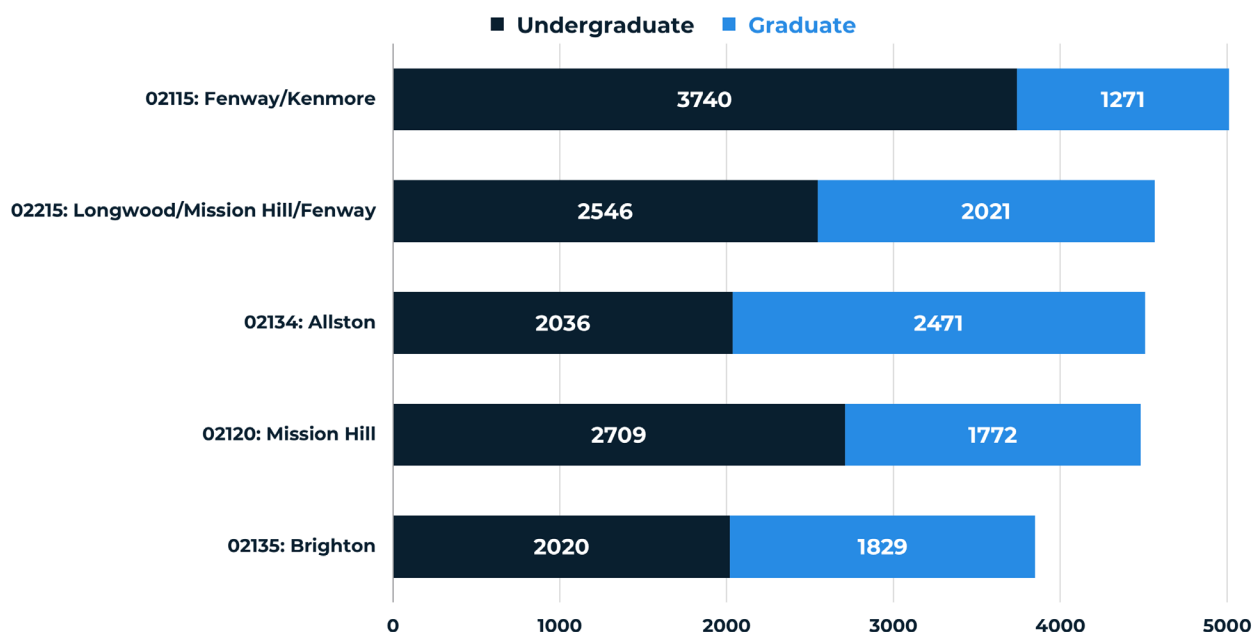
Source: City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

STUDENT HOUSING

- In 2024, 62% of enrolled undergraduates lived on-campus, compared to 10% of graduate students.
- Just five zip codes accounted for 61% of the off-campus housing of Boston’s student population.

FIGURE 24 TOP ZIP CODES FOR OFF-CAMPUS STUDENTS IN BOSTON

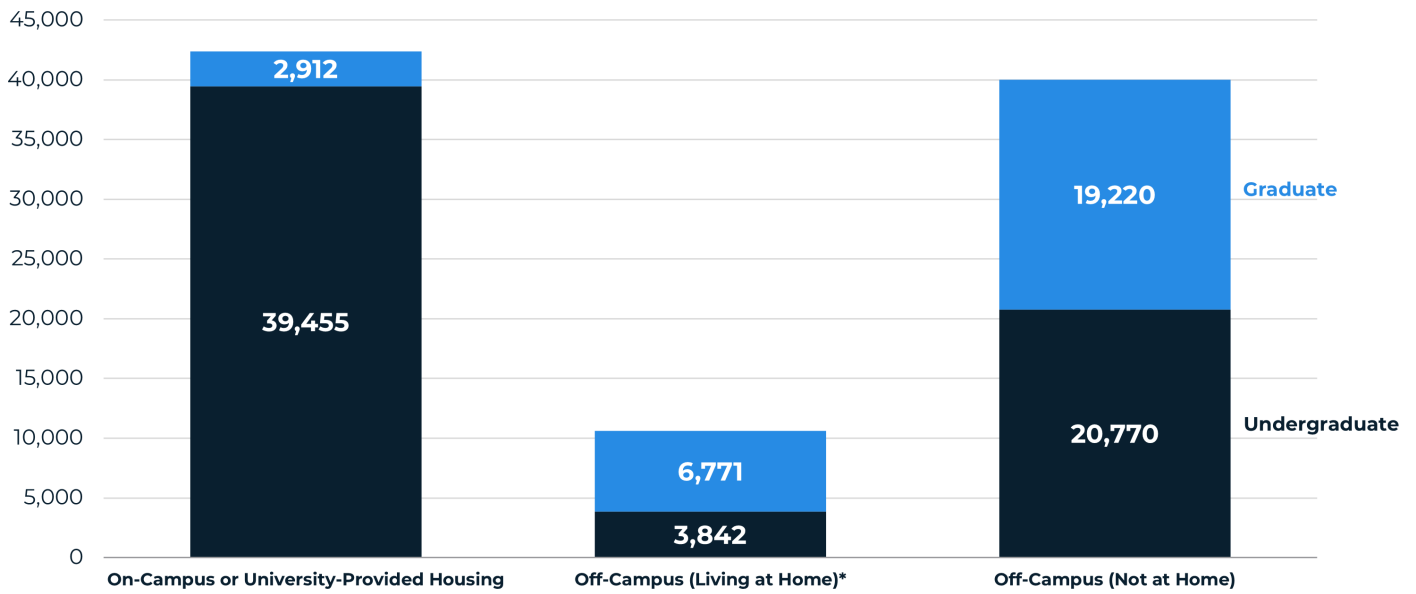
2023



Source: Mayor’s Office of Housing 2024 Student Housing Trends report, City of Boston Planning Department Research Division Analysis.

STUDENTS BY RESIDENCE

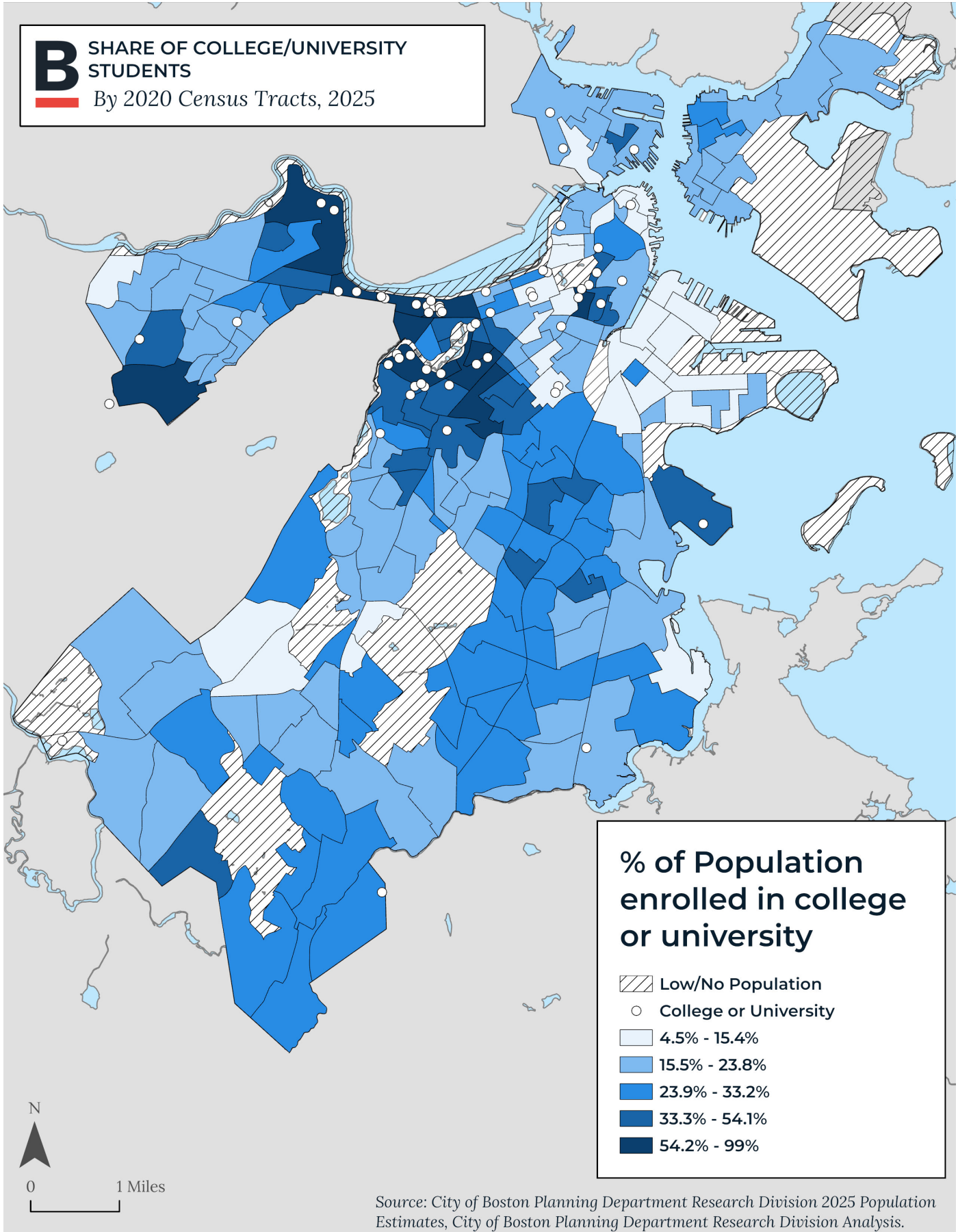
Boston, 2024



Source: University Accountability Ordinance, City of Boston Planning Department Research Division Analysis 2025.

*Off-Campus (Living at home) denotes students who did not move to Boston for college or university.

B SHARE OF COLLEGE/UNIVERSITY STUDENTS
By 2020 Census Tracts, 2025

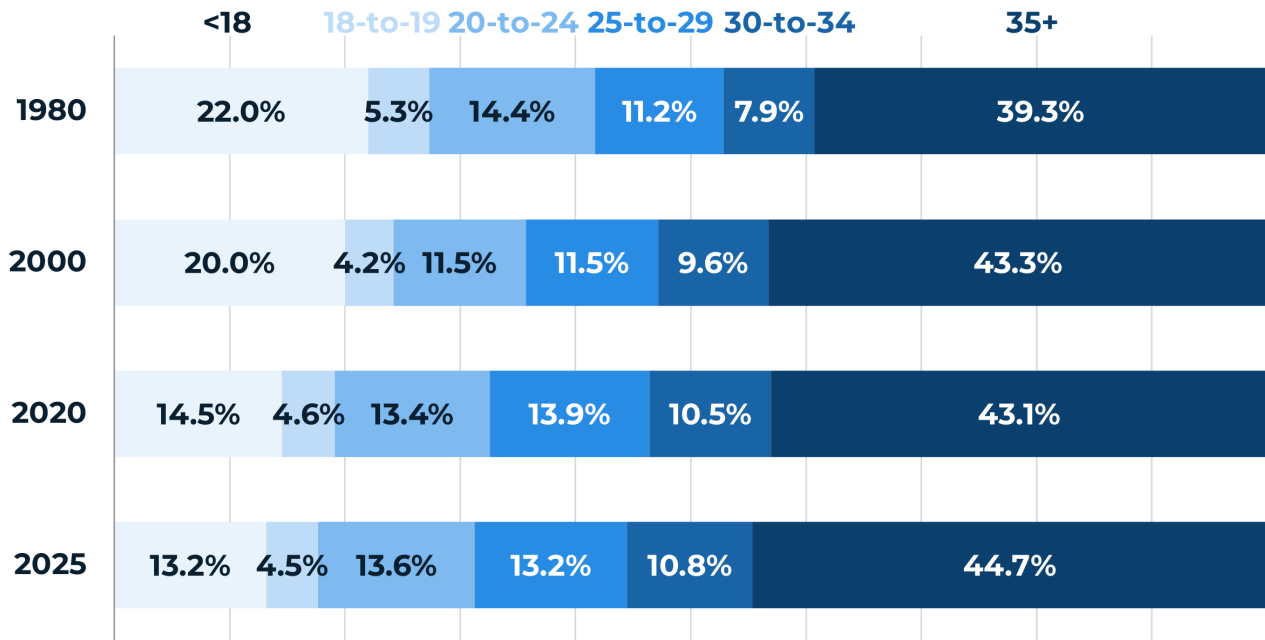


YOUNG ADULTS

POPULATION

- Boston's residents aged 18-to-34 numbered 302,010, comprising 41.2% of the city's population in 2025, up from 38.8% in 1980.

FIGURE 26 BOSTON'S POPULATION BY AGE GROUP 1980 - 2025



Source: U.S. Census Bureau, 1980 and 2000 Decennial Census, City of Boston Planning Department Research Division 2020 & 2025 Population Estimates.

NATIVITY

- 21.3% of young adults in Boston were foreign born, compared to 27.2% of all Bostonians.

LANGUAGE

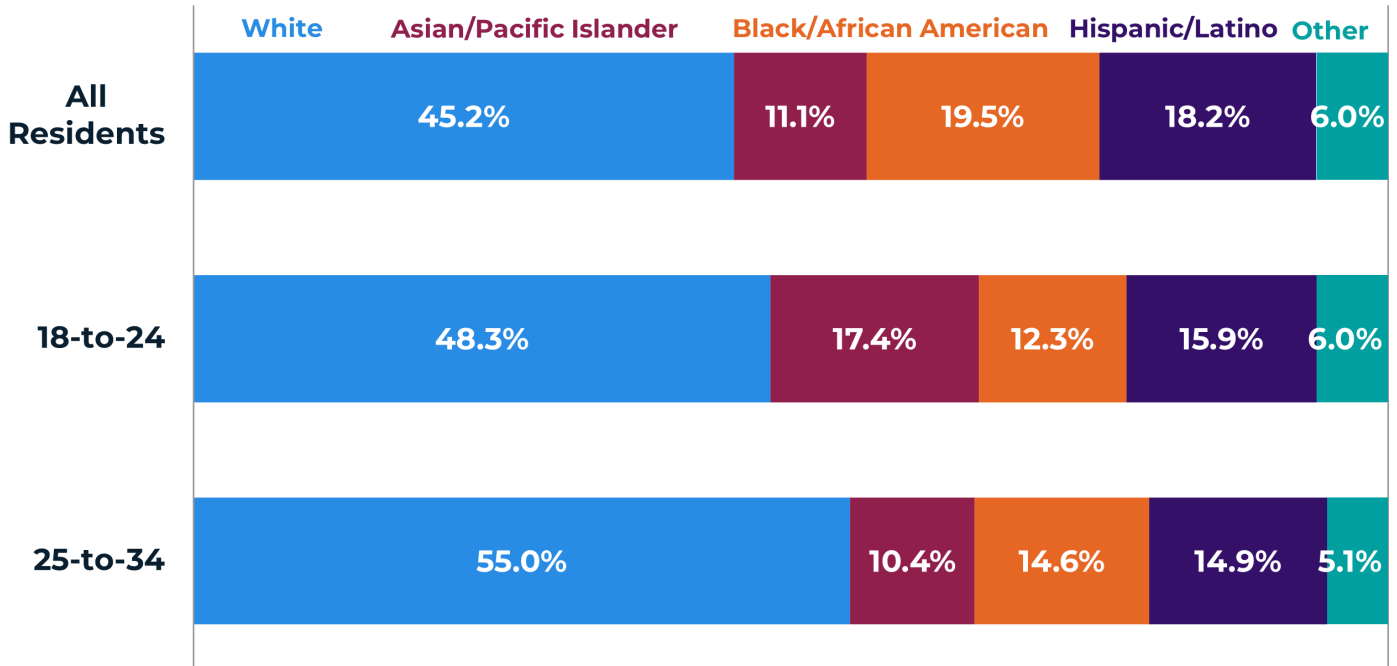
- 42.2% of young adults spoke a language other than English at home, 39.8% of whom spoke Spanish at home.

RACE

- The young adult population was more White and Asian/Pacific Islander and less Black/African American and Latino compared to the city overall.

FIGURE 27 RACE/ETHNICITY IN BOSTON BY AGE GROUP

2025



Source: City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

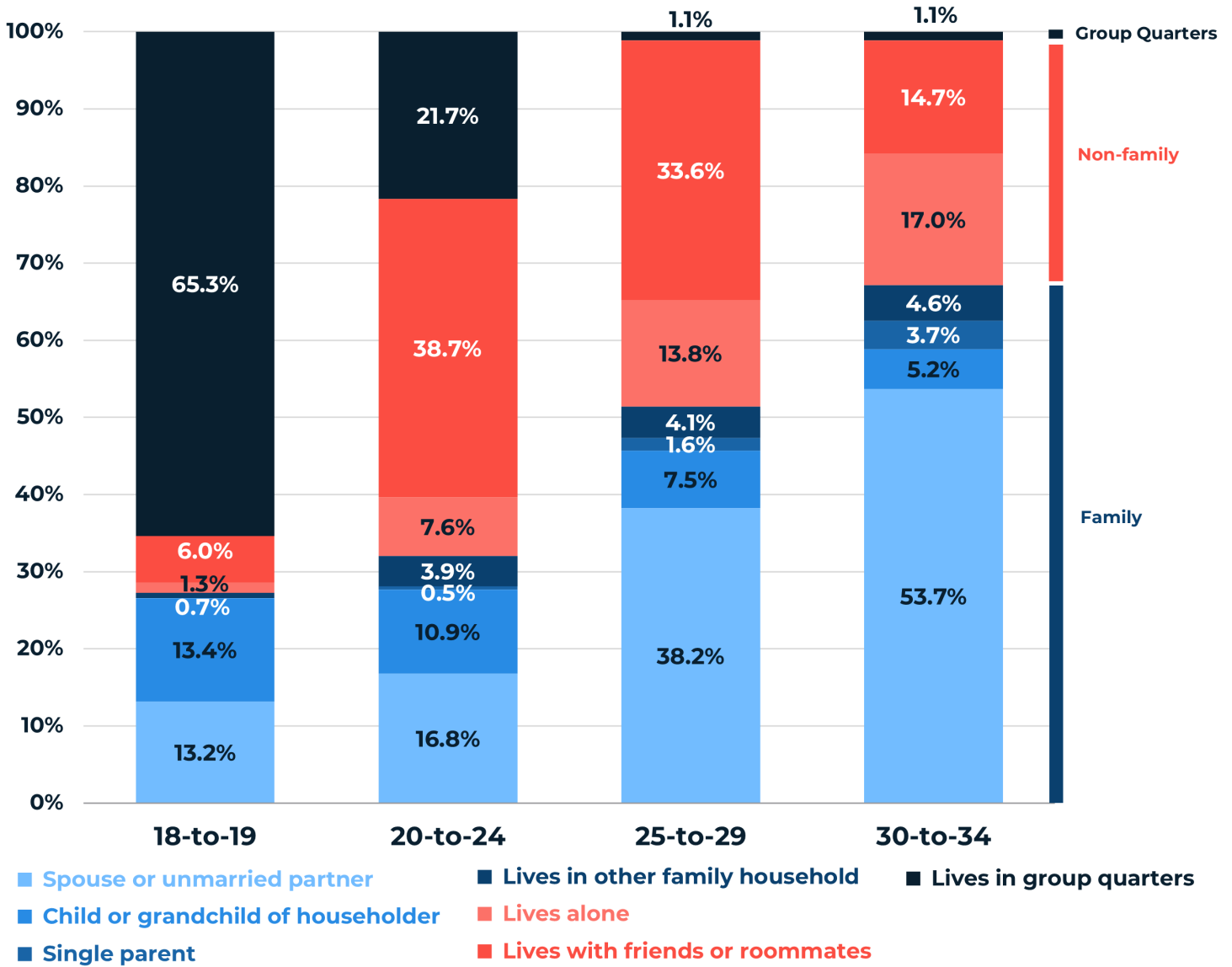
HOUSEHOLDS

- More than two thirds of young adults aged 18-to-19 lived in group quarters, primarily college dorms.
- Young adults aged 20-to-29 were most likely to live with friends or roommates, while those aged 30-to-34 were most likely to live with a spouse or partner.

