

B

STUDENT HOUSING TRENDS

2022



Colleges and universities in Boston must file a University Accountability Report (UAR) each fall. The UAR outlines exactly where their undergraduate and graduate students are housed.

This Student Housing Report relies on Fall 2022 UAR data to provide a picture of enrollment changes and where students live, both since the baseline year of 2013 and year-over-year. Because of the COVID-19 pandemic, this year's report will also provide data on changes since 2020, reflecting the recovery in enrollment since the lockdowns.

By 2021, students had returned to campus. There was a four percent increase in the total number of students from 2021 to 2022. However, as has been the trend over the last several years in college enrollment in Boston, the increases are primarily due to an eight percent increase in graduate student enrollment.

From 2013 to 2022, undergraduate enrollment has increased by less than one percent, while graduate student enrollment has increased by 27 percent over the same time period. Close to 160,000 students are enrolled in Boston-based undergraduate and graduate degree programs, excluding community colleges and students enrolled in exclusively online programs.

Overall, 32.5 percent of the enrolled population resides on campus or in university-managed housing. In Boston, that percentage is 45.5 percent. By degree, 62 percent of undergraduate students living in Boston are housed on campus. The same is true for only 10.3 percent of graduate students.

Of the more than 38,000 students who live off-campus (not at home) in Boston, 18,575 (49 percent) are undergraduate students, and 19,432 (51 percent) are graduate students. Sixty-five percent of these students are concentrated in Allston (02134), the Fenway (02115 and 02215), Brighton (02136), and Mission Hill (02120), placing significant pressure on the rental market of these neighborhoods.

Colleges and universities added 6,466 dorm beds from 2014 to 2022. However, only 2,872 net new beds are currently in the pipeline. Many of Boston's educational institutions will have to renew their Institutional Master Plans (IMPs) with the Boston Planning & Development Agency over the next year, allowing the City to negotiate for more student housing.

From 2021 to 2022, total enrollment grew from 153,220 to 159,720—an increase of 6,500 students (4.2 percent).¹ With the exception of 2020 to 2021, this growth represents the largest single-year percentage increase since 2013.

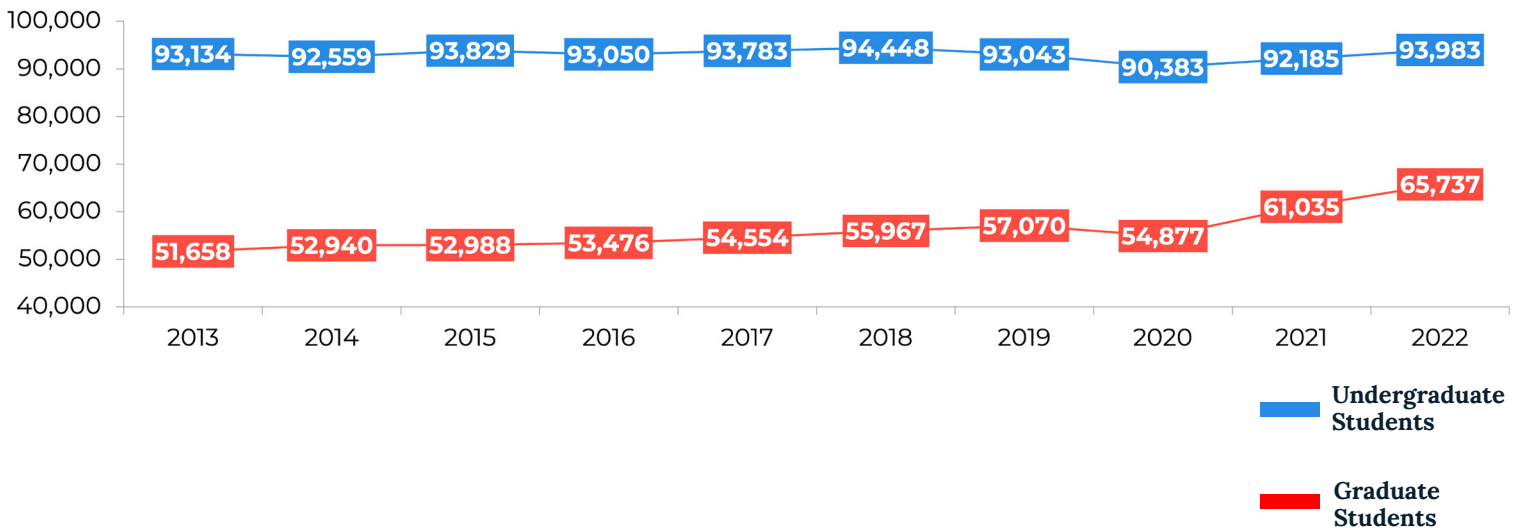
Since 2013, total enrollment has increased by nearly 15,000 students (10.3 percent). This increase in total enrollment is largely attributable to the growth in graduate students (27.3 percent); in contrast, undergraduates grew by just 0.9 percent.

