

Boston's Demographic Update

Population, employment and other changes from the last decade

The Research Bureau is updating its comprehensive collection of demographic statistics for Boston with work continuing through the summer. A few highlights are presented below.

Population 2010- According to the U.S. Census Bureau, Boston's population grew by 28,453 or 4.8% since 2000 and 80% of the growth was attributed to the increase in the number of Hispanic/ Latino residents. Both White and Black populations decreased slightly over the past 10 years with Asian/Pacific Islander residents increasing 24.3%.

Boston's 2000/2010 Racial Breakdown

	2000	% of Total	2010	% of Total
White	291,561	49.5%	290,312	47.0%
Black	140,305	23.8%	138,073	22.4%
Hispanic/ Latino	85,089	14.4%	107,917	17.5%
Asian/ Pacific Islander	44,280	7.5%	55,028	8.9%
Native American	1,517	0.3%	1,227	0.2%
Other Single Race	8,215	1.4%	10,078	1.6%
Multi-Racial	18,174	3.1%	14,959	2.4%
Total	589,141	100%	617,594	100%

Jobs and Unemployment - Jobs in Boston grew by 3.1% from 2004 through 2009 as a consequence of a 6.4% increase from 2004 through 2008 and a 3.1% loss in 2009. Job trends for five years by select industry groups are shown in the table to the right.

Industry Job Trends 2004-2009

Industry Group	Percent
Financial Services	4.2%
Professional & Business	-2.6%
Education & Health	13.3%
Leisure & Hospitality	10.2%
Public Administration	3.5%
Total	3.1%

Since 2009, unemployment has dropped in Boston to 6.9% in May 2011, well below the state (7.4%) and country (8.7%) averages.

Office Space - Boston's office space has increased by 2.3 million sq. ft. since 2005 according to Colliers International. In that time, vacancy rates rose with the peak in the first quarter of 2011 of 14.7%, which is more than twice the low of 7.2% in 2007. From 2005 to 2011, the average rent for office space has risen 24.4% from \$32.68 per sq. ft. in 2005 to \$40.64 in 2011. The average rent has dropped each year since the highest point of \$52.13 in 2008.

Health Care and Higher Education - These two industries remain important to Boston's economy with over 160,000 employees. There are 18 hospitals with a capacity of 5,619 beds. There were 213,986 full and part-time students enrolled in 40 different colleges and universities throughout the Boston area in the fall of 2009. The importance of healthcare and higher education to Boston's economy was discussed in the May 2011 [Bureau Update](#).