HOUSEHOLD TYPES OF YOUNG ADULTS BY AGE GROUP

FIGURE 28

2025

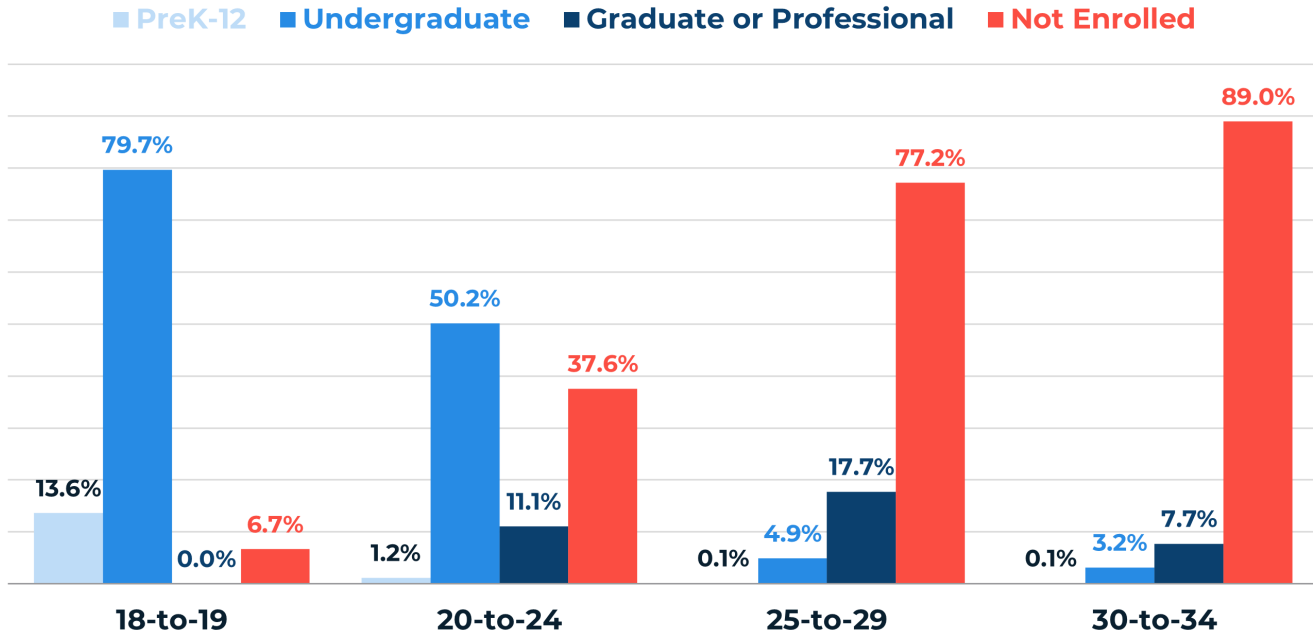


Source: City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

EDUCATION

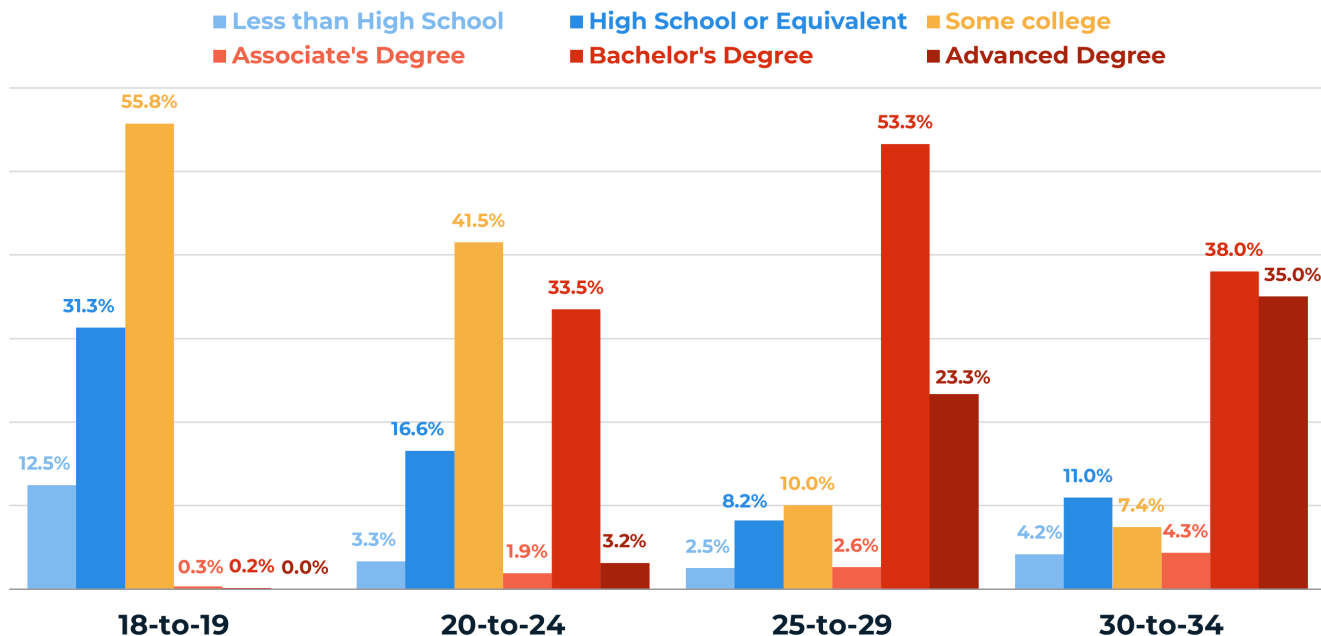
- Almost all Boston 18-to-19 year olds, and over half of 20-to-24 year olds, were enrolled in school in 2025.
- Boston young adults were highly educated: 76.6% of 25-to-29 year olds had a bachelor's degree or higher, and 35% of 30-to-34 year olds had a graduate or professional degree.

FIGURE 29 YOUNG ADULT SCHOOL ENROLLMENT BY AGE GROUP Boston, 2025



Source: City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

FIGURE 30 YOUNG ADULT EDUCATIONAL ATTAINMENT BY AGE GROUP 2025

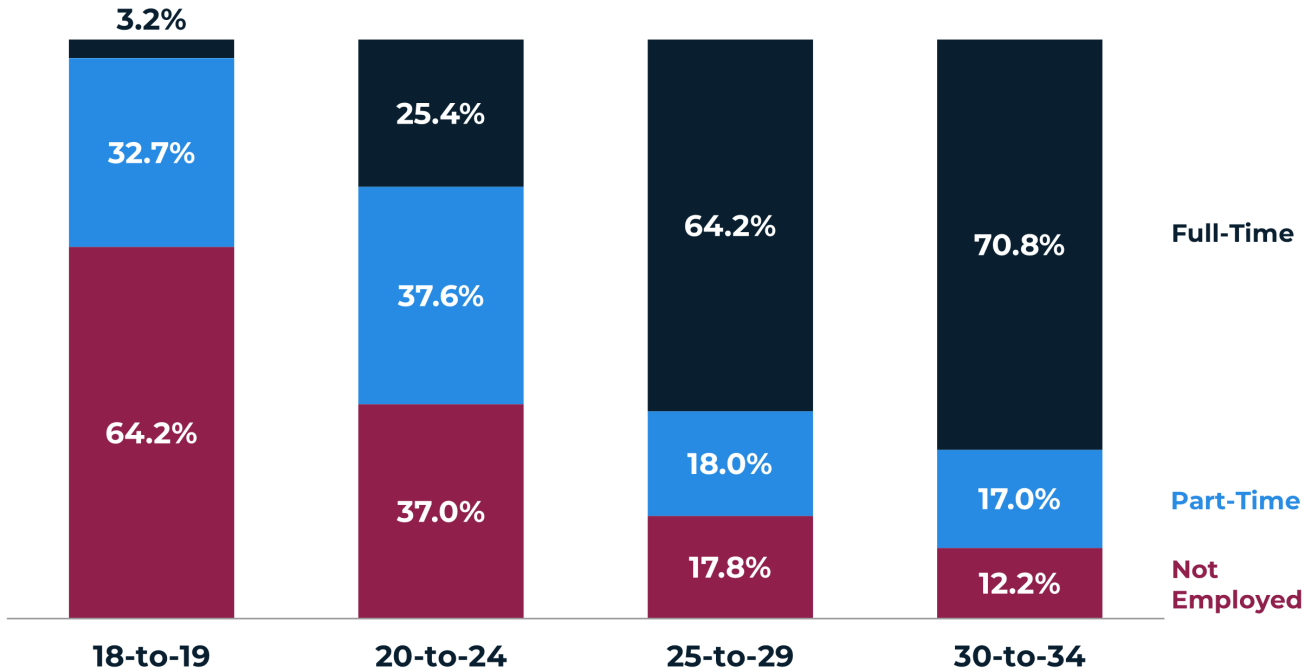


Source: City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

EMPLOYMENT

- Employment increases with age. By age 25, 64.2% of Boston's young adults are working full-time.

FIGURE 31 EMPLOYMENT OF YOUNG ADULTS BY AGE GROUP Boston, 2025



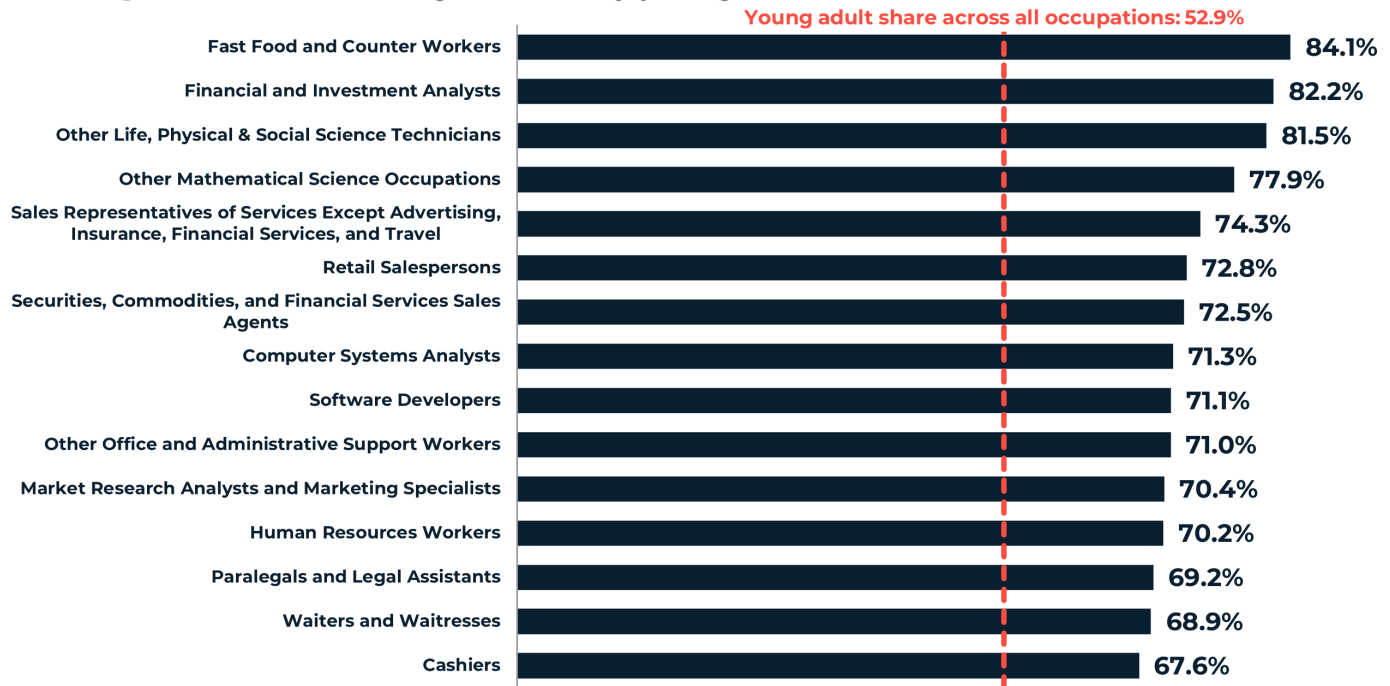
Source: City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis

OCCUPATIONS

- Young adults made up 52.9% of all resident workers, but a significantly higher share in some occupations.
- The three occupations with the largest share of young adult workers were: Fast Food and Counter Workers, Financial and Investment Analysts, and Other Life, Physical & Social Science Technicians.

FIGURE 32 TOP 15 DETAILED OCCUPATIONS

Occupations with the largest share of young adult workers*, 2025



Source: City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

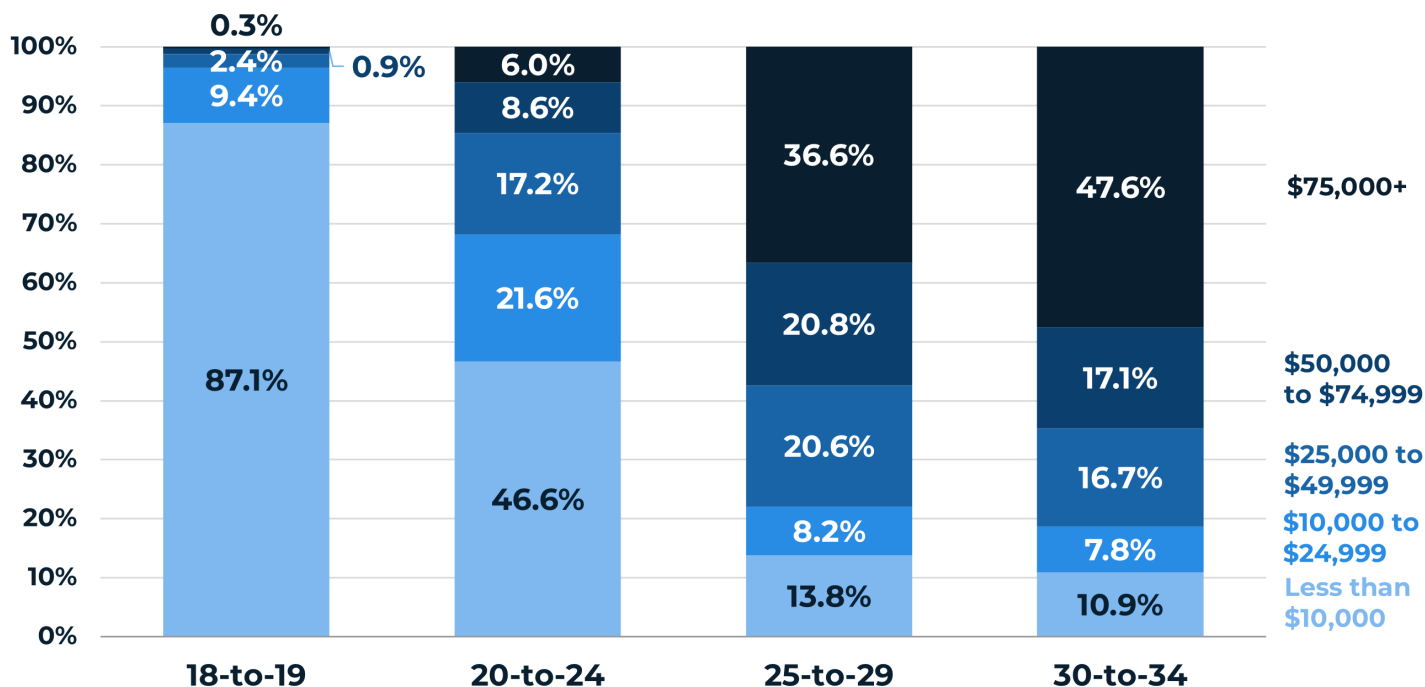
*Of workers that are either full time or part time and have an occupation where the number of young adults is over 1000.

INCOME

- Including young adults who do not work or work part-time, 18-to-24 year olds had a median income of less than \$10,000.
- The median annual personal income among young adults working part or full-time was \$1,812 for 18-to-19 year olds, \$11,592 for 20-to-24 year olds, \$59,357 for 25-to-29 year olds, and \$71,366 for 30-to-34 year olds.
- White and Asian young adults employed full-time had the highest median personal income.

