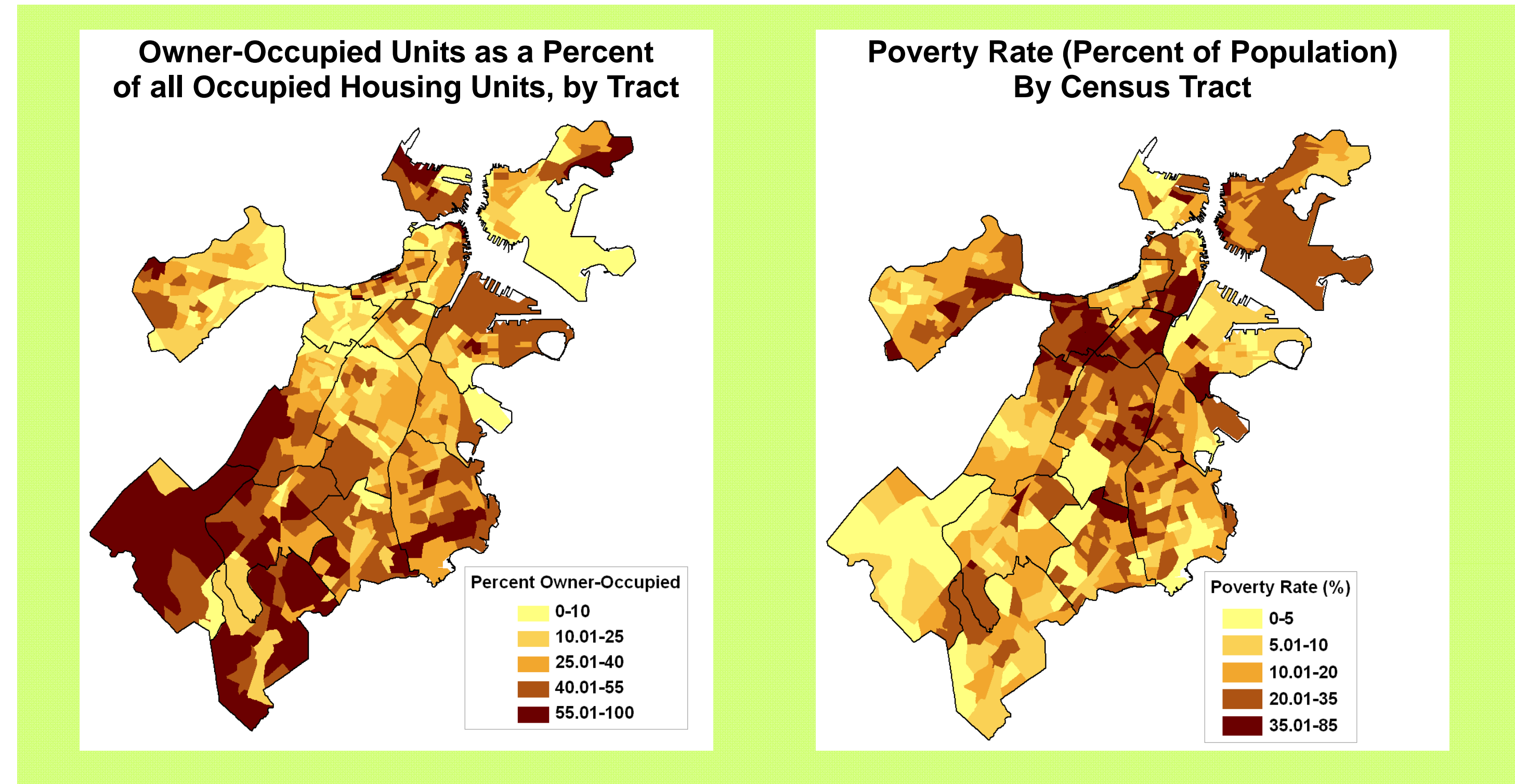# An Exploration of Boston Housing Data

Mapped by
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Intro to GIS
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Census data from MassGIS; data on home prices and advertised rents from Boston Indicators Project; condo data from Boston Assessing Office; subsidized housing data from Boston Department of Neighborhood Development; expiring use data from Community and Economic Development Assistance Corporation. Other data for mapping from MassGIS and Boston Redevelopment Authority.

The goal of this project was to explore housing trends in Boston over the last 10 years on the neighborhood—and, where possible, the sub-neighborhood—level. I used various GIS tools to present data about prices and rents; the location of subsidized housing and expiration of those subsidies; increases in condo properties; and census information on rates of homeownership and poverty. It's difficult to draw simple conclusions from such broad data, but these maps should help give a sense of real estate "hot spots" throughout the city, and of which neighborhoods are facing the most dramatic changes.

Boston Neighborhood
Towns

0 0.5 1   2   3   4   5 Miles

Owner-Occupied Units as a Percent of all Occupied Housing Units, by Tract

Percent Owner-Occupied
0-10
10.01-25
25.01-40
40.01-55
55.01-100

Poverty Rate (Percent of Population) By Census Tract

Poverty Rate (%)
0-5
5.01-10
10.01-20
20.01-35
35.01-85

Home Prices, 2007

Price, 2007 (thousands of dollars)
290-299
300-310
311-380
381-450
451-600

Change in Home Prices, 1997-2007

Percent Change
120 - 135
136 - 140
141 - 150
151 - 200
201 - 250

Numbers indicate % increase in each neighborhood

Median Advertised Rent for 2-Bedroom Unit, 2007

Advertised Rent (in Dollars)
1000-1100
1100-1250
1251-1350
1351-2000
2001-3000

Change in Advertised 2-Bedroom Rents 1995-2007

Percent Change
45 - 55
56 - 65
66 - 75
76 - 90
91 - 133

Numbers indicate % increase in each neighborhood

Condo Properties, 1998

Condo Parcel, 1998

Condo Properties, 2008

Condo Parcel, 2008

Change in Condo Properties, 1998-2008 Aggregated by Census Tract

Difference (# of properties)
Loss
0-20
21-50
51-100
101-167

Density of Subsidized Housing (Units per Square Mile)

Subsidized units per square mile Value
High : 12477.8
Low : 0
Subsidized housing parcel

Density of Subsidized Units With Subsidies Expiring Before 2012

At-risk units per Square Mile
High : 1316.32
Low : 0

Density of Subsidized Units Overlaid with Expiring Units

Units at risk in 2012
0-24
24-65
65-149
149-239
239-601

Subsidized units / sq. mi.
High : 12477.8
Low : 0