Table 1: Total Enrollment Change, by Degree Level, 2013 and 2020-2022

					Percent Change	
	2013	2020	2021	2022	2021 to 2022	2013 to 2022
Undergraduate Students	93,134	90,383	92,185	93,983	2.0%	0.9%
Graduate Students	51,658	54,877	61,035	65,737	7.7%	27.3%
Total Enrollment	144,792	145,260	153,220	159,720	4.2%	10.3%

Figure 1 shows annual enrollment by degree level from 2013 to 2022. Overall, undergraduate enrollment has been steady—with the exception of a dip in 2020. Graduate enrollment has increased rapidly since 2016, before a sizable drop during the 2020 school year due to COVID 19, followed by significant increases in 2021 and 2022. The gap between the total number of undergraduate and graduate students is narrowing; it has decreased by approximately 13,200 since 2013.

Figure 1: Undergraduate and Graduate Student Enrollment Trends, 2013-2022



¹ The student housing data tracked by the City of Boston excludes community colleges, satellite campuses, and students enrolled in exclusively or primarily online programs. Students attending in-person programs that were temporarily remote due to COVID-19 are not excluded.

Table 2 provides enrollment numbers for Boston’s higher educational institutions for 2013 and 2020 to 2022. As in previous years, total enrollment growth has been led by Northeastern University, which grew by more than 14,100 students (53.5 percent) since 2013, while Boston University grew by 3,317 students (11.5 percent) during the same period. Enrollment at Suffolk University decreased by nearly 2,000 students, while Bay State College² and Simmons University saw a collective decrease of 1,741 students.

Table 2: Total Enrollment Change by School, 2013-2022

Institution Name	Total Enrollment Counts				Change 2013-2022		Change 2021-2022	
	2013 (Base Year)	2020	2021	2022	Count	Percentage	Count	Percentage
Bay State College	1,098	372	314	221	-877	-79.9%	-93	-29.6%
Benjamin Franklin Institute of Technology	463	370	409	386	-77	-16.6%	-23	-5.6%
Berklee College of Music	5,293	4,755	5,708	6,094	801	15.1%	386	6.8%
Boston Architectural College	725	477	450	421	-304	-41.9%	-29	-6.4%
Boston Baptist College	96	58	42	45	-51	-53.1%	3	7.1%
Boston College	13,525	14,570	15,106	14,734	1,209	8.9%	-372	-2.5%
Boston University	28,831	28,431	30,776	32,148	3,317	11.5%	1,372	4.5%
Emerson College	4,523	4,333	4,789	4,837	314	6.9%	48	1.0%
Emmanuel College	2,320	1,894	1,854	1,919	-401	-17.3%	65	3.5%
Fisher College	978	768	748	775	-203	-20.8%	27	3.6%
Harvard University (Boston Campuses)	3,830	3,447	4,250	5,067	1,237	32.3%	817	19.2%
Massachusetts College of Art and Design (MassArt)	1,910	1,821	1,856	1,820	-90	-4.7%	-36	-1.9%
Massachusetts College of Pharmacy and Health Sciences (MCPHS)	4,469	4,275	4,018	3,935	-534	-11.9%	-83	-2.1%
Massachusetts Institute of Technology (MIT)	11,301	11,258	11,939	11,875	574	5.1%	-64	-0.5%
MGH Institute of Health Professions	1,302	1,645	1,566	1,549	247	19.0%	-17	-1.1%
New England College of Optometry	502	528	523	536	34	6.8%	13	2.5%
New England Conservatory of Music	812	701	807	795	-17	-2.1%	-12	-1.5%
New England Law Boston	964	905	1,062	1,074	110	11.4%	12	1.1%
Northeastern University	26,437	31,496	35,909	40,572	14,135	53.5%	4,663	13.0%
SHOWA Institute	263	287	273	273	10	3.8%	0	0.0%
Simmons University	3,972	3,268	3,236	3,108	-864	-21.8%	-128	-4.0%
St. John Seminary	192	108	96	72	-120	-62.5%	-24	-25.0%
Suffolk University	8,437	6,576	6,372	6,473	-1,964	-23.3%	101	1.6%
Tufts University (Boston Campuses)	3,283	3,215	3,423	2,833	-450	-13.7%	-590	-17.2%
University of Massachusetts Boston (UMass Boston)	14,547	14,856	13,213	13,969	-578	-4.0%	756	5.7%
Urban College Boston	767	463	461	590	-177	-23.1%	129	28.0%
Wentworth Institute of Technology	3,952	4,383	4,020	3,599	-353	-8.9%	-421	-10.5%
Total Enrollment	144,792	145,260	153,220	159,720	14,928	10.3%	6,500	4.2%