FIGURE 33 PERSONAL INCOME BY AGE GROUP

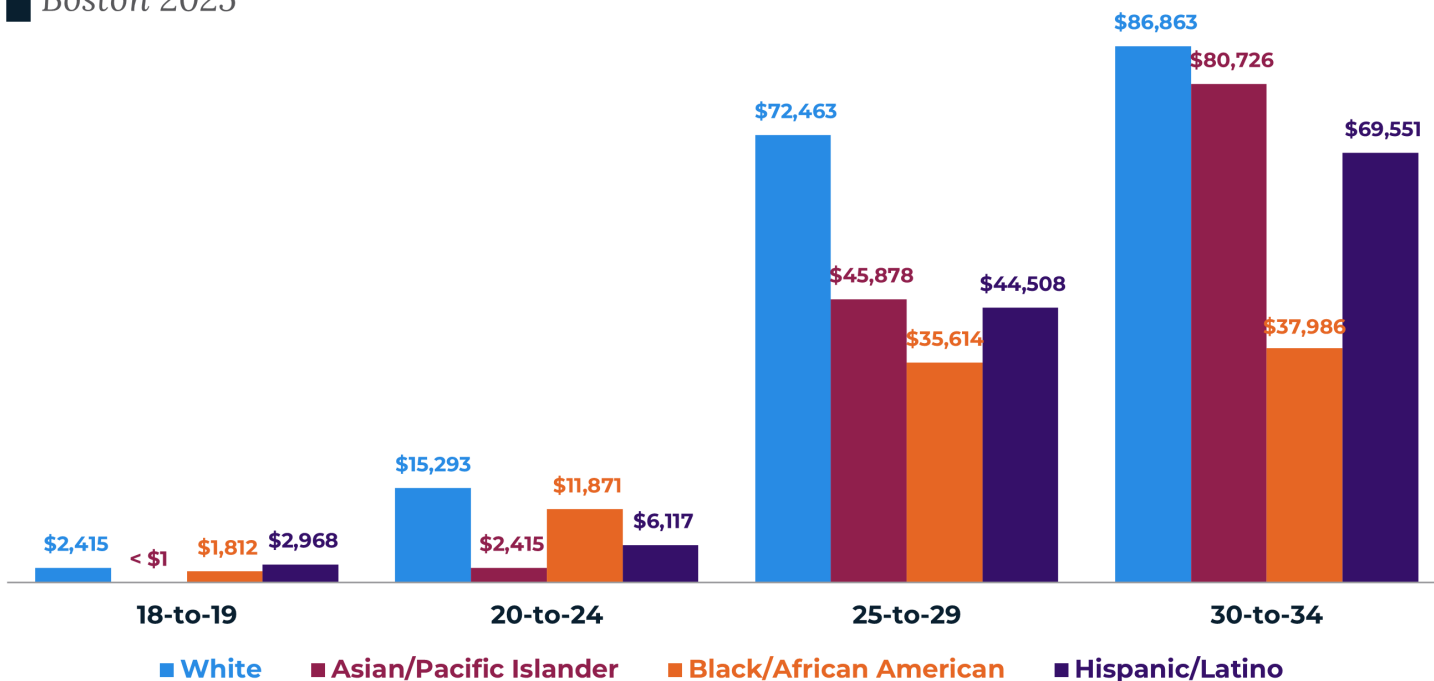
Boston, 2025



Source: City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

FIGURE 34 MEDIAN PERSONAL INCOME OF YOUNG ADULTS BY AGE GROUP AND RACE

Boston 2025



Source: City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

NEIGHBORHOODS

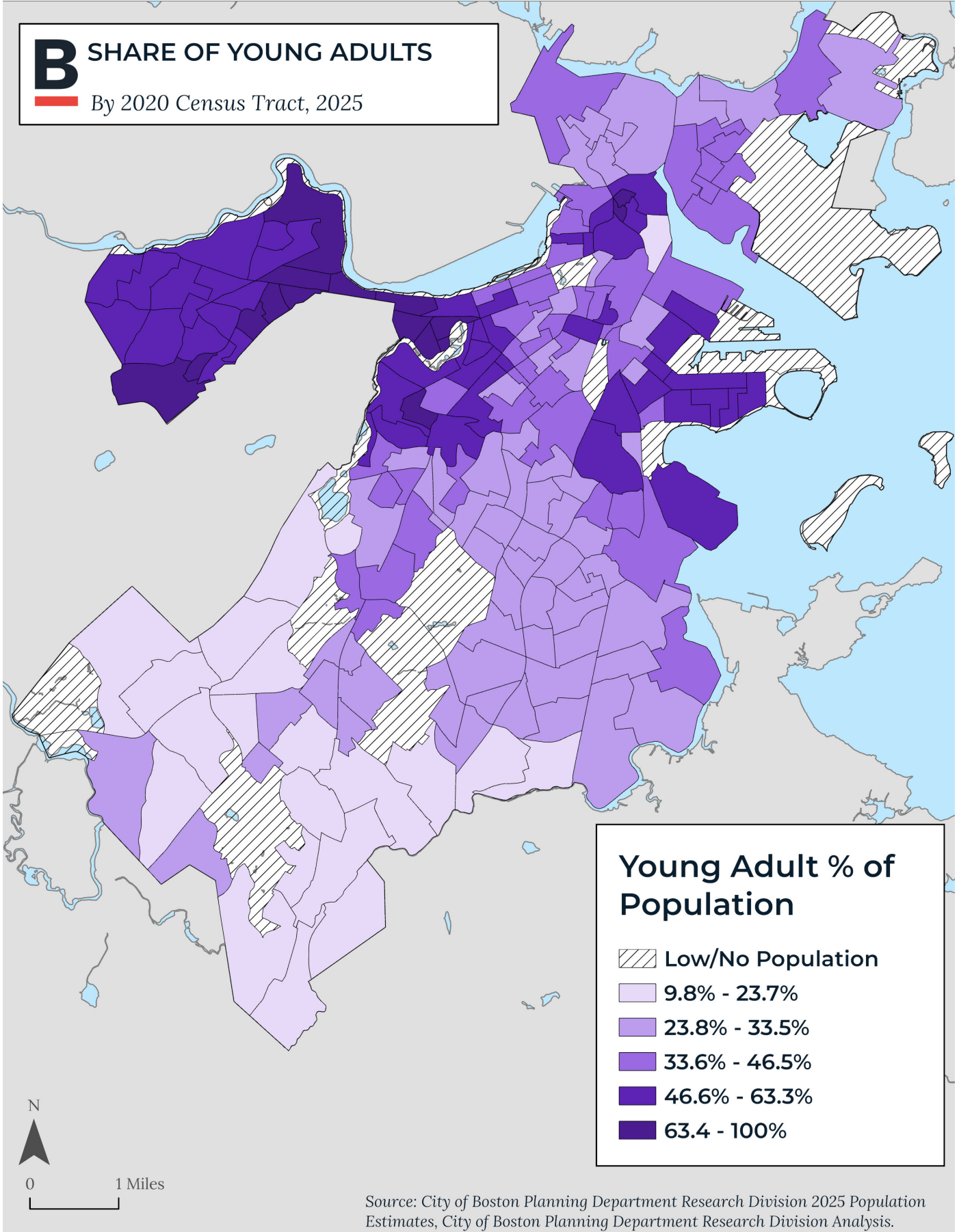
- The young adult share of Boston neighborhood populations varied dramatically, from 68.2% in Allston to 21.8% in Hyde Park.
- Neighborhoods near colleges and universities, such as Allston, Fenway, and Brighton, had a higher relative population share of young adults.

FIGURE 35 NEIGHBORHOODS BY YOUNG ADULT SHARE 2025

NEIGHBORHOOD	YOUNG ADULTS	% NEIGHBORHOOD POPULATION
Allston	21,710	68.2%
Fenway	27,802	65.6%
Brighton	32,758	58.6%
North End	5,945	55.9%
Mission Hill	10,597	55.8%
Longwood	3,074	55.4%
South Boston	20,252	49.5%
Beacon Hill	4,575	49.1%
West End	4,171	44.8%
Back Bay	8,307	43.8%
Chinatown	2,744	43.1%
South Boston Waterfront	3,463	41.8%
Jamaica Plain	15,704	36.6%
East Boston	17,012	36.3%
South End	12,526	36.2%
Downtown	5,659	35.9%
Roxbury	19,394	34.1%
Dorchester	38,201	31.0%
Charlestown	5,864	30.5%
Roslindale	7,208	24.5%
Mattapan	5,560	22.8%
West Roxbury	6,962	22.2%
Hyde Park	7,309	21.8%

Source: City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

YOUNG ADULT POPULATION IN BOSTON



CHILDREN

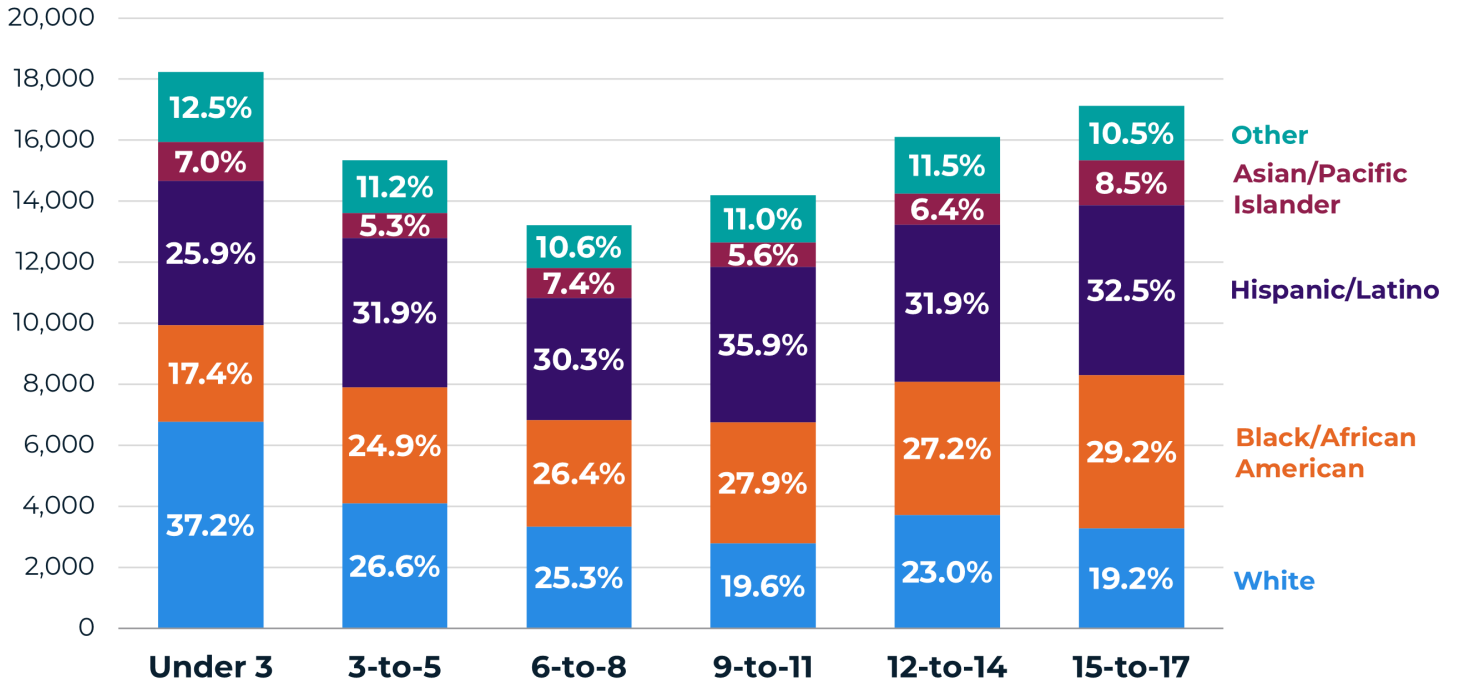
POPULATION

- 94,217 children lived in Boston in 2025, comprising 13.2% of the total population, down from 14.5% of the total population in 2020.

RACE AND ETHNICITY

- In 2025, 31.2% of children in Boston were Hispanic/Latino, 25.4% were White, 25.3% were Black/African American, 11.3% were Other, and 6.8% were Asian/Pacific Islander.

FIGURE 36 CHILDREN BY RACE AND ETHNICITY 2025



Source: City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis

NATIVITY AND LANGUAGE

- While almost all (91.1%) of children in Boston were native born, nearly half (47.7%) lived with at least one foreign-born parent.
- 42.1% of Boston's children spoke a language other than English at home.
- Spanish was the most common language spoken at home other than English.

LANGUAGE SPOKEN AT HOME

Population aged 5 to 17, 2025

LANGUAGE SPOKEN AT HOME	CHILDREN	% POPULATION 5 TO 17
English Only	39,160	59.9%
Spanish	15,585	23.8%
Haitian	1,878	2.9%
Vietnamese	1,251	1.9%
Kabuverdianu	1,137	1.7%
Chinese	1,050	1.6%
Arabic	683	1.0%
French	507	0.8%
Portuguese	440	0.7%
Cantonese	436	0.7%
Somali	261	0.4%

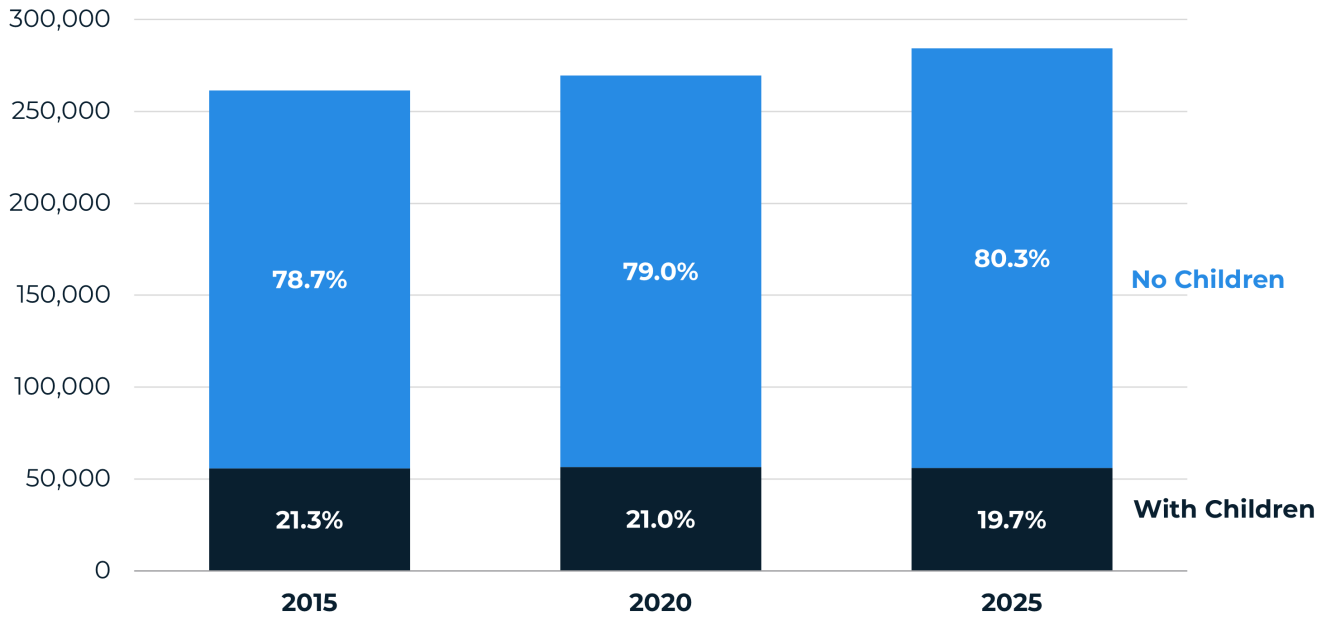
Source: City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

HOUSEHOLDS

- In 2025, 19.7% of Boston households included children, down from 21.0% in 2020.
- Half of Boston's children (50.7%) lived with two parents, and 39.8% lived with only their mother.
- Fewer children live with only their father (3.1%), or without a parent (6.4%) including those who live with a grandparent, other relative, or with a foster family.

FIGURE 38 HOUSEHOLDS BY PRESENCE OF CHILDREN IN BOSTON

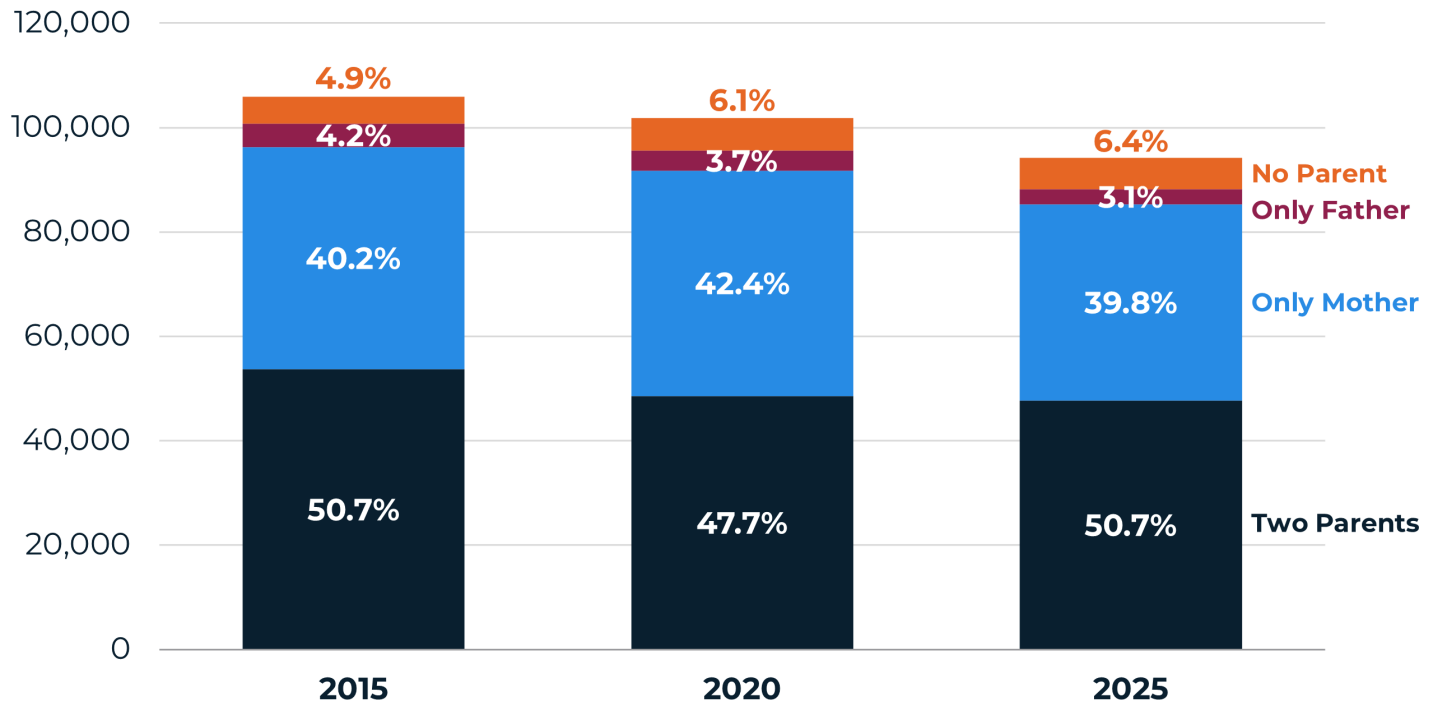
2015, 2020, & 2025



Source: 2015 American Community Survey, and 2020 & 2025 City of Boston Planning Department Research Division Population Estimates, City of Boston Planning Department Research Division Analysis.

FIGURE 39 CHILDREN BY FAMILY STRUCTURE IN BOSTON

2015, 2020, & 2025

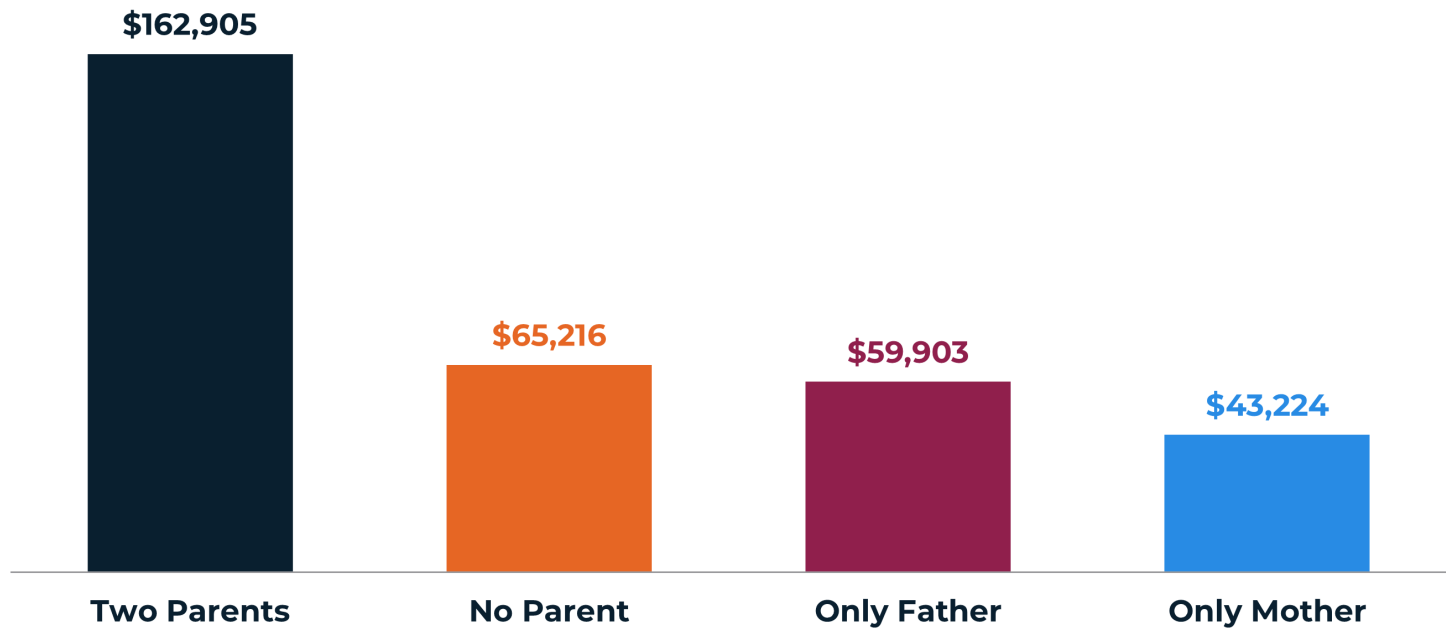


Source: 2015 American Community Survey, and 2020 & 2025 City of Boston Planning Department Research Division Population Estimates, City of Boston Planning Department Research Division Analysis.

INCOME AND POVERTY

- 21.8% of Boston’s children lived in poverty. Almost 39.5% of children living with only their mother lived in poverty.
- The median household income of households with children in Boston was ~\$93,800, but single mother households reported median household income of just ~\$41,700 a year.

