

Allston Brighton Fact Sheet

- Allston-Brighton is the second largest neighborhood in Boston in terms of both geographic size and population, second only to Dorchester. The population of Allston-Brighton is approximately 76,951 according to the 2015-2019 American Community Survey (ACS).¹
- Allston and Brighton have grown increasingly racially and ethnically diverse over the past several decades. In 2019, 38% of Allston-Brighton residents identified as Black/African American, Hispanic, Asian, and/or other races, while 62% of residents identified as white. As of 2018, 35.7% of Allston residents identified as foreign-born; this percentage is the third-highest in the City, behind East Boston and Downtown.² Allston and Brighton have sizable Chinese, Brazilian, and Russian immigrant communities, among others.
- The median age of Allston and Brighton residents is 27.5 and 30.8 years, respectively. Children under 18 represent only 4.4% of the population in Allston and only 9.1% of Brighton's population; these rates are low when compared to other Boston neighborhoods.³
- In 2016, the median household income in Allston-Brighton was \$52,795, as compared with the Boston median of \$58,516. In that same year, 29% of Allston-Brighton households earned less than \$25,000/year.⁴
- The poverty rate in Allston-Brighton is approximately 22.6% according to the 2015-2019 American Community Survey (ACS). Brighton is home to the third highest percent of residents living in poverty in Boston, behind only Dorchester and Roxbury.⁵
- In 2019, the median sale price for a single-family home in Allston and Brighton was approximately \$740,000. On average, two and three-family homes in the neighborhood cost over \$1 million.⁶
- Rents have increased dramatically in both Allston and Brighton over the past several years. Average rents for units of all sizes increased by approximately 32% between 2017 and 2019.⁷
- Allston and Brighton's need for affordable housing far exceeds available supply. Applicants seeking affordable housing opportunities face waiting lists of five or more years for income-restricted units.
- In Lower Allston, 67% of households located in census tracts adjacent to Harvard's planned Enterprise Research Campus are currently rent burdened, with 30% or more of their household income spent directly on rent.
- Allston and Brighton have historically had low rates of owner-occupied housing units. In 2019, Allston's owner-occupancy rate was 12%, while Brighton's was 23%. City-wide, 36% of housing units are owner-occupied.⁸
- 26.9% of all undergraduate and graduate students dwelling in private, off-campus housing units live in Allston-Brighton, the highest percentage of any Boston neighborhood. Failure of universities to provide on-campus housing for students places significant strain on the neighborhood's housing market and contributes to rising housing costs.⁹

¹ Boston Planning and Development Agency, "Boston in Context: Neighborhoods," January 2021, <http://www.bostonplans.org/getattachment/e2eb8432-ac72-4a7e-8909-57aafdfbecd9>.

² Ibid.

³ Boston Planning and Development Agency, "Boston by the Numbers 2020," July 2020, <http://www.bostonplans.org/getattachment/51f1c894-4e5f-45e4-aca2-0ec3d0be80d6>.

⁴ Allston Brighton Community Development Corporation, "Rising Rents, Closing Doors- A Profile of Housing in Allston Brighton," 2019, <https://allstonbrightoncdc.org/wp-content/uploads/2019/05/FINAL-Rising-Rents-Closing-Doors-Report.pdf>

⁵ Boston Planning and Development Agency, "Boston in Context: Neighborhoods," January 2021, <http://www.bostonplans.org/getattachment/e2eb8432-ac72-4a7e-8909-57aafdfbecd9>.

⁶ Allston Brighton Community Development Corporation, "Rising Rents, Closing Doors- A Profile of Housing in Allston Brighton," 2019, <https://allstonbrightoncdc.org/wp-content/uploads/2019/05/FINAL-Rising-Rents-Closing-Doors-Report.pdf>.

⁷ Ibid.

⁸ Boston Planning and Development Agency, "Boston in Context: Neighborhoods," January 2021, <http://www.bostonplans.org/getattachment/e2eb8432-ac72-4a7e-8909-57aafdfbecd9>.

⁹ City of Boston Department of Neighborhood Development, "Student Housing 2019-2020," 2020, <https://www.boston.gov/sites/default/files/file/2021/06/Student%20Housing%20Report%2C%202020.pdf>.