² The ongoing reduction in enrollment at Bay State College has resulted in that institution’s [decision to close](#) at the end of the 2022-2023 academic year. This closure will be reflected in the 2023 Student Housing Report.



Table 3 provides enrollment by degree level for 2013 to 2022. While Northeastern University increased its undergraduate student enrollment (19.7 percent), its growth has been primarily driven by graduate students (124.6 percent). Boston University’s undergraduate student enrollment has been flat over this period, with all growth coming from graduate students (30.4 percent). In contrast, Suffolk University and the University of Massachusetts Boston have seen declines in undergraduate and graduate student enrollment. Appendix Table B1 contains further details on enrollment changes for 2021 and 2022.

Table 3: Enrollment Change by School and Class Level, 2013-2022

Institution Name	Undergraduate Student Enrollment				Graduate Student Enrollment			
	2013 (Base Year)	2022	Change	Percentage Change	2013 (Base Year)	2022	Change	Percentage Change
Bay State College	1,098	221	-877	-79.9%	0	0	0	N/A
Benjamin Franklin Institute of Technology	463	386	-77	-16.6%	0	0	0	N/A
Berklee College of Music	4,947	5,860	913	18.5%	346	234	-112	-32.4%
Boston Architectural College	407	198	-209	-51.4%	318	223	-95	-29.9%
Boston Baptist College	96	45	-51	-53.1%	0	0	0	N/A
Boston College	9,049	9,484	435	4.8%	4,476	5,250	774	17.3%
Boston University	17,730	17,668	-62	-0.4%	11,101	14,480	3,379	30.4%
Emerson College	3,720	4,171	451	12.1%	803	666	-137	-17.1%
Emmanuel College	2,059	1,860	-199	-9.7%	261	59	-202	-77.4%
Fisher College	978	670	-308	-31.5%	0	105	105	N/A
Harvard University (Boston Campuses)	0	0	0	N/A	3,830	5,067	1,237	32.3%
MassArt	1,776	1,716	-60	-3.4%	134	104	-30	-22.4%
MCPHS	3,499	2,670	-829	-23.7%	970	1,265	295	30.4%
MIT	4,528	4,674	146	3.2%	6,773	7,201	428	6.3%
MGH Institute of Health Professions	307	330	23	7.5%	995	1,219	224	22.5%
New England College of Optometry	0	0	0	N/A	502	536	34	6.8%
New England Conservatory of Music	430	382	-48	-11.2%	382	413	31	8.1%
New England Law Boston	0	0	0	N/A	964	1,074	110	11.4%
Northeastern University	17,924	21,451	3,527	19.7%	8,513	19,121	10,608	124.6%
SHOWA Institute	263	273	10	3.8%	0	0	0	N/A
Simmons University	1,732	1,636	-96	-5.5%	2,240	1,472	-768	-34.3%
St. John Seminary	43	25	-18	-41.9%	149	47	-102	-68.5%
Suffolk University	5,593	4,351	-1,242	-22.2%	2,844	2,122	-722	-25.4%
Tufts University (Boston Campuses)	484	247	-237	N/A	2,799	2,586	-213	-7.6%
University of Massachusetts Boston	11,533	11,612	79	0.7%	3,014	2,357	-657	-21.8%
Urban College Boston	767	590	-177	-23.1%	0	0	0	N/A
Wentworth Institute of Technology	3,708	3,463	-245	-6.6%	244	136	-108	-44.3%
Total Enrollment	93,134	93,983	849	0.9%	51,658	65,737	14,079	27.3%

Table 4 outlines student living arrangements for the colleges and universities tracked by the City of Boston. This data includes students that live outside of Boston.