FIGURE 40 MEDIAN HOUSEHOLD INCOME OF HOUSEHOLDS WITH CHILDREN BY FAMILY STRUCTURE Boston, 2025

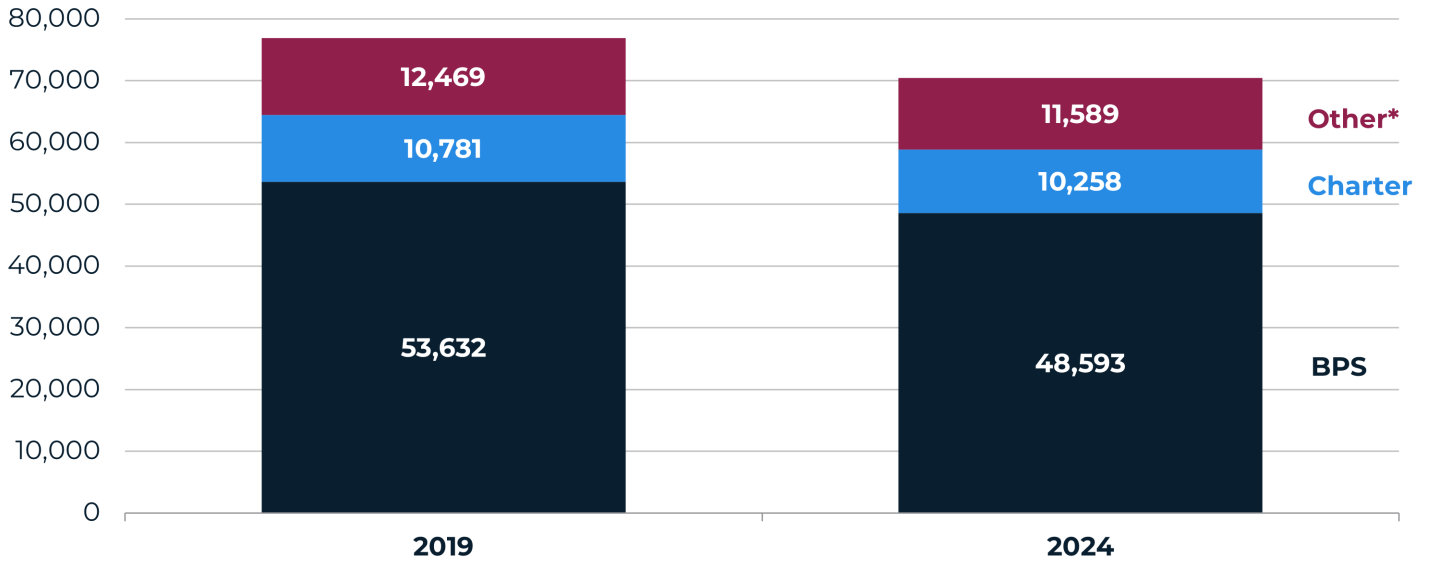


Source: City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

EDUCATION

- The number of Boston children enrolled in school has declined since 2019.
- The share of students attending each type of school (BPS, Charter, Other) is relatively stable over time.

FIGURE 41 SCHOOL ENROLLMENT BY SCHOOL TYPE 2019 & 2024



Source: 2019 & 2024 Boston Public School Data, City of Boston Research Division Analysis.

* Other includes METCO, Private, SPED, and Home School

NEIGHBORHOODS

- Children in Boston were concentrated in certain neighborhoods. Children made up over 20% of the populations of Mattapan and Dorchester.
- In contrast, children made up less than 5% of the populations of the North End, Fenway, and Longwood.

NEIGHBORHOOD SHARE OF CHILDREN

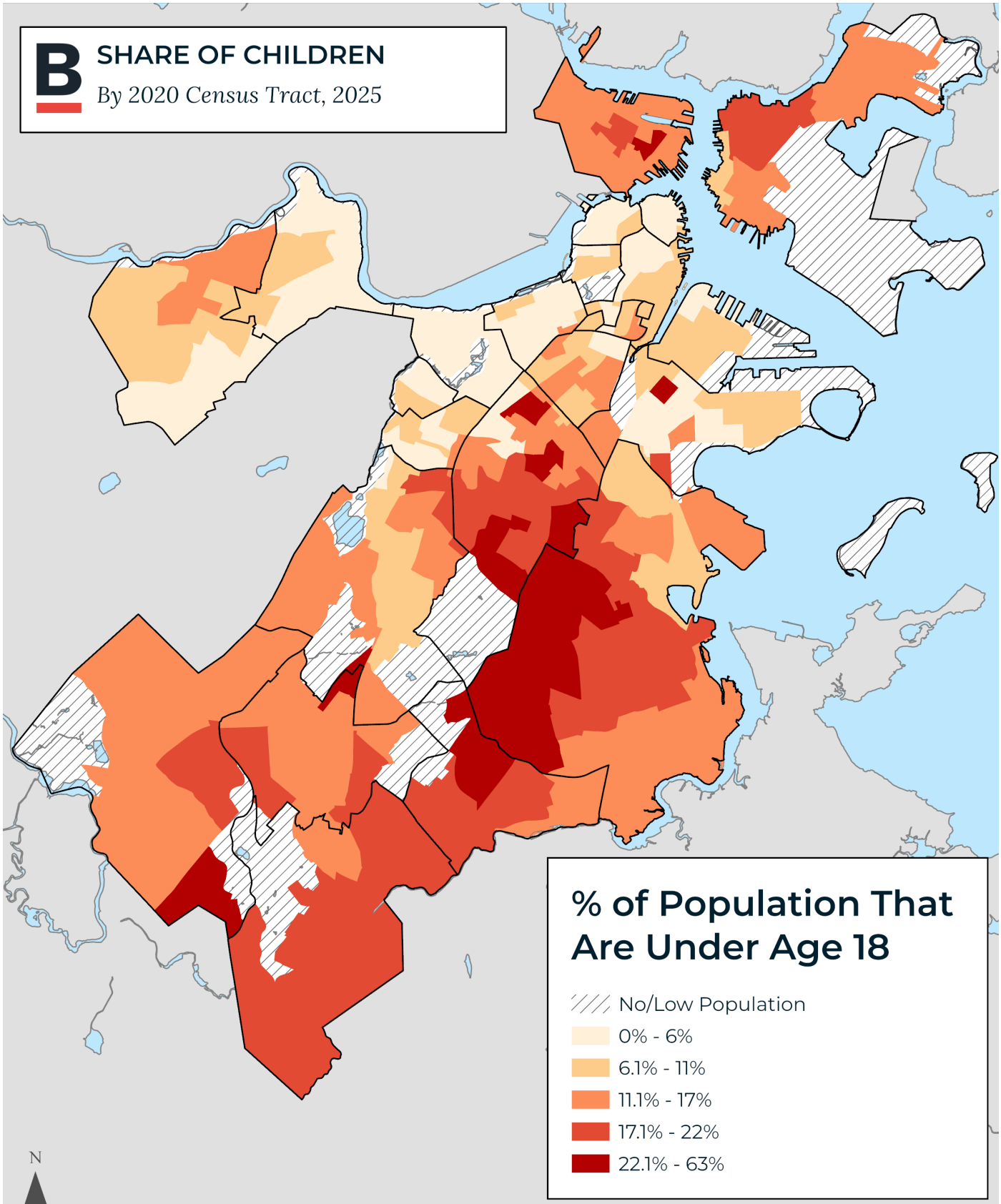
2025

NEIGHBORHOOD	CHILDREN	% NEIGHBORHOOD POPULATION
Mattapan	5,331	21.8%
Dorchester	24,355	19.8%
Hyde Park	6,252	18.7%
Roxbury	10,548	18.6%
Roslindale	5,262	17.9%
East Boston	8,281	17.7%
West Roxbury	5,260	16.8%
Charlestown	3,202	16.6%
Jamaica Plain	5,642	13.1%
Chinatown	650	10.2%
South End	3,412	9.9%
South Boston	3,845	9.4%
Mission Hill	1,565	8.2%
Brighton	4,085	7.3%
Beacon Hill	658	7.1%
South Boston Waterfront	527	6.4%
West End	554	6.0%
Downtown	849	5.4%
Back Bay	974	5.1%
Allston	1,600	5.0%
North End	432	4.1%
Fenway	882	2.1%
Longwood	51	0.9%

Source: City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

CHILD POPULATION IN BOSTON

B SHARE OF CHILDREN
By 2020 Census Tract, 2025



% of Population That Are Under Age 18

//// No/Low Population

0% - 6%

6.1% - 11%

11.1% - 17%

17.1% - 22%

22.1% - 63%



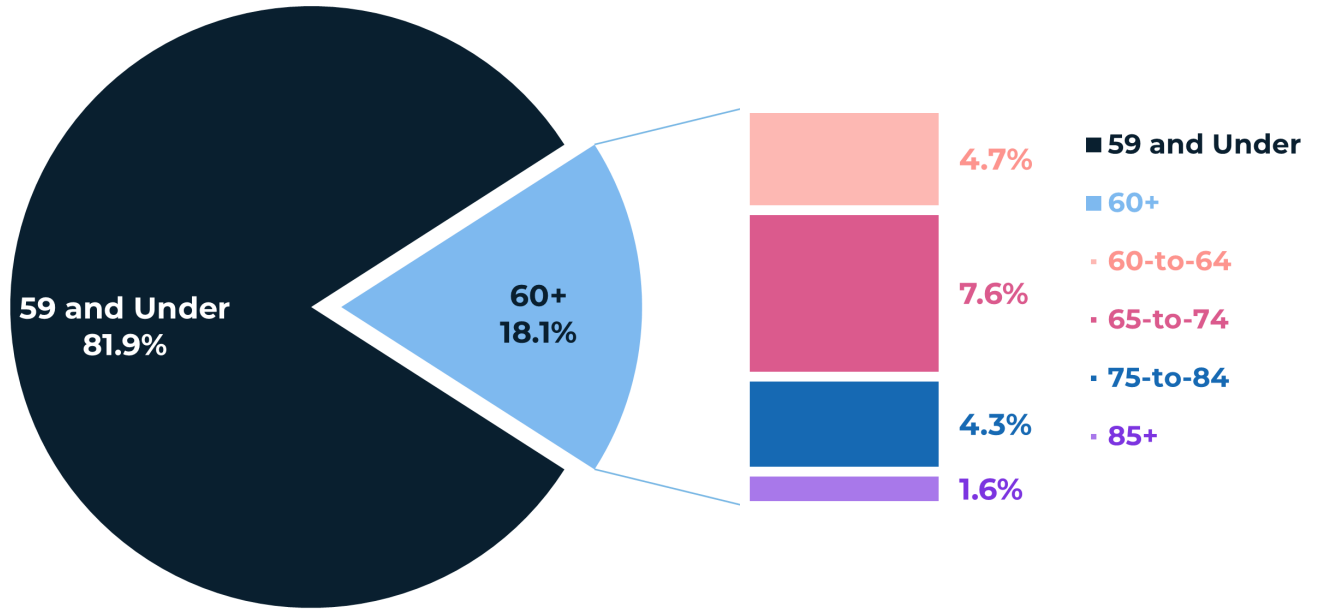
Source: City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

OLDER BOSTONIANS

POPULATION

- In 2025, there were 129,973 Boston residents aged 60 and older, accounting for 18.1% of the overall population.
- Females comprised 52.8% of Boston's overall population but comprised 56.5% of Bostonians 60 and older.

FIGURE 4.3 AGE GROUP DISTRIBUTION OF OLDER BOSTONIANS 2025



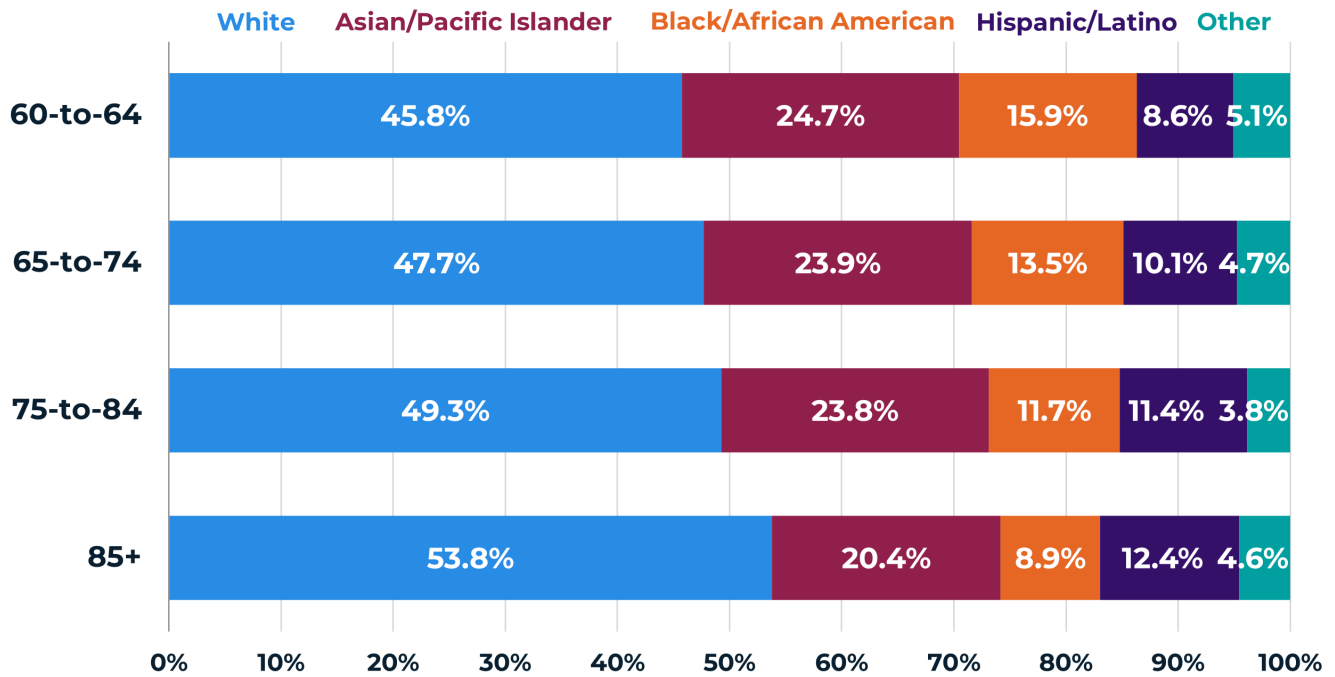
Source: City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

RACE AND ETHNICITY

- In 2025, White people were the largest racial and ethnic group among older Bostonians.
- The White share of the older resident population was 48.1%, which is higher than that of Boston's population overall (45.1%).
- Younger cohorts were more diverse than older cohorts.

FIGURE 44 RACE & ETHNICITY OF OLDER BOSTONIANS

2025



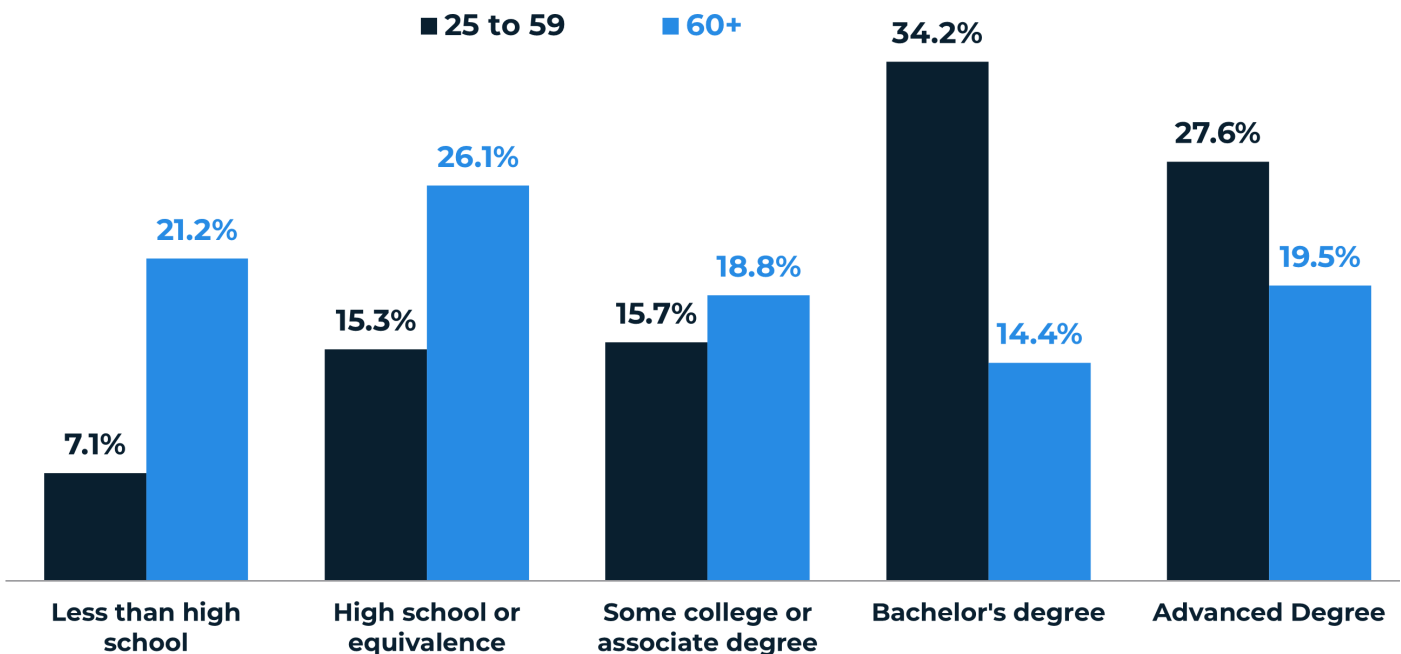
Source: City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

EDUCATION

- On average, older Bostonians had fewer years of formal education than younger residents.
- 47.3% of Boston residents age 60 and over had a high school degree or less.

FIGURE 45 EDUCATIONAL ATTAINMENT OF OLDER BOSTONIANS

2025



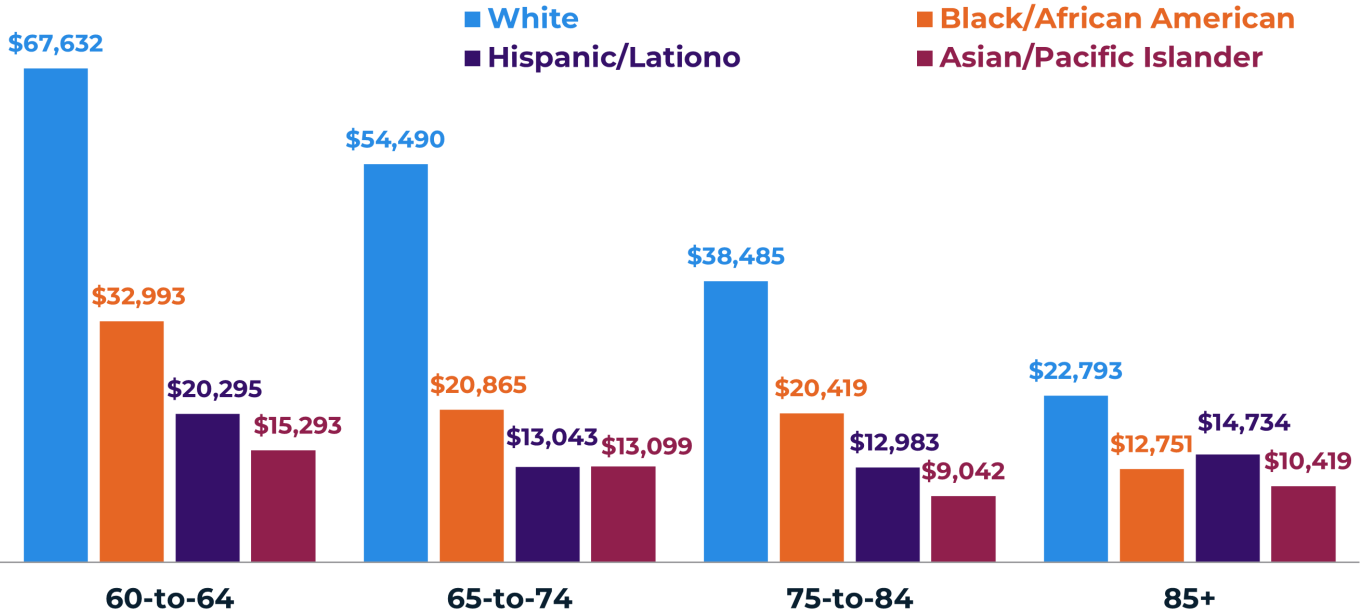
Source: City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

PERSONAL INCOME

- White older Bostonians had the highest median personal income, whereas Asian/Pacific Islander older Bostonians had the lowest.

FIGURE 46 **MEDIAN INCOME BY AGE GROUP AND RACE**

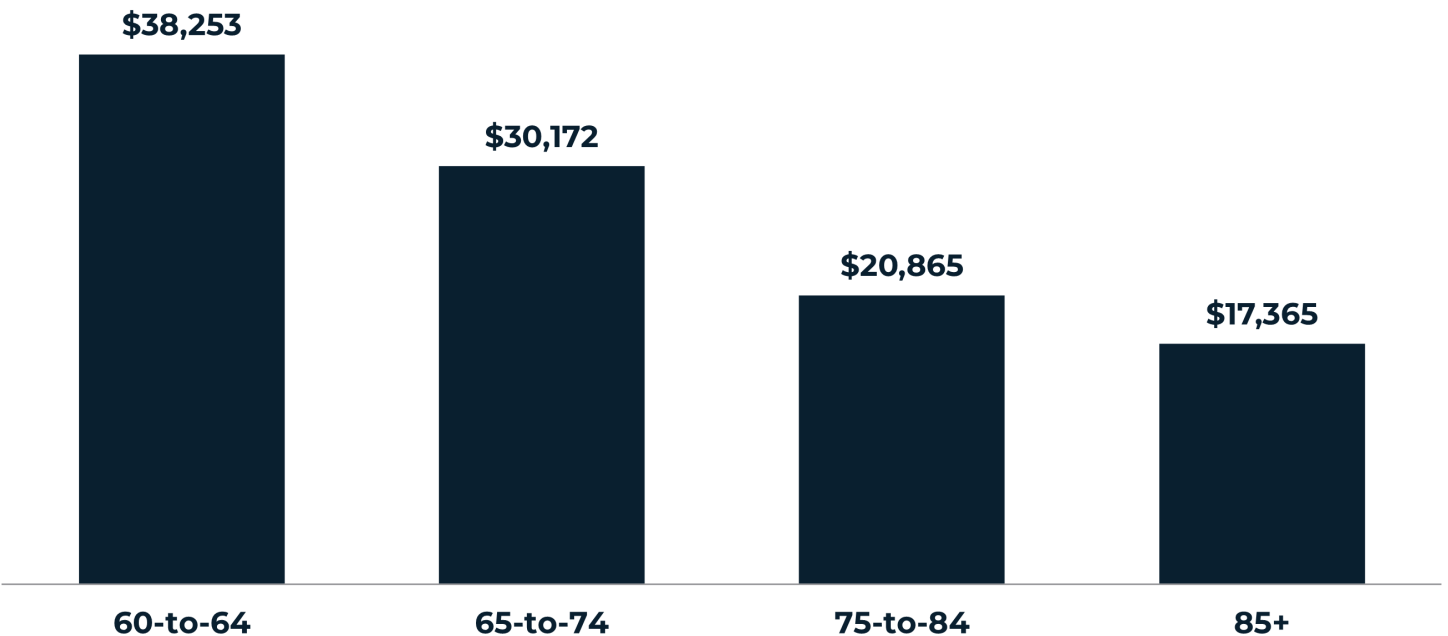
Median Personal Income of all Older Bostonians by Race, 2025



Source: City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

FIGURE 47 **MEDIAN INCOME BY AGE**

Median Personal Income of all Older Bostonians by Age Group, 2025

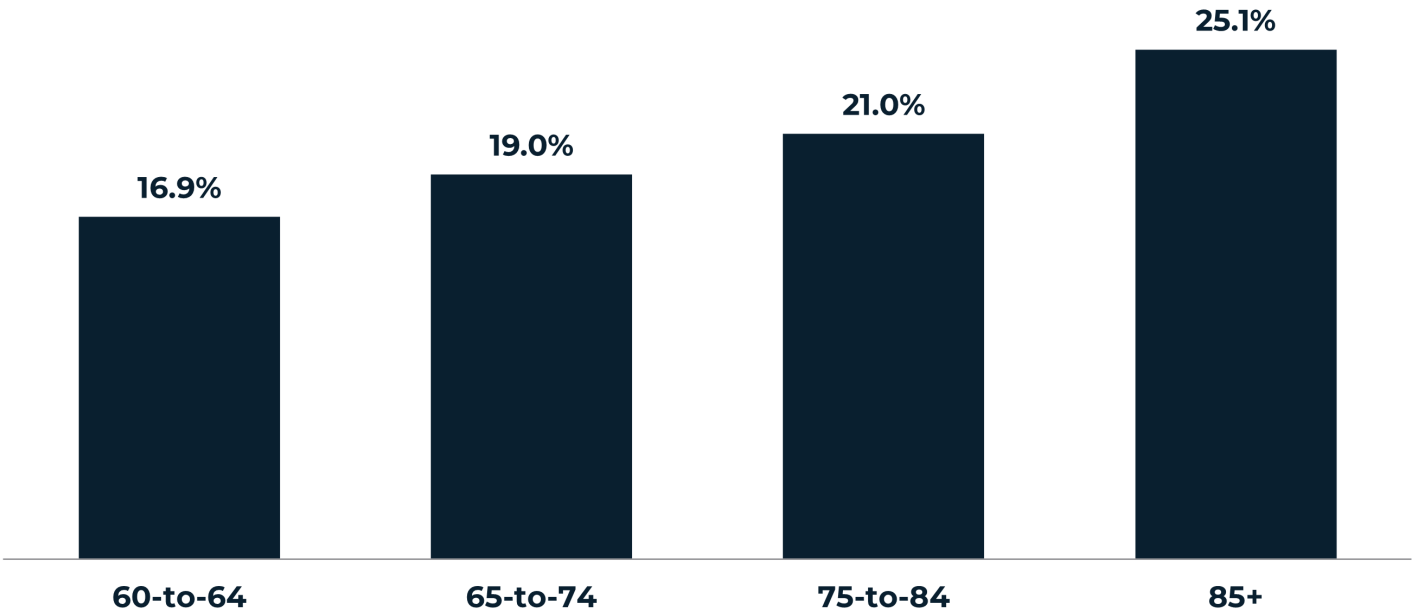


Source: City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

POVERTY

- Older Bostonians experience greater poverty rates as they age.
- Around a quarter (25.1%) of Bostonians aged 85 years and older lived in poverty.

FIGURE 48 POVERTY RATES OF OLDER BOSTONIANS BY AGE 2025



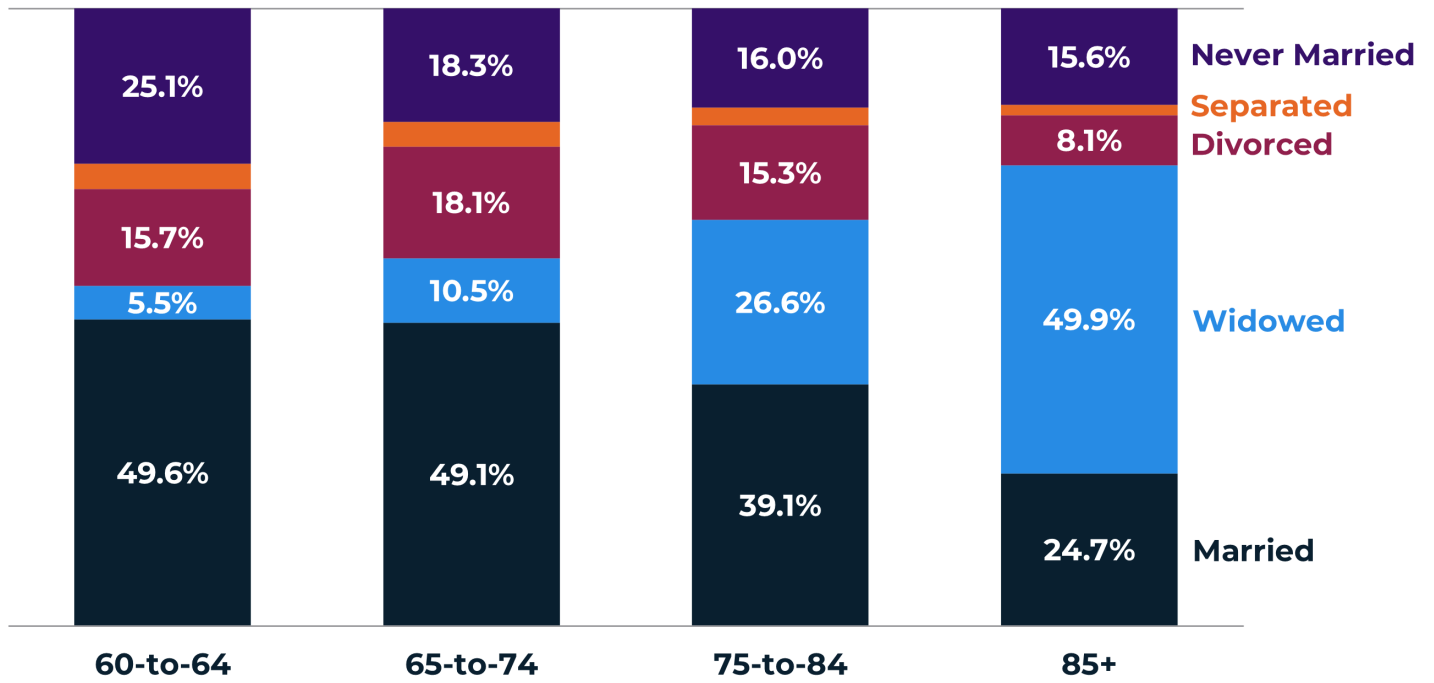
Source: City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

HOUSEHOLD STRUCTURE OF OLDER BOSTONIANS

- Half of residents aged 85+ were widowed and 46% lived alone.

MARITAL STATUS OF OLDER BOSTONIANS

FIGURE 49
2025

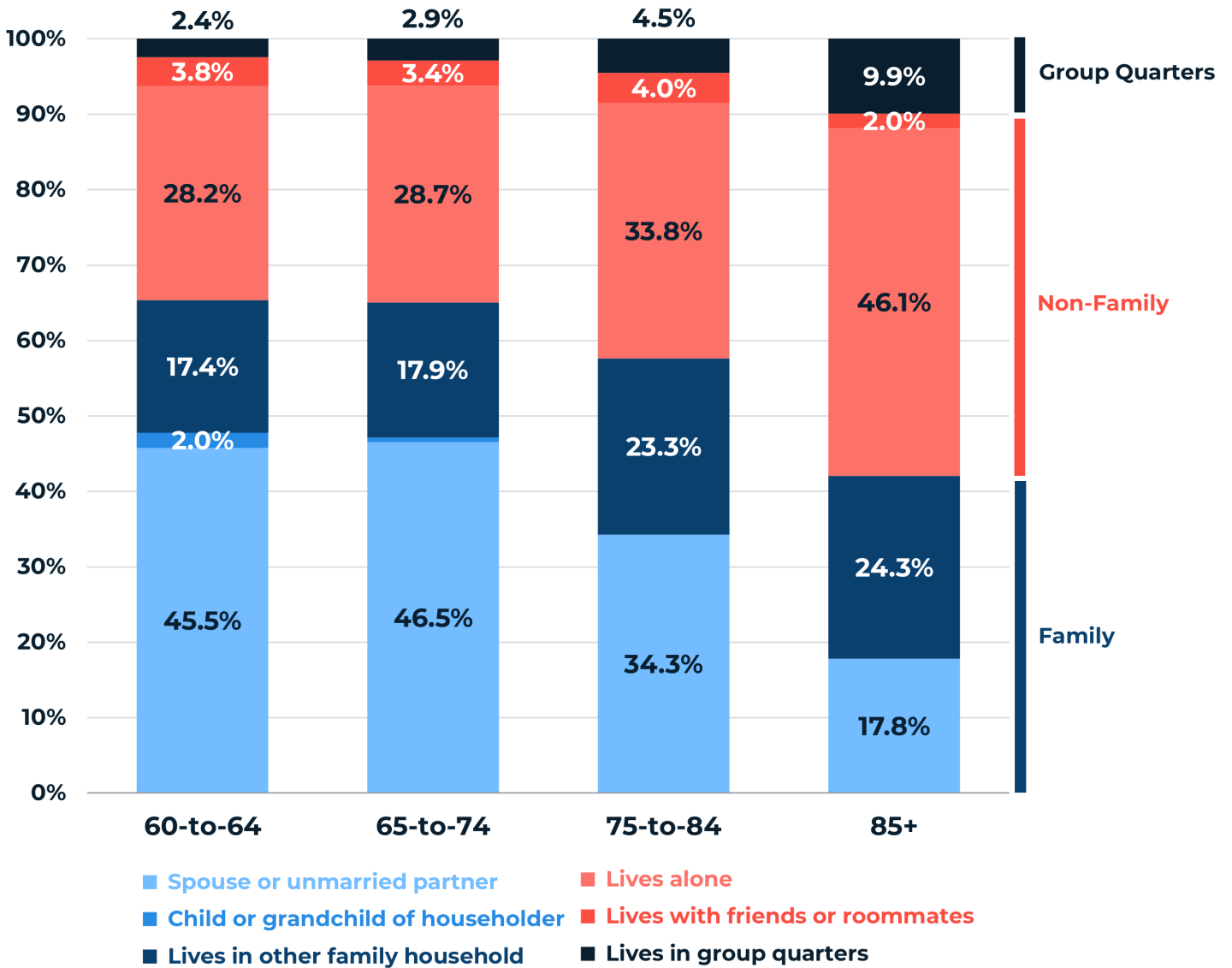


Source: City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

HOUSEHOLD STRUCTURE OF OLDER BOSTONIANS BY AGE

FIGURE 50

2025

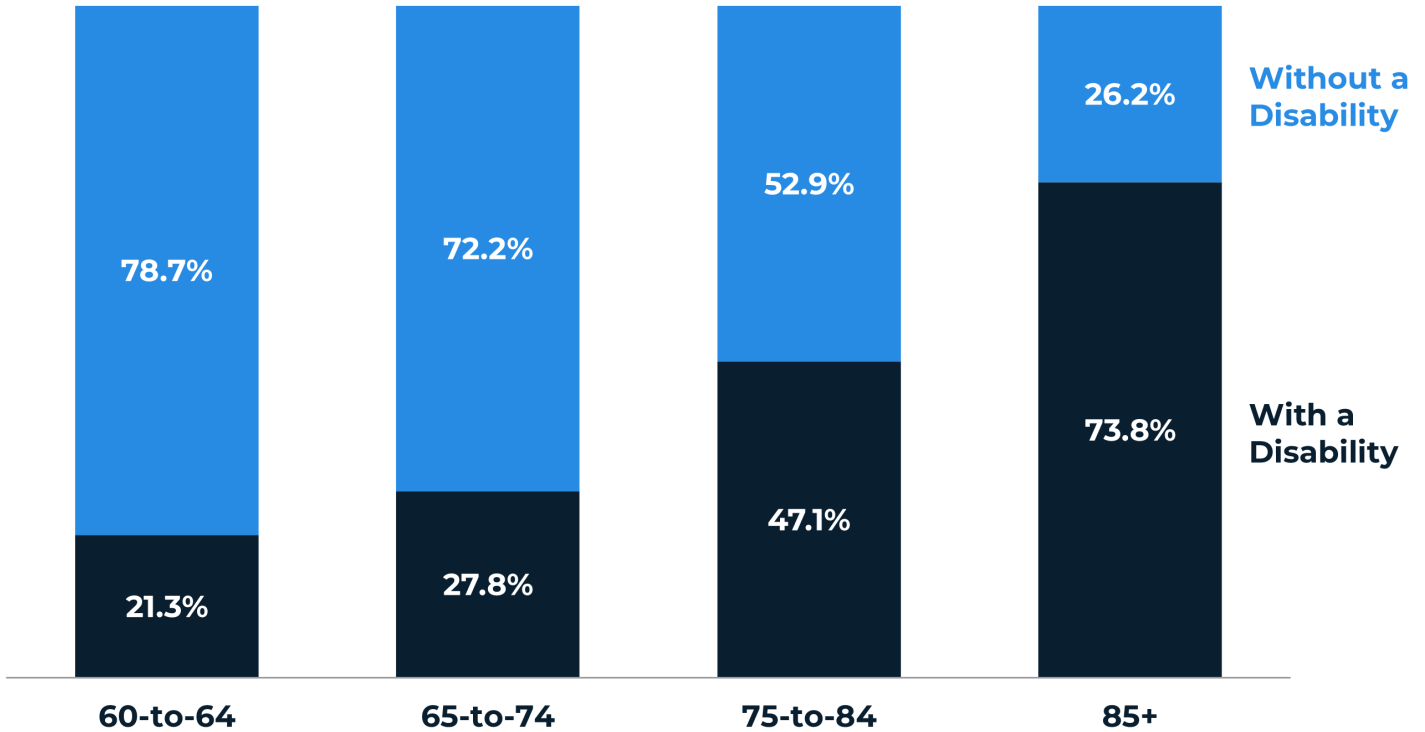


Source: City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

DISABILITY

- Disabilities are more prevalent as residents age. By age 75, almost half of Boston's population reported a disability.
- 21.3% of Bostonians aged 60-to-64 had a disability compared to 73.8% of Bostonians 85 and older.

FIGURE 51 DISABILITY STATUS OF OLDER BOSTONIANS 2025



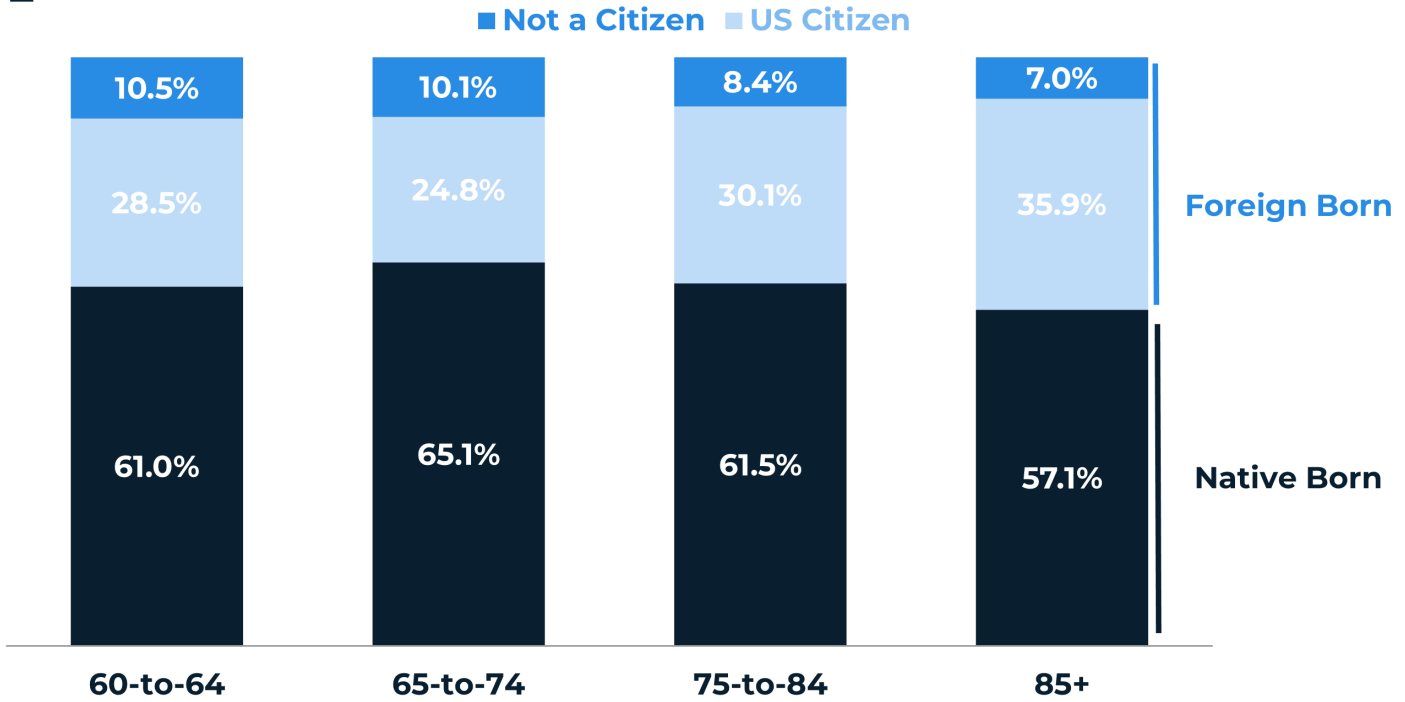
Source: City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

NATIVITY

- Foreign-born residents comprised 42.9% of residents aged 85 and older.