In Fall 2022, 51,930 students (32.5 percent) resided on-campus or in university-provided housing, while 41,002 students (25.7 percent) resided at home (4,260 of these students were studying abroad or in a co-op program). The remaining 66,515 students (41.6 percent) lived in private housing, primarily in the metro Boston region.

In Fall of 2020, during the height of the COVID-19 pandemic, on-campus housing was operating at nearly half its capacity, while the number of students residing at home notably increased. While the number of students living in on-campus housing is now similar to 2019, the number of students living at home or in a study abroad or co-op has continued to rise. Meanwhile, the number of students residing off-campus in private housing has remained relatively stable.

Table 4: Student Living Arrangements in Greater Boston, 2019-2022³

Living Arrangement	2019	2020	2021	2022	Percent Change, 2020 to 2022	Percent Change, 2019 to 2022	Percent in Living Arrangement, 2022
On-Campus or University-Provided Housing	51,956	30,400	49,593	51,930	4.7%	-0.1%	32.5%
Off-Campus (Living-at-Home) or Study Abroad/Co-op	33,343	47,248	38,061	41,002	7.7%	23.0%	25.7%
Off-Campus (Not-at-Home)	63,511	63,352	65,395	66,515	1.7%	4.7%	41.6%
Non-Categorized/Discrepancy	1,303	4,260	171	273	59.7%	-79.0%	0.2%

Overall, 32.5 percent of the total enrolled population reside on campus or in university-managed housing, while 67.5 percent of students reside off-campus. Forty-two percent of the students reside off-campus (not at home), directly impacting Boston’s private housing stock.

Table 5: Students by Living Arrangements and Degree Level, 2022

Living Arrangement	Undergraduate Students	Graduate Students	Total	Percentage Undergraduates
On-Campus or University-Provided Housing	46,127	5,803	51,930	32.5%
Off-Campus (Living-at-Home) or Study Abroad/Co-op	17,691	23,311	41,002	25.7%
Off-Campus (Not-at-Home)	30,031	36,484	66,515	41.6%
Non-Categorized/Discrepancy	134	139	273	0.2%
Total	93,983	65,737	159,720	100.0%

³ The bulk of students in the Off-Campus (Living-at-Home) or Study Abroad/Co-op category consist of students living at home, but are paired together in this table because they have no impact on the private housing market.

Table 6 (next page) provides the number of full-time undergraduate students housed on- and off-campus by the school, including those living off-campus outside of Boston. Of all full-time undergraduate students, 51.5 percent live in on-campus housing. Among the schools with the largest full-time undergraduate student populations (6,000 or more), Boston College houses the highest percentage (73.6 percent) of full-time undergraduate students, while Boston University houses 65.2 percent. Northeastern University houses 47.9 percent of full-time undergraduate students, while UMass Boston houses 11.5 percent of full-time undergraduates.

Among medium-sized institutions (1,000 to 6,000 full-time undergraduate students), the Massachusetts Institute of Technology housed 92.8 percent of full-time undergraduate students, followed by Emmanuel College at 77 percent. Massachusetts College of Pharmacy and Health Sciences and Berklee College of Music housed the lowest percentage of students at 28 percent and 24.9 percent, respectively.