FIGURE 52 NATIVITY OF OLDER BOSTONIANS BY AGE GROUP

2025



Source: City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

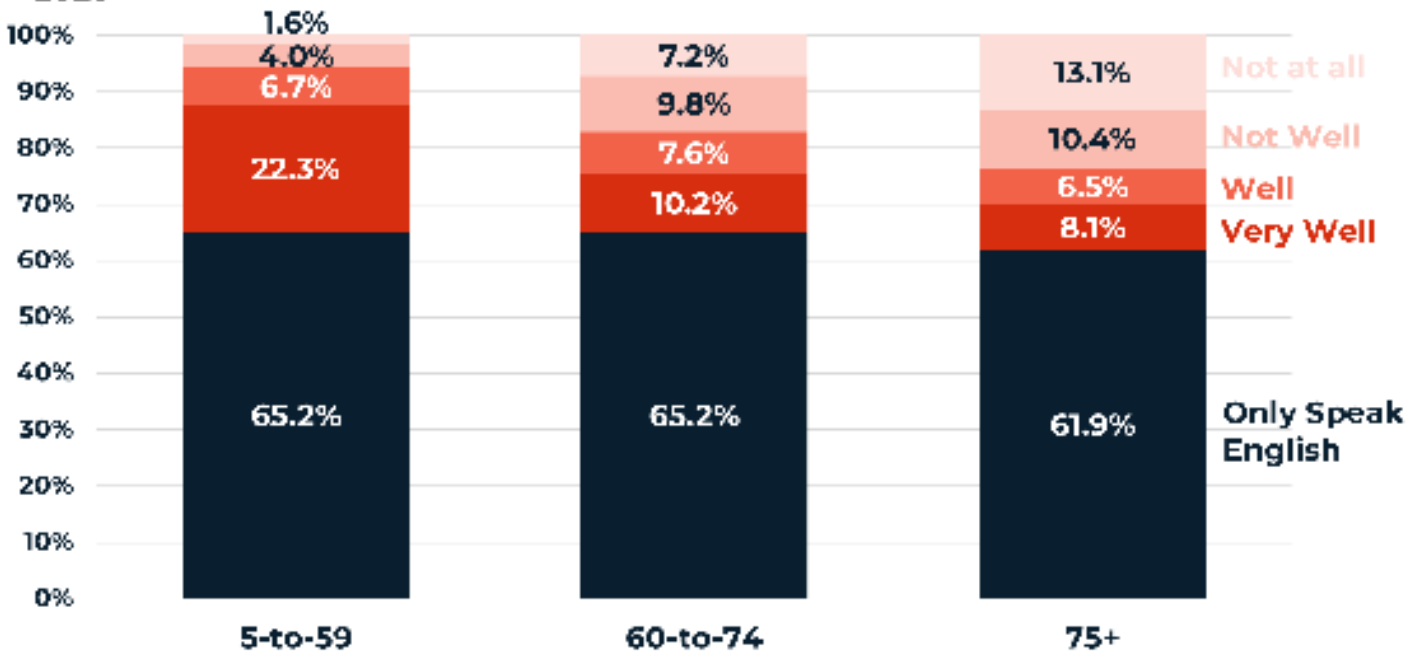
LANGUAGE

- English proficiency was lower among older Bostonians compared to residents 59 and younger.
- 13.1% of Bostonians 75 years and older did not speak English at all.
- Among older Bostonians, 67% spoke only English at home, whereas 13.3% spoke Spanish.

ENGLISH PROFICIENCY OF BOSTONIANS BY AGE GROUP

FIGURE 53

2025

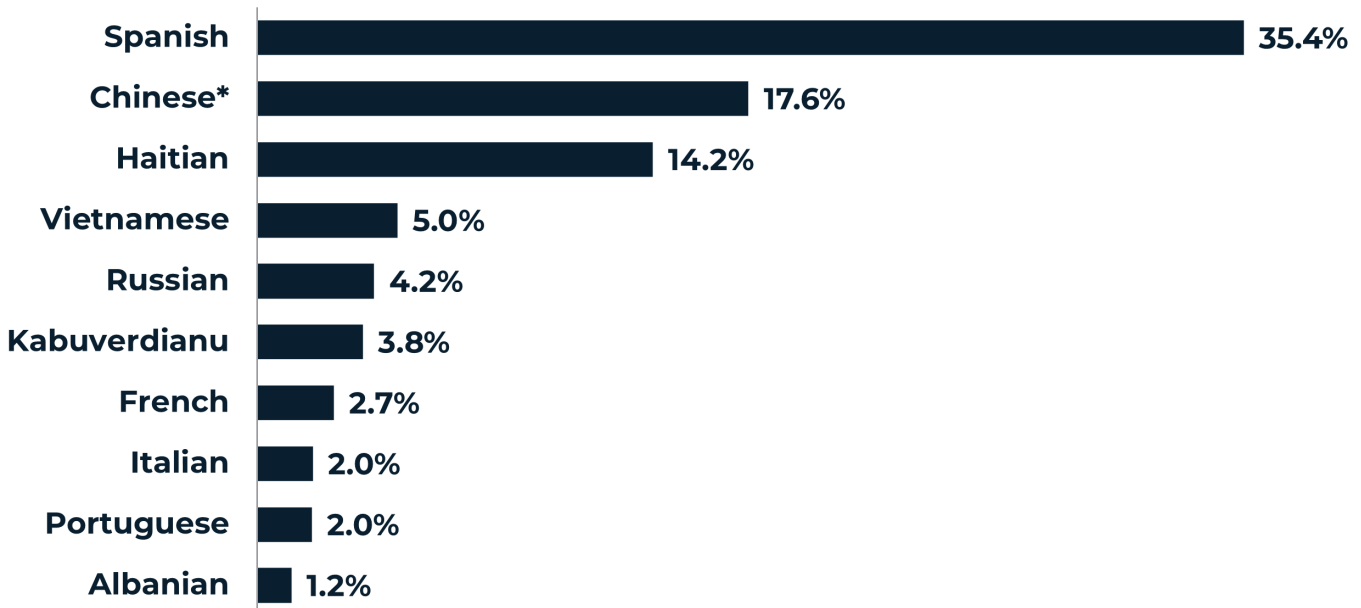


Source: City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.
 Note: Speakers who report speaking English "very well" have prose literacy comparable to English-only speakers (intermediate level). Those reporting less than "very well" have lower average literacy.

LANGUAGE OTHER THAN ENGLISH

FIGURE 54

Share of Languages Spoken at Home by Older Bostonians Who Speak a Language Other than English at Home, 2025



Source: City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

*Chinese includes Cantonese and Mandarin.

NEIGHBORHOODS

- West Roxbury had the highest share of older residents, with people over the age of 60 comprising 30.9% of the neighborhood's population.
- In contrast, neighborhoods with higher shares of young adults such as Longwood, Allston, and Fenway had the lowest shares of older residents, with 1.8%, 6.4%, and 7.4% of the neighborhood population respectively.

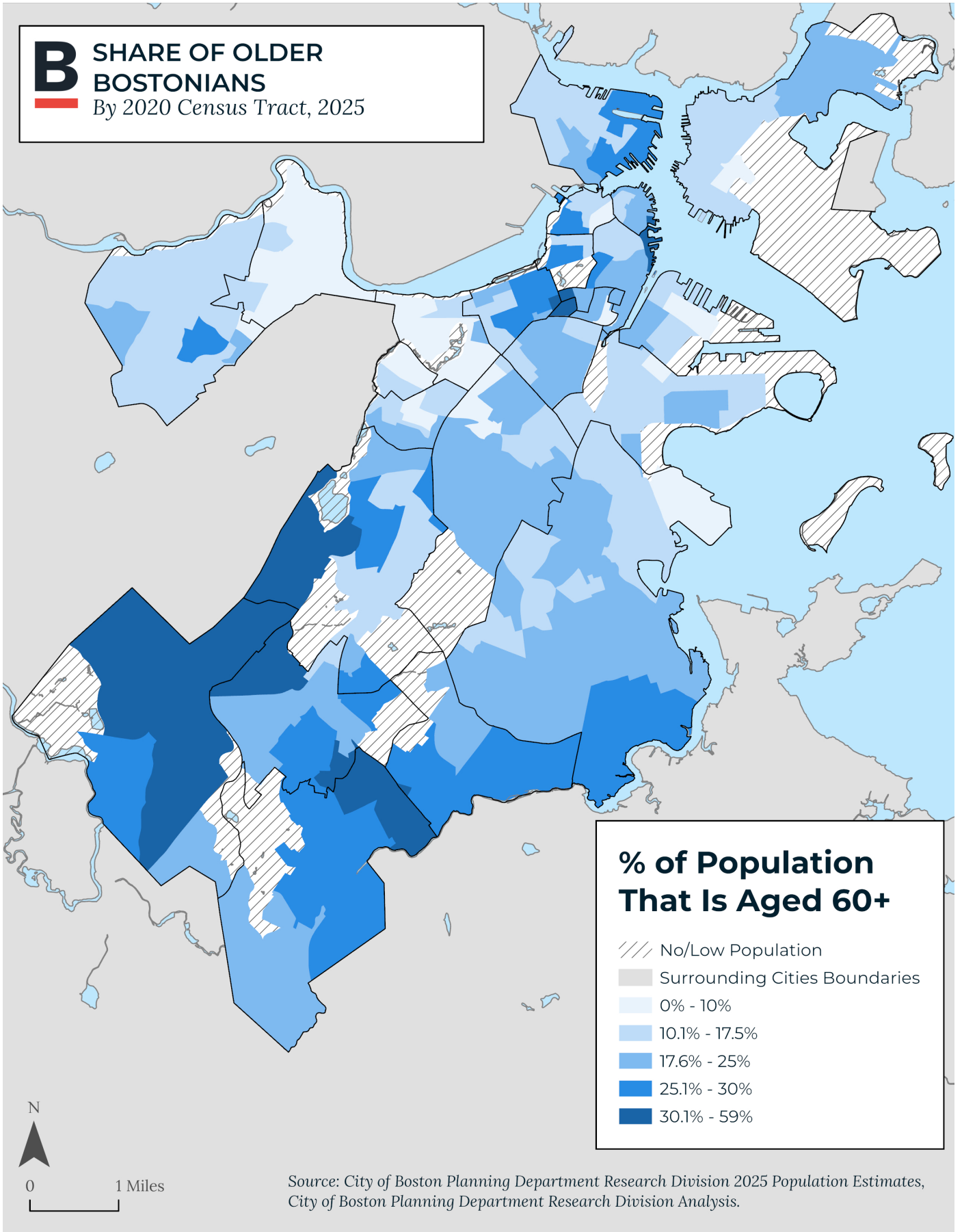
FIGURE 55 NEIGHBORHOODS BY OLDER BOSTONIAN POPULATION SHARE 2025

NEIGHBORHOOD	NUMBER OF 60+	% NEIGHBORHOOD POPULATION
West Roxbury	9,695	30.9%
Hyde Park	9,384	28.0%
Roslindale	7,512	25.6%
Mattapan	5,800	23.7%
Downtown	3,715	23.6%
Back Bay	4,236	22.3%
South End	7,305	21.1%
Jamaica Plain	8,902	20.7%
Beacon Hill	1,816	19.5%
Charlestown	3,671	19.1%
Dorchester	23,286	18.9%
Roxbury	10,405	18.3%
North End	1,855	17.4%
Chinatown	1,061	16.7%
West End	1,477	15.9%
South Boston	6,035	14.8%
Brighton	8,088	14.5%
Mission Hill	2,719	14.3%
South Boston Waterfront	1,175	14.2%
East Boston	6,567	14.0%
Fenway	3,127	7.4%
Allston	2,043	6.4%
Longwood	99	1.8%

Source: City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

OLDER BOSTONIAN POPULATION

B SHARE OF OLDER BOSTONIANS
 By 2020 Census Tract, 2025

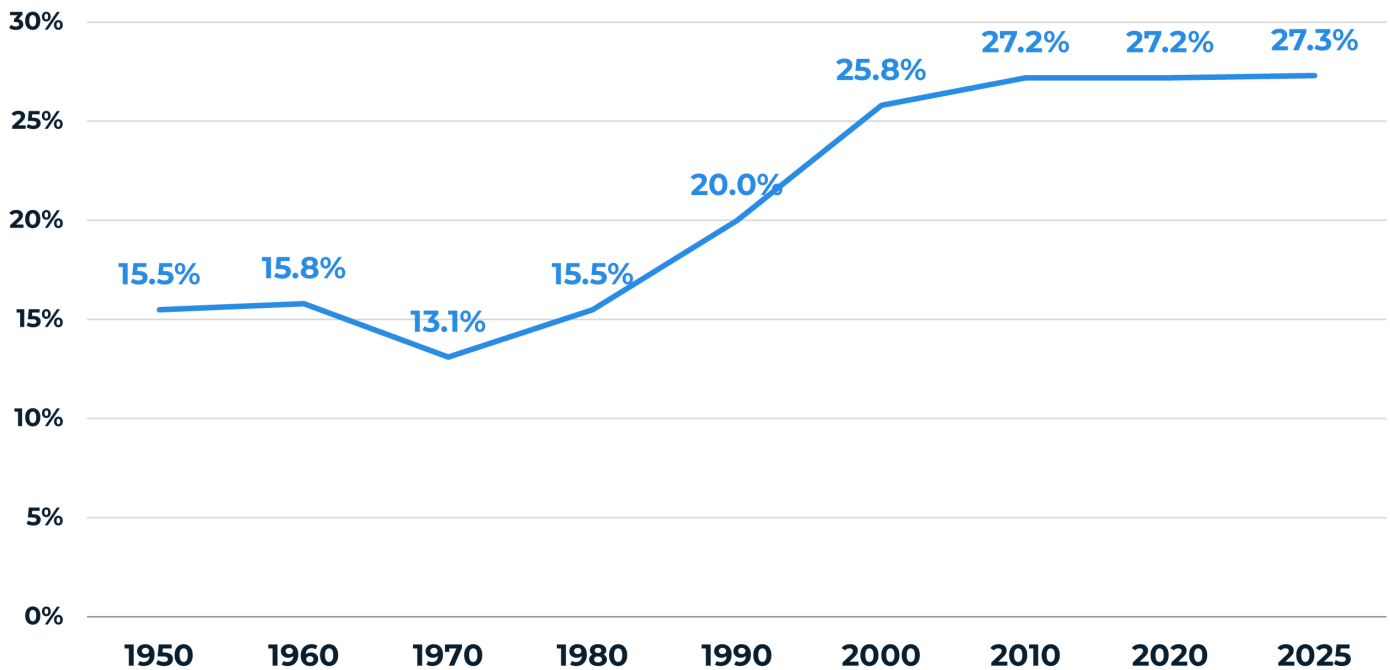


FOREIGN BORN

POPULATION

- In 2025, Boston had 195,295 foreign-born residents, comprising 27.3% of the city's total population.
- The share of the population that is foreign born has stabilized after significant growth between 1970 and 2010.
- Naturalized citizens comprised 51.9% of Boston's foreign-born population.

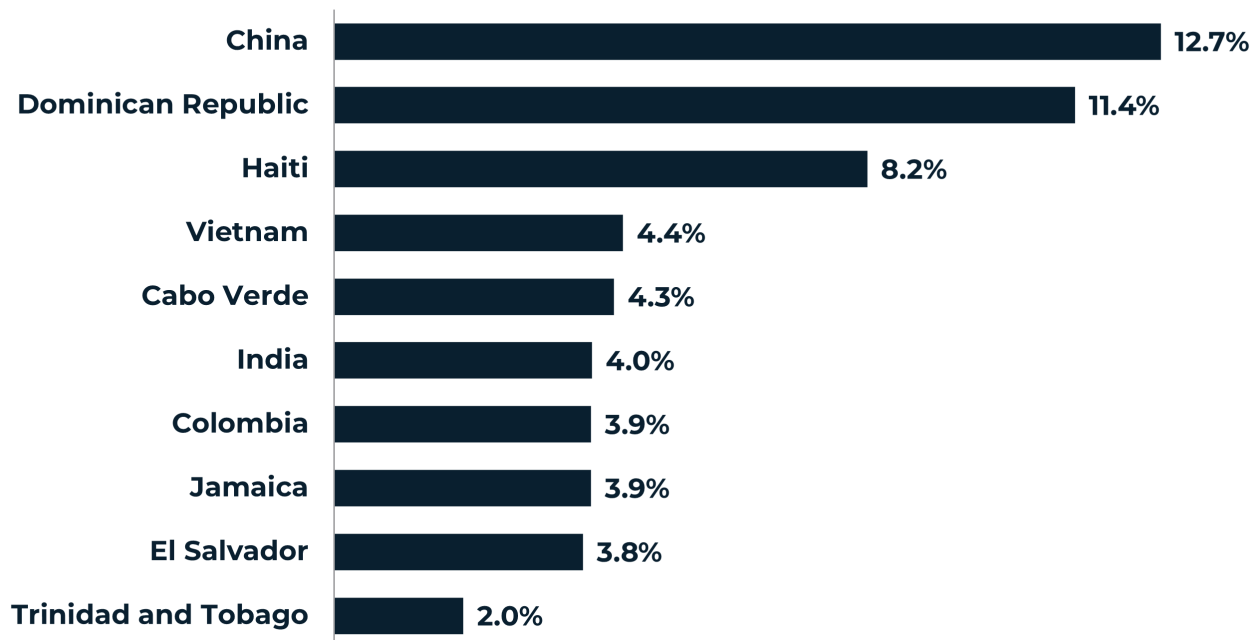
FIGURE 56 FOREIGN-BORN POPULATION SHARE IN BOSTON 1950-2025



Source: U.S. Census Bureau, 1950-2000 Decennial Censuses, 2006-2010 American Community Survey; 2020 and 2025 City of Boston Planning Department Research Division estimates, City of Boston Planning Department Research Division Analysis.

FIGURE 57 TOP 10 COUNTRIES OF ORIGIN

Place of Birth of Foreign-Born Population in 2025



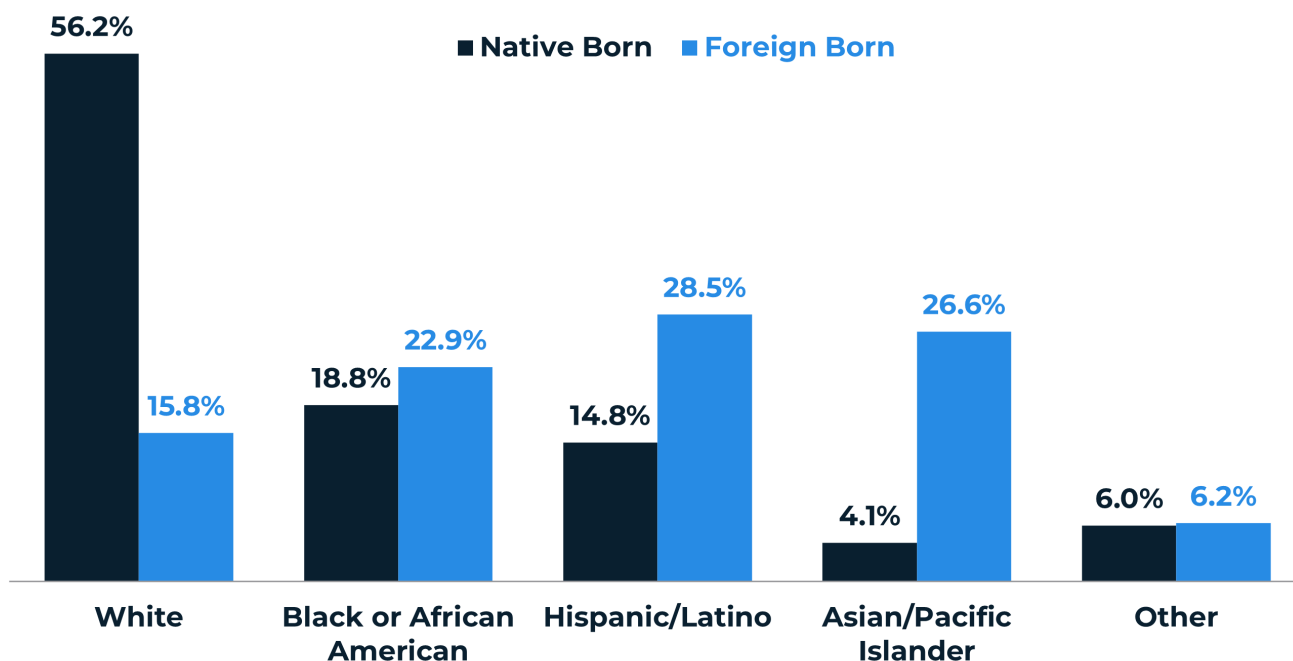
Source: City of Boston Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

RACE & ETHNICITY

- Individuals from China, Dominican Republic, and Haiti comprised almost a third of Boston's foreign-born population in 2025.
- The share of the foreign-born population from Haiti has declined 0.9 percentage points since 2020 while the share from China increased by 0.9 percentage points.

FIGURE 58 RACE AND ETHNICITY BY NATIVITY

Race and Ethnicity by Nativity of Boston Residents, 2025



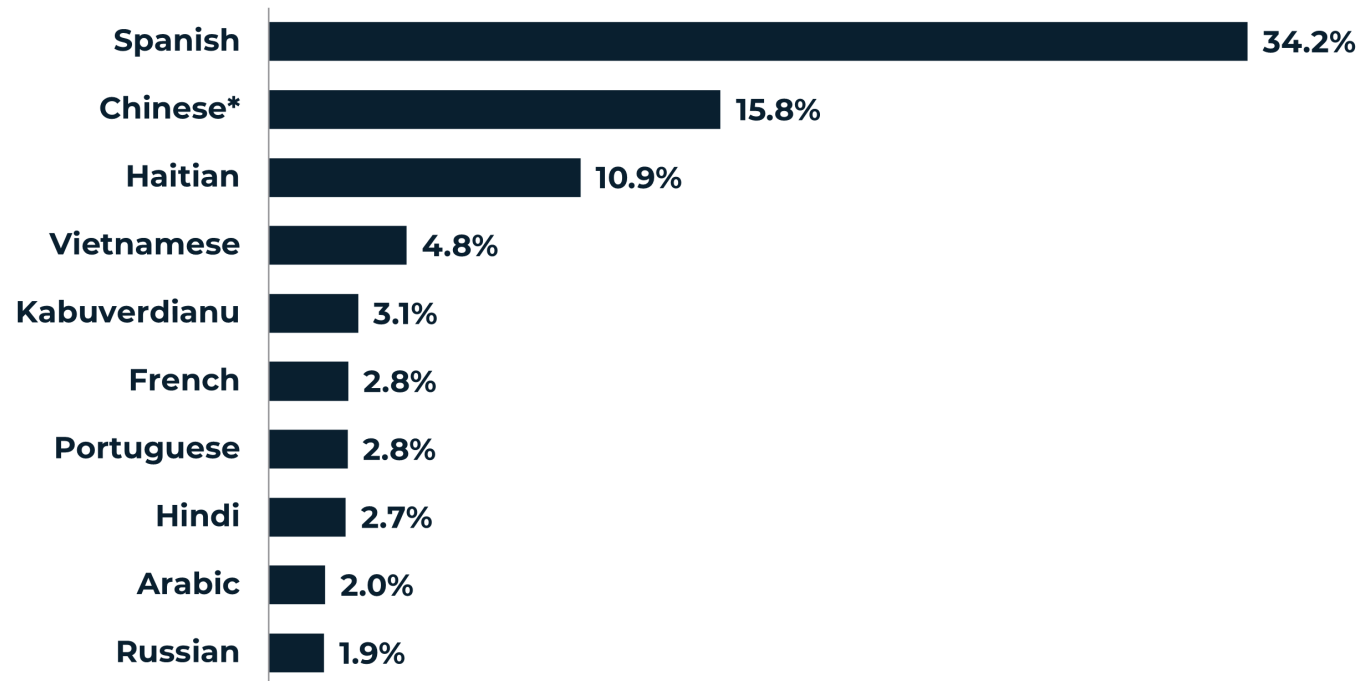
Source: City of Boston Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

LANGUAGES

- In 2025, 35.3% of Boston residents spoke a language other than English at home.
- Spanish (34.2%) was the most common non-English language spoken at home.

LANGUAGE OTHER THAN ENGLISH

Share of Languages Spoken at Home by Foreign-Born Individuals Who Speak a Language Other than English at Home, 2025



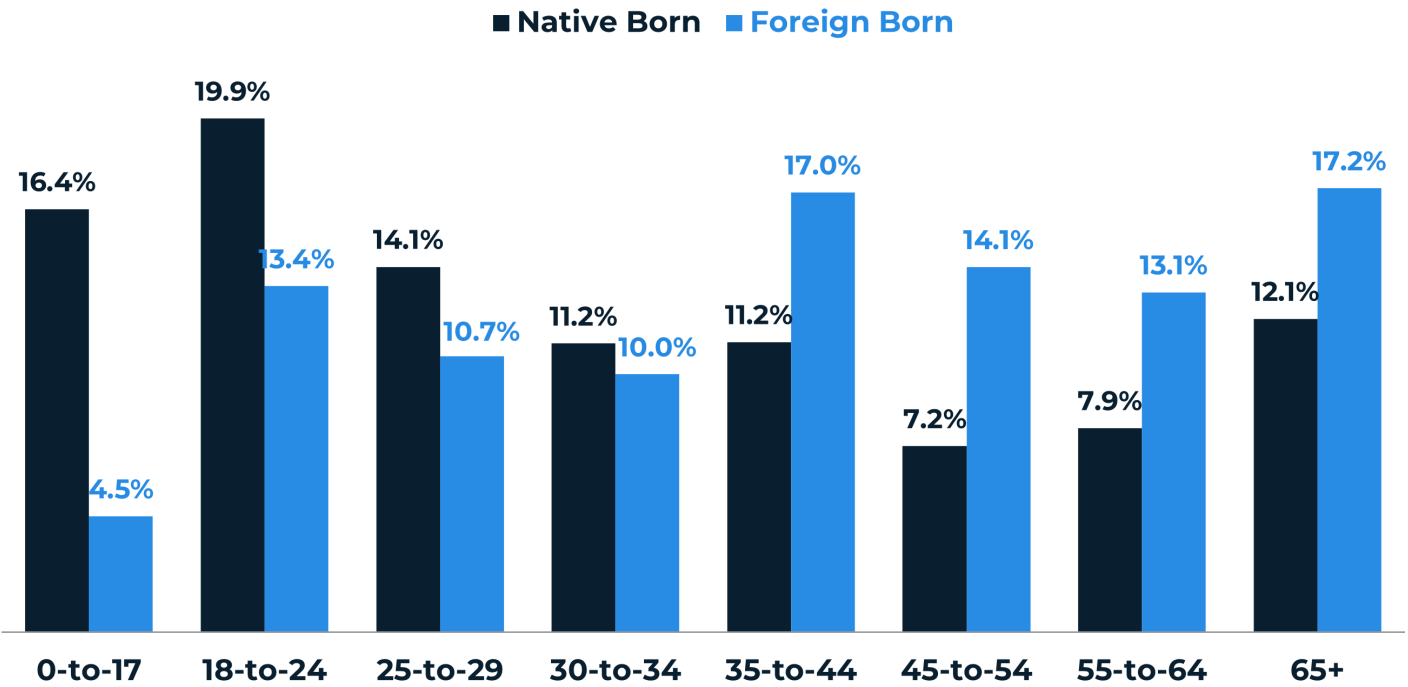
Source: City of Boston Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

AGE

- Native-born Boston residents were younger – 36.3% were under 25 – while foreign-born residents skewed older – 44.7% were 45 or older.

FIGURE 60 AGE BY NATIVITY

Age by Nativity of Boston Residents, 2025



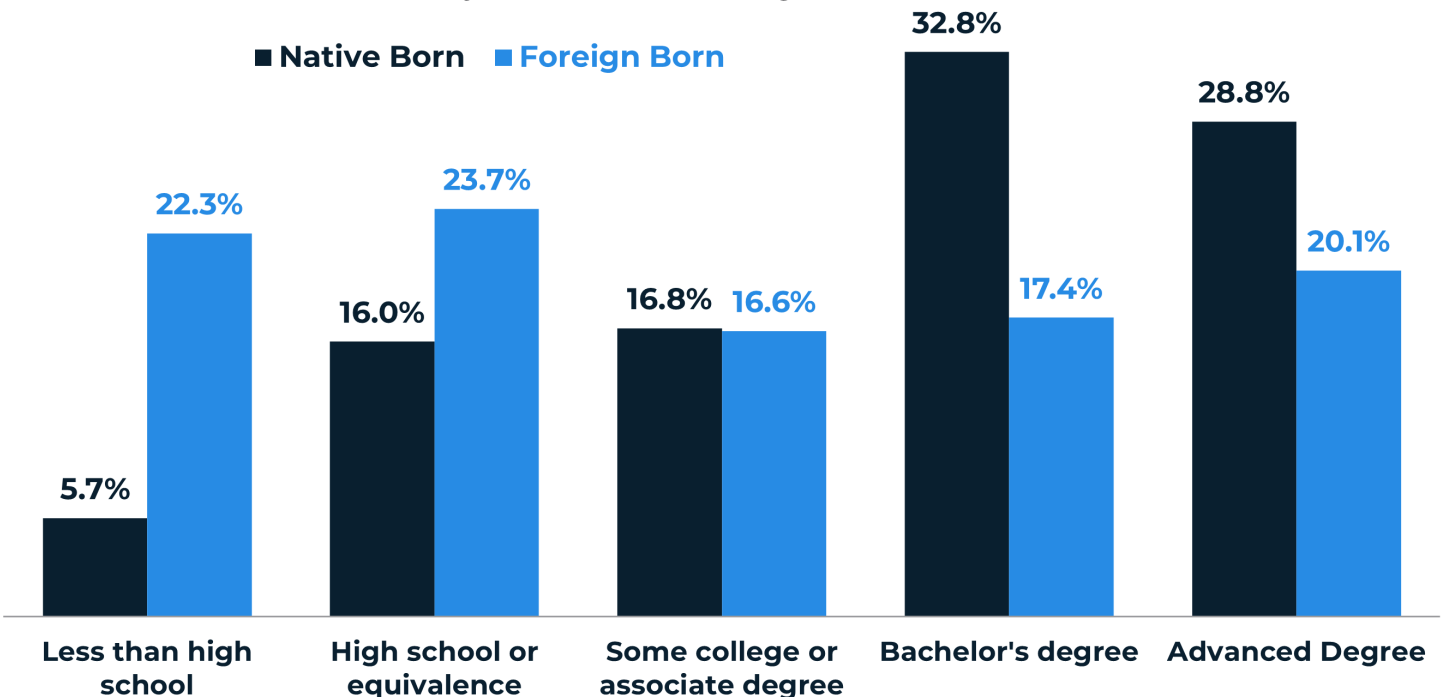
Source: City of Boston Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

EDUCATIONAL ATTAINMENT

- Foreign-born residents aged 25+ were significantly less likely to have a college degree than native-born residents.

FIGURE 61 EDUCATIONAL ATTAINMENT BY NATIVITY

Educational Attainment of Boston residents aged 25+, 2025



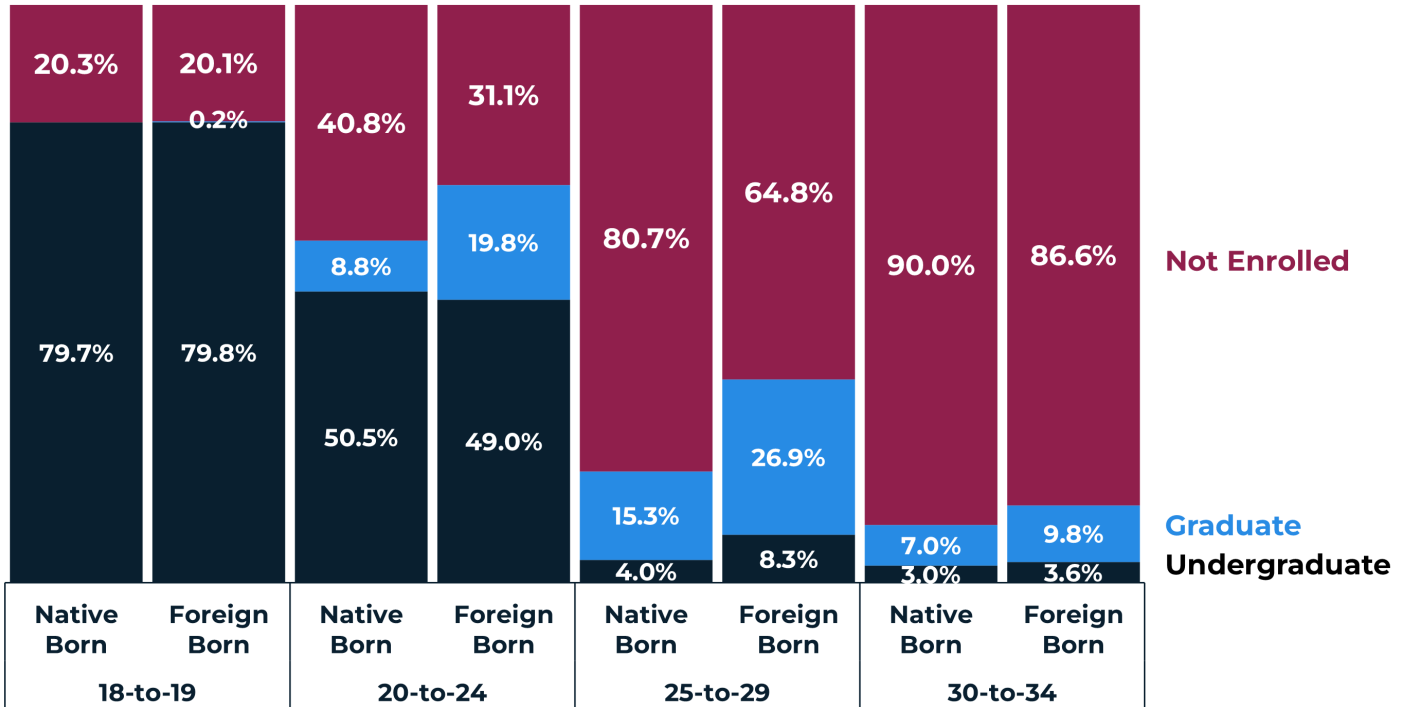
Source: City of Boston Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

COLLEGE ENROLLMENT

- In 2025, while the native-born population had a similar percentage of undergraduate enrollment to the foreign-born population, the foreign born had a higher rate of graduate school enrollment across age groups.
- Foreign-born individuals had a relatively higher rate of college enrollment across age groups.

FIGURE 62 COLLEGE/UNIVERSITY ENROLLMENT BY AGE AND NATIVITY

Boston Residents, 2025



Source: City of Boston Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

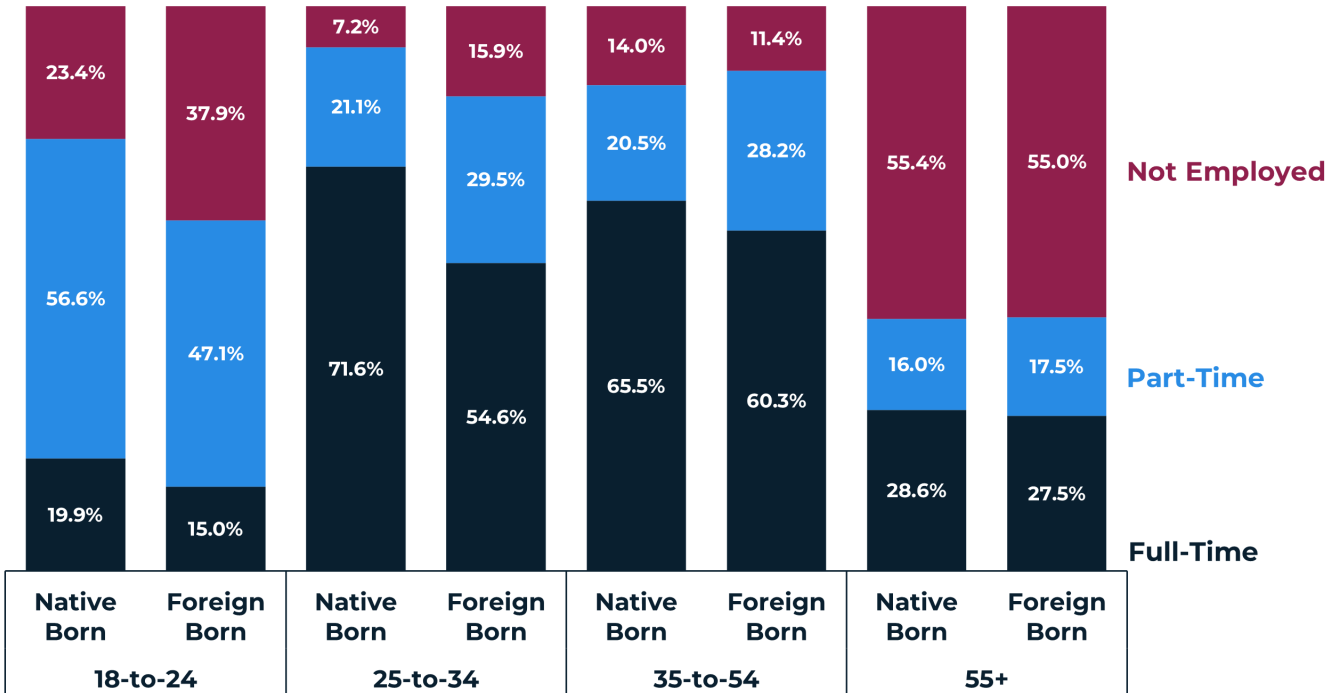
EMPLOYMENT

- Foreign- and native-born employment shares were similar in 2025 at 67.1% and 62.7% respectively.
- 18-to-24 year old native-born residents had significantly higher employment relative to foreign-born residents of the same age cohort, likely due to the work authorization issues faced by international students.⁶

⁶ <https://www.uscis.gov/working-in-the-united-states/students-and-exchange-visitors/students-and-employment>

FIGURE 63 EMPLOYMENT BY AGE AND NATIVITY

Boston Residents, 2025



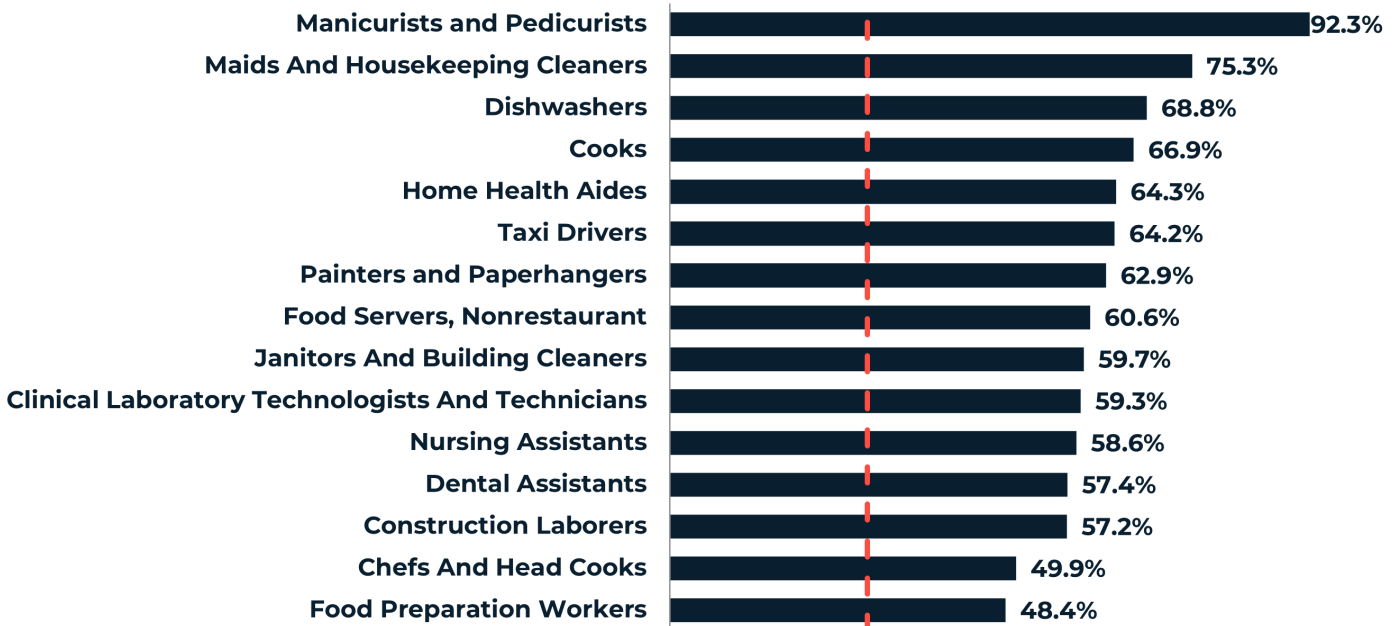
OCCUPATION

- Occupations with the largest share of foreign-born residents tend to be in service industries.
- The occupations with the smallest share of foreign-born residents tend to be record clerks, transportation workers, and logisticians.