Table 6: Percentage of Full-Time Undergraduates Housed by School, 2022⁴

Institution Name	Enrolled Full-Time Undergraduate Students	Students Provided Housing by School		Students Not in Need of Housing			Students in Need of Housing	Percentage of Students Provided Housing
		On-Campus	University Managed Housing	Off-Campus (Living-at-Home)	Study Abroad/Co-op	Off-Campus (Other)	Off-Campus (Not-at-Home)	
Bay State College	183	6	0	113	0	0	64	3.3%
Benjamin Franklin Institute of Technology	255	0	0	248	0	0	7	0.0%
Berklee College of Music	5,550	1,381	0	183	141	0	3,845	24.9%
Boston Architectural College	116	12	0	11	0	0	93	10.3%
Boston Baptist College	31	27	0	4	0	0	0	N/A
Boston College	9,484	6,976	0	105	241	0	2,162	73.6%
Boston University	17,415	11,353	0	869	148	0	5,045	65.2%
Emerson College	4,123	2,750	0	982	0	24	367	66.7%
Emmanuel College	1,820	1,385	16	248	15	0	156	77.0%
Fisher College	663	304	0	263	0	0	96	45.9%
MassArt	1,577	747	0	150	0	0	680	47.4%
MCPHS	2,467	691	0	269	0	12	1,495	28.0%
MIT	4,618	3,542	742	26	17	92	199	92.8%
MGH Institute of Health Professions	140	0	0	140	0	0	0	N/A
New England Conservatory of Music	353	167	0	5	0	0	181	47.3%
Northeastern University	21,358	9,459	777	3,507	2,581	0	5,034	47.9%
SHOWA Institute	220	0	0	220	0	0	0	N/A
Simmons University	1,562	949	0	46	0	0	567	60.8%
St. John Seminary	23	17	0	6	0	0	0	N/A
Suffolk University	4,191	1,715	0	1,389	30	0	1,057	40.9%
Tufts University (Boston Campuses)	244	158	0	24	9	1	52	64.8%
UMass Boston	9,546	1,094	0	2,602	0	0	5,840	11.5%
Urban College Boston	9	0	0	9	0	0	0	N/A
Wentworth Institute of Technology	3,372	1,765	0	1,149	0	0	458	52.3%
Total Enrollment	89,320	44,492	1,535	12,568	3,182	129	27,408	51.5%

⁴ This table calculates the percentage of students housed for the enrolled undergraduate (full-time) population, not just Boston. Part-time students are excluded from the calculation as they generally do not seek housing provided by schools. As a result, total undergraduate enrollment in this table is lower than in Table 1.



Table 7 outlines the living arrangements for students living within the City of Boston. In Fall 2022, 41,204 students (45.5 percent of all students living in Boston) resided on-campus or in university-provided housing, while 11,290 students (12.5 percent) resided at home. The remaining 38,007 students (42 percent) reside off-campus (not at home) within Boston.

During the height of the COVID-19 Pandemic, students were more likely to live at home outside of Boston. While students have returned to Boston, the number of students residing at home has increased by 22.8 percent, compared to a smaller 4.7 percent increase for students residing off-campus, not-at-home.

Table 7: Student Living Arrangements in the City of Boston, 2019-2022

Living Arrangement	2019	2020	2021	2022	Percent Change, 2021 to 2022	Percent Change, 2019 to 2022	Percent in Living Arrangement, 2022
On-Campus or University-Provided Housing	40,933	24,057	39,146	41,204	5.3%	0.7%	45.5%
Off-Campus (Living-at-Home) or Study Abroad/Co-op	9,197	10,614	10,433	11,290	8.2%	22.8%	12.5%
Off-Campus (Not-at-Home)	36,288	29,749	33,812	38,007	12.4%	4.7%	42.0%
Total	86,418	64,420	83,391	90,501	8.5%	4.7%	100.0%

Sixty-two percent of undergraduate students living in Boston are housed on campus. Of the remaining undergraduate students, 30.3 percent reside off-campus (not at home), and the remaining live at home.

Table 8: Student Living Arrangements by Degree Level, in Boston, 2022

Living Arrangement	Undergraduate Students	Percent of Undergraduate Students	Graduate Students	Percent of Graduate Students	Total
On-Campus or University-Provided Housing	38,176	62.3%	3,028	10.3%	41,204
Off-Campus (Living-at-Home) or Study Abroad/Co-op	4,493	7.3%	6,797	23.2%	11,290
Off-Campus (Not-at-Home)	18,575	30.3%	19,432	66.4%	38,007
Total	61,244	100.0%	29,257	100.0%	90,501

Table 9 shows the number of undergraduate students reported by each school as living off-campus (not-at-home). Overall, the number of undergraduate students in private housing increased by nearly 2,500 (15.4 percent) from 2020 to 2022, but the current number is still about 340 fewer than in 2019.

Year-over-year, Berklee College of Music has had the largest increase of undergraduate students in private housing (508 undergraduate students, a 15.5 percent increase), followed by UMass Boston (400 undergraduate students, a 22.1 percent increase). Massachusetts College of Pharmacy and Health Sciences was the only school with a decline of more than 100 undergraduate students living off-campus, with 159 undergraduate students (22.1 percent) choosing to live in private housing from between 2020 and 2022.