FIGURE 64 TOP OCCUPATIONS HELD BY FOREIGN BORN WORKERS

Occupations with the Largest Foreign-Born Share in Boston, 2025

Foreign-born proportion across all occupations: 28.5%



Source: City of Boston Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

Note: Only includes occupation with at least 1,000 workers

FIGURE 65 OCCUPATION WITH FEWEST FOREIGN BORN WORKERS

Occupations with the Smallest Foreign-Born Share in Boston, 2025



Source: City of Boston Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.
Note: Only includes occupation with at least 1,000 workers

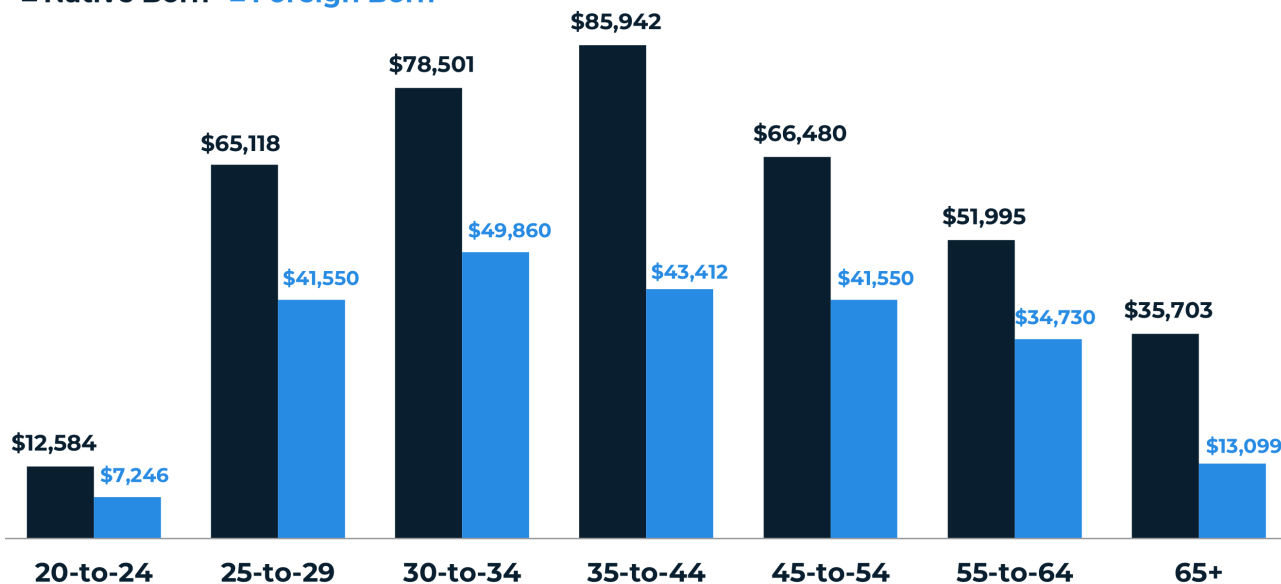
INCOME

- In 2025, foreign-born Boston residents had a median personal income of \$32,457, significantly less than native-born residents at \$55,555.
- Personal income peaks for foreign-born Bostonians at ages 30 to 34 but peaks at ages 35 to 44 for the native-born.

FIGURE 66 MEDIAN INCOME BY AGE AND NATIVITY

Median Personal Income of All Boston Population Aged 20+, 2025

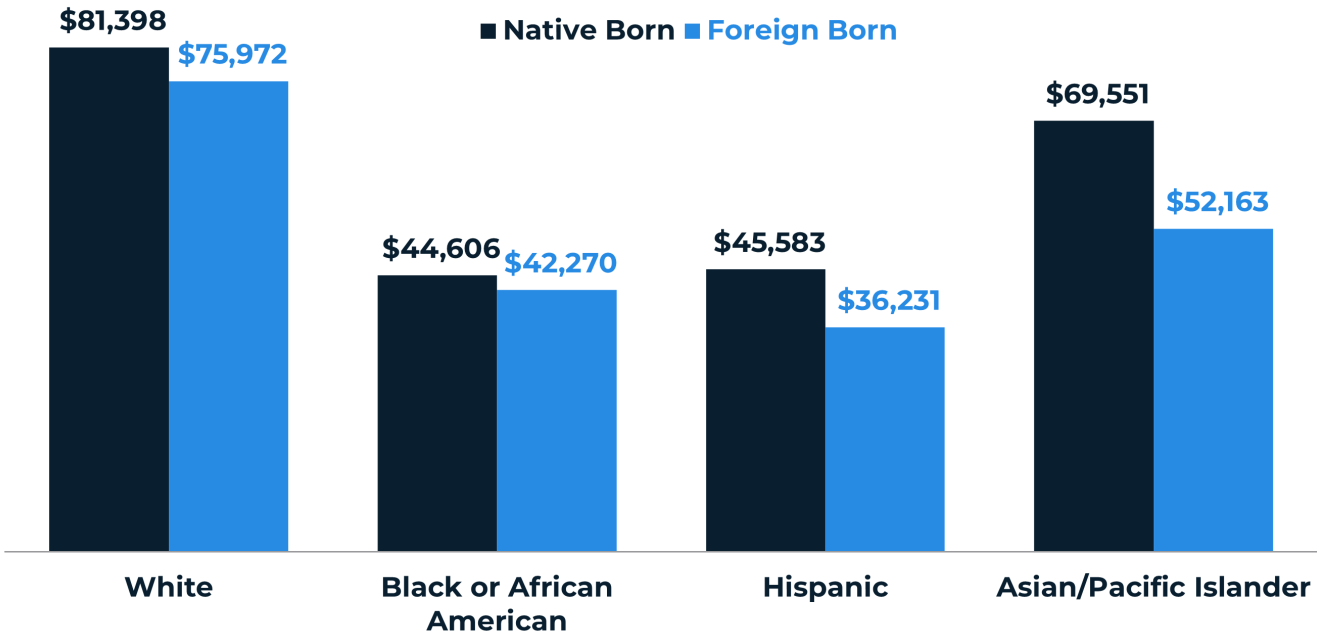
■ Native Born ■ Foreign Born



Source: City of Boston Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

FIGURE 67 MEDIAN INCOME BY RACE AND NATIVITY

Median Personal Income of all Boston population, 2025



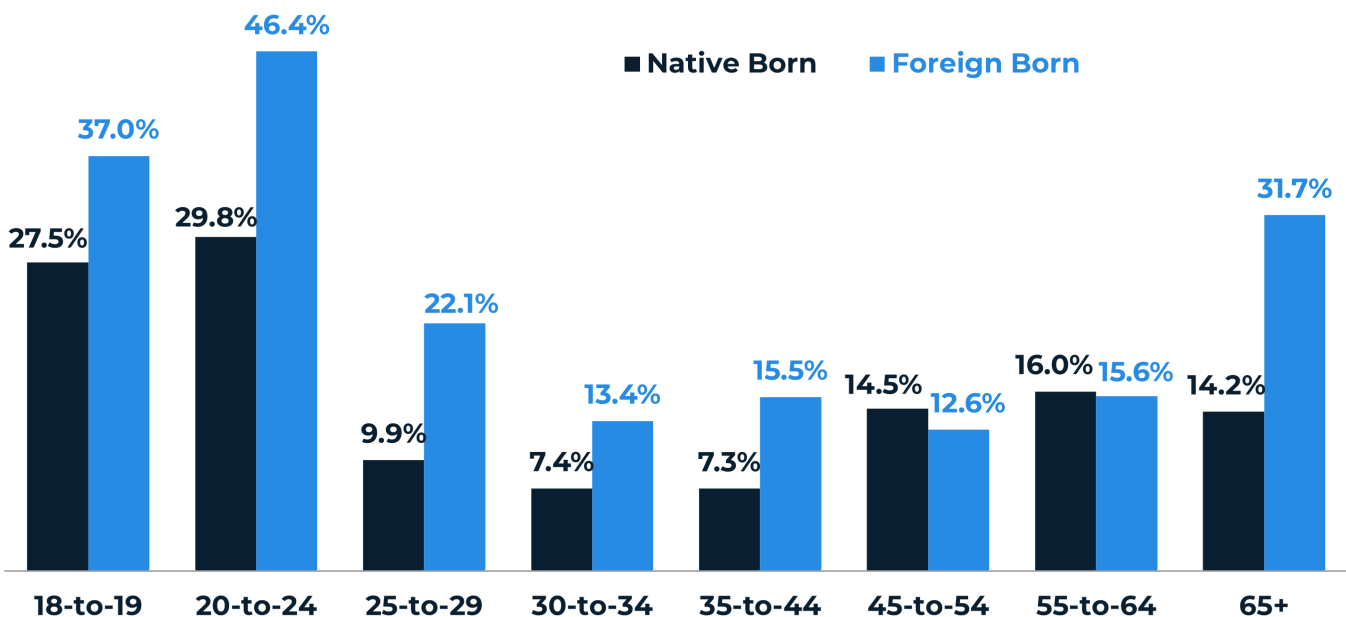
Source: City of Boston Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

POVERTY

- In 2025, 21.9% of foreign-born Boston residents lived below the poverty line compared to 14.2% of native-born residents.
- Among Boston's foreign-born residents, poverty is especially pronounced in the 20 to 24 and 65+ age groups. Poverty among those aged 20 to 24 may be related to the high number of students in this age group.

FIGURE 68 POVERTY RATE BY AGE AND NATIVITY

Poverty Rates of Boston Residents, 2025



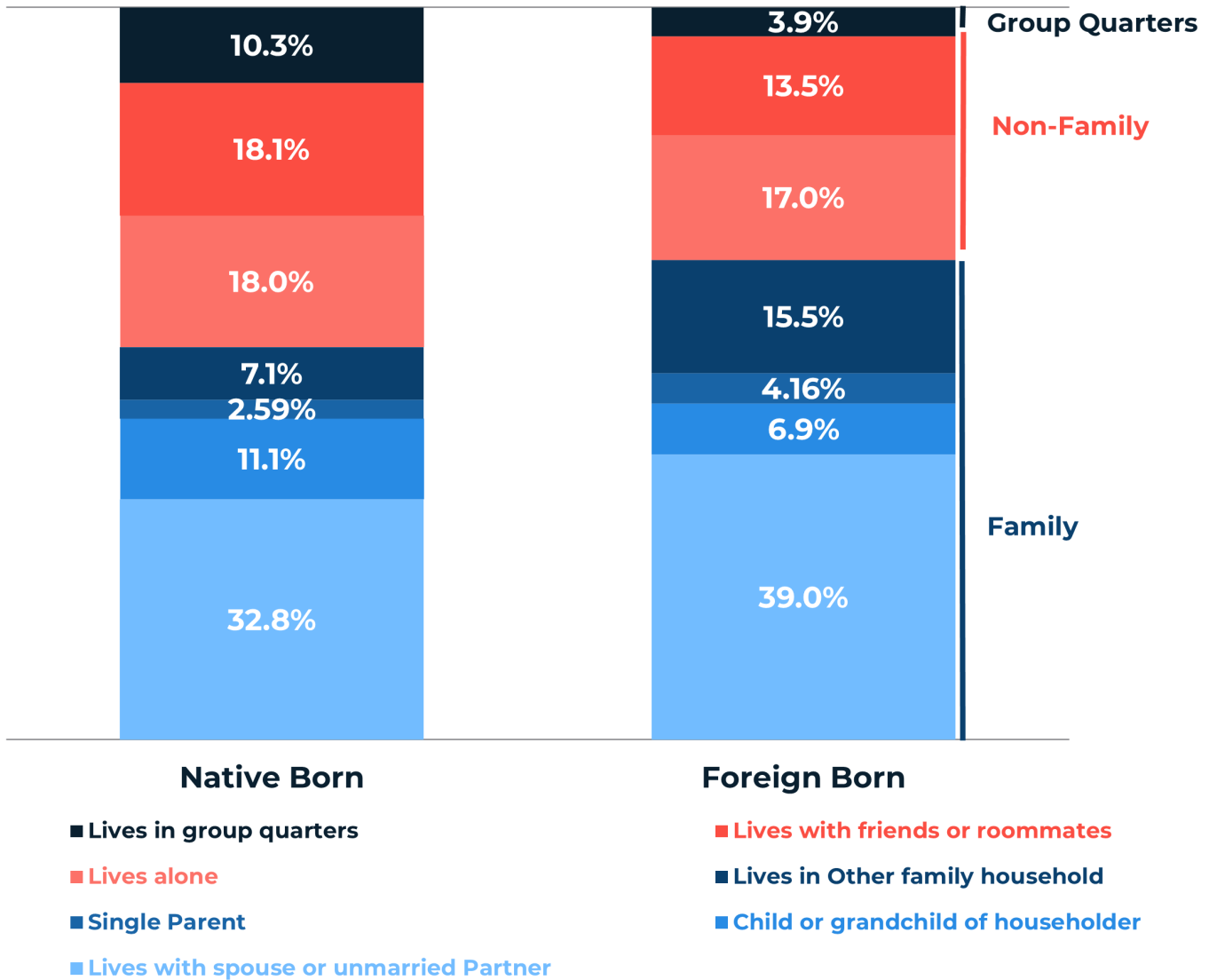
Source: City of Boston Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

HOUSEHOLD TYPE

- In 2025, foreign-born residents were more likely to live with a partner, be a single parent, or live in another family household compared to native-born residents.

FIGURE 69 HOUSEHOLD TYPE BY NATIVITY

Household Type of Boston Residents, 2025



Source: City of Boston Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.

NEIGHBORHOODS

- Approximately half of Chinatown and 41% of East Boston residents were foreign born in 2025, the largest shares among Boston neighborhoods. The North End had the lowest foreign-born share at 10.9%.
- From 2010 to 2025, the neighborhood with the largest proportion change in foreign-born population share was South Boston Waterfront with a 12.1 percentage point increase.⁷

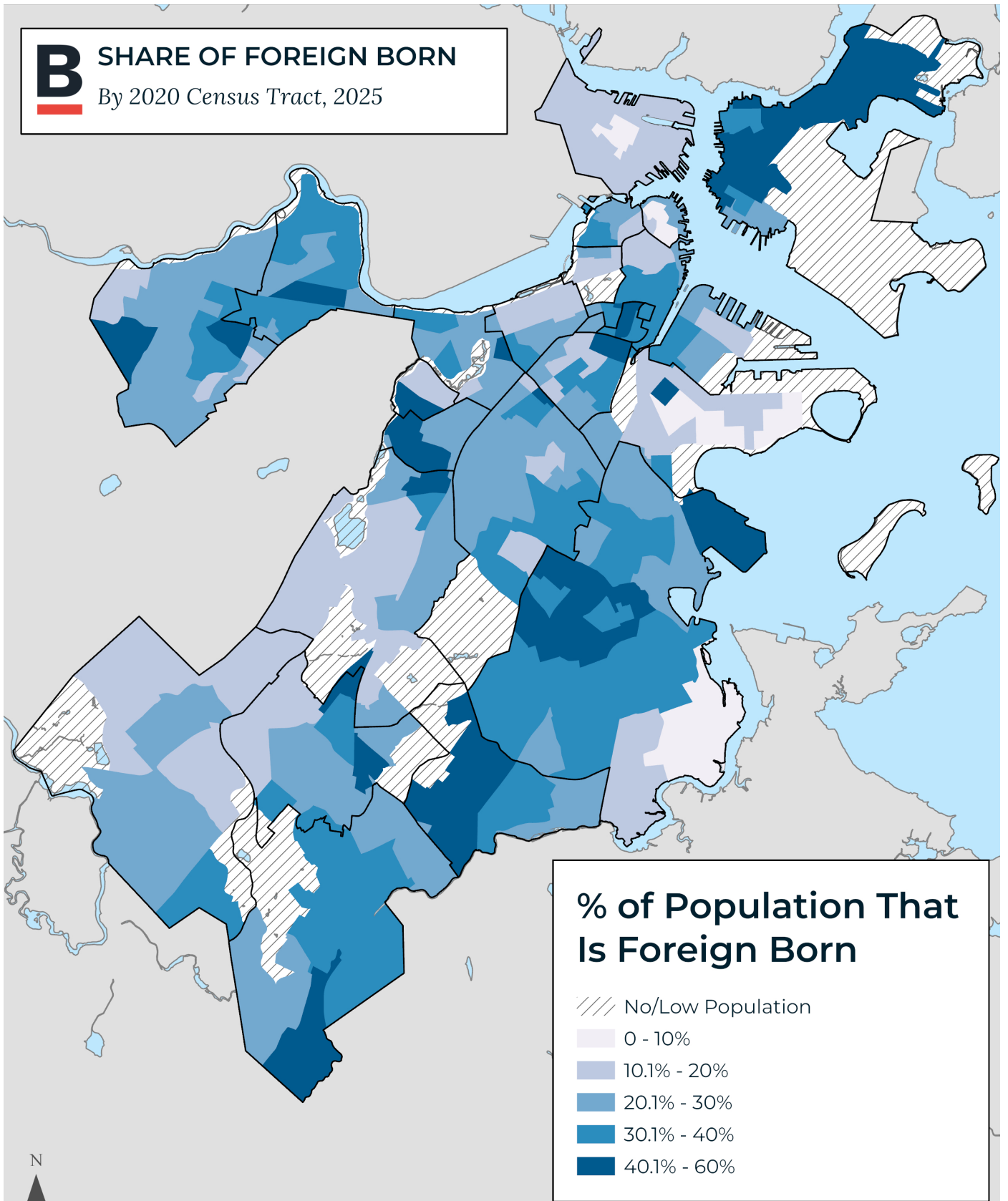
FIGURE 70 NEIGHBORHOODS BY FOREIGN-BORN POPULATION SHARE 2025

NEIGHBORHOOD	FOREIGN POPULATION	% OF NEIGHBORHOOD POPULATION
Chinatown	3,215	50.5%
East Boston	19,065	40.7%
Mattapan	9,254	37.9%
Dorchester	39,980	32.5%
Allston	9,791	30.8%
Mission Hill	5,720	30.1%
Hyde Park	9,761	29.2%
Fenway	12,119	28.6%
Downtown	4,366	27.7%
Brighton	14,821	26.5%
Roxbury	14,971	26.4%
West End	2,419	26.0%
Roslindale	7,263	24.7%
South End	8,464	24.5%
West Roxbury	7,240	23.1%
Jamaica Plain	9,322	21.7%
South Boston Waterfront	1,740	21.0%
Back Bay	3,887	20.5%
Charlestown	2,656	13.8%
Beacon Hill	1,191	12.8%
Longwood	702	12.6%
South Boston	4,783	11.7%
North End	1,164	10.9%

⁷U.S. Census Bureau, 2010 Decennial Census, City of Boston Planning Department Research Division Analysis.

BOSTON'S FOREIGN BORN POPULATION

B SHARE OF FOREIGN BORN
By 2020 Census Tract, 2025



Source: City of Boston Planning Department Research Division 2025 Population Estimates, City of Boston Planning Department Research Division Analysis.