Table 9: Undergraduate Students Living Off-Campus (Not-At Home) in Boston⁵

Institution Name	2020	2021	2022	2020 to 2022 Change	2020 to 2022 Percentage Change	2021 to 2022 Change	2021 to 2022 Percentage Change
Bay State College	32	11	15	-17	-53.1%	4	36.4%
Benjamin Franklin Institute of Technology	14	2	4	-10	-71.4%	2	100.0%
Berklee College of Music	1,573	3,270	3,778	2,205	140.2%	508	15.5%
Boston Architectural College	58	51	67	9	15.5%	16	31.4%
Boston Baptist College	0	1	0	0	N/A	-1	-100.0%
Boston College	1,334	1,443	1,444	110	8.2%	1	0.1%
Boston University	3,211	3,789	3,710	499	15.5%	-79	-2.1%
Emerson College	254	228	159	-95	-37.4%	-69	-30.3%
Emmanuel College	78	179	124	46	59.0%	-55	-30.7%
Fisher College	42	38	50	8	19.0%	12	31.6%
MassArt	225	282	244	19	8.4%	-38	-13.5%
MCPHS	638	720	561	-77	-12.1%	-159	-22.1%
MIT	66	75	45	-21	-31.8%	-30	-40.0%
New England Conservatory of Music	146	173	162	16	11.0%	-11	-6.4%
Northeastern University	4,635	4,161	4,544	-91	-2.0%	383	9.2%
SHOWA Institute	0	0	0	0	N/A	0	N/A
Simmons University	220	148	182	-38	-17.3%	34	23.0%
St. John Seminary	3	0	0	-3	-100.0%	0	N/A
Suffolk University	1,032	943	904	-128	-12.4%	-39	-4.1%
Tufts University (Boston Campuses)	22	28	22	0	0.0%	-6	-21.4%
UMass Boston	2,088	1,810	2,210	122	5.8%	400	22.1%
Urban College Boston	0	0	0	0	N/A	0	N/A
Wentworth Institute of Technology	430	436	350	-80	-18.6%	-86	-19.7%
Total	116,101	17,788	18,575	2,474	15.4%	787	4.4%

⁵ This table includes full-time and part-time students. The 2021 and 2022 Simmon numbers were estimated given data reporting issues at this school.



In 2022, Northeastern University had the highest number of undergraduates living off-campus, and not-at-home (4,544). Berklee College of Music (3,778) and Boston University (3,710) had the second and third-highest numbers in this category.

Figure 2: Top 10 Schools by Undergraduate Students in Private Housing

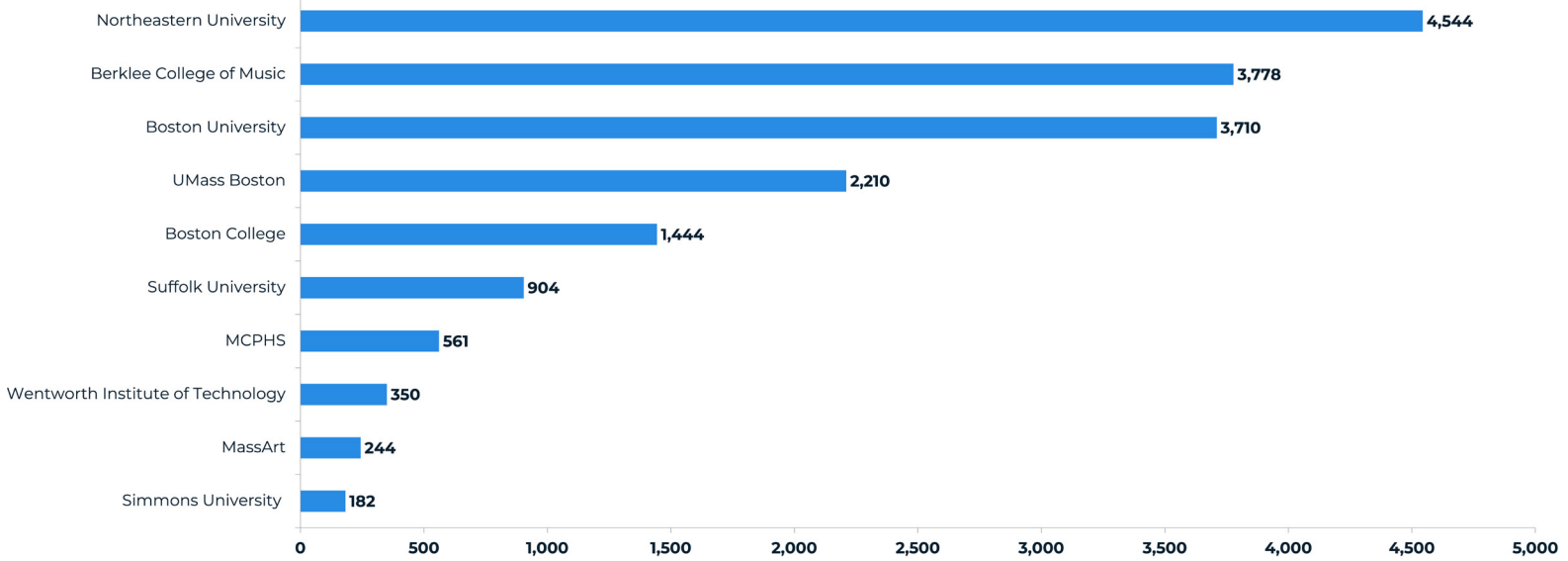


Table 10 provides the number of graduate students reported by each school as living in Boston and off-campus (not at home) since 2020. Overall, the number of graduate students in private housing increased by 45 percent (6,036 students) from 2020 to 2022.

From 2020 to 2022, Northeastern had a very large increase of 2,229 graduate students living off-campus in Boston's private housing market. The next closest school was Boston University, with 598 students. Several schools had declines in the number of students, but the decline was less than 100 students in each case.

Table 10: Graduate Students Living Off-Campus (Not-At-Home) in Boston⁶

Institution Name	2020	2021	2022	2020 to 2022 Change	2020 to 2022 Percentage Change	2021 to 2022 Change	2021 to 2022 Percentage Change
Berklee College of Music	50	160	139	89	178.0%	-21	-13.1%
Boston Architectural College	54	59	61	7	13.0%	2	3.4%
Boston College	821	772	948	127	15.5%	176	22.8%
Boston University	4,115	5,568	6,166	2,051	49.8%	598	10.7%
Emerson College	85	99	84	-1	-1.2%	-15	-15.2%
Fisher College	5	3	4	-1	-20.0%	1	33.3%
Harvard University (Boston Campuses)	417	606	773	356	85.4%	167	27.6%
MassArt	29	34	32	3	10.3%	-2	-5.9%
MCPHS	747	570	610	-137	-18.3%	40	7.0%
MIT	399	555	489	90	22.6%	-66	-11.9%
New England College of Optometry*	223	362	377	154	69.0%	15	4.0%
New England Conservatory of Music	185	284	317	132	71.4%	33	11.6%
New England Law Boston	0	0	0	0	N/A	0	N/A
Northeastern University	3,709	4,198	6,227	2,518	67.9%	2,029	48.3%
Simmons University*	306	395	332	26	8.5%	-63	-15.9%
St John Seminary	6	6	0	-6	-100.0%	-6	-100.0%
Suffolk University	498	533	589	91	18.3%	56	10.5%
Tufts University (Boston Campuses)	1,332	1,485	1,459	127	9.5%	-26	-1.8%
UMass Boston	621	658	801	180	29.0%	143	21.7%
Wentworth Institute of Technology	17	39	24	7	41.2%	-15	-38.5%
Total	13,396	16,386	19,432	6,036	45.1%	3,046	18.6%

⁶ This table includes both full-time and part-time students. MGH Institute of Health Professionals, New England Conservatory of Music, and New England Law of Boston did not distinguish between the off-campus subgroups, but their students are not included in this table as they most likely would be categorized as "living-at-home," according to school reporting. In 2022, New England Optometry distinguished between off-campus subgroups, so 2020 and 2021 were proportioned accordingly. The 2021 and 2022 Simmon numbers were estimated given data reporting issues at this school.

In 2022, Northeastern had the highest number of graduate students living off-campus and not-at-home (6,227), followed closely by Boston University (6,166).

Figure 3: Top 10 Schools by Graduate Students in Private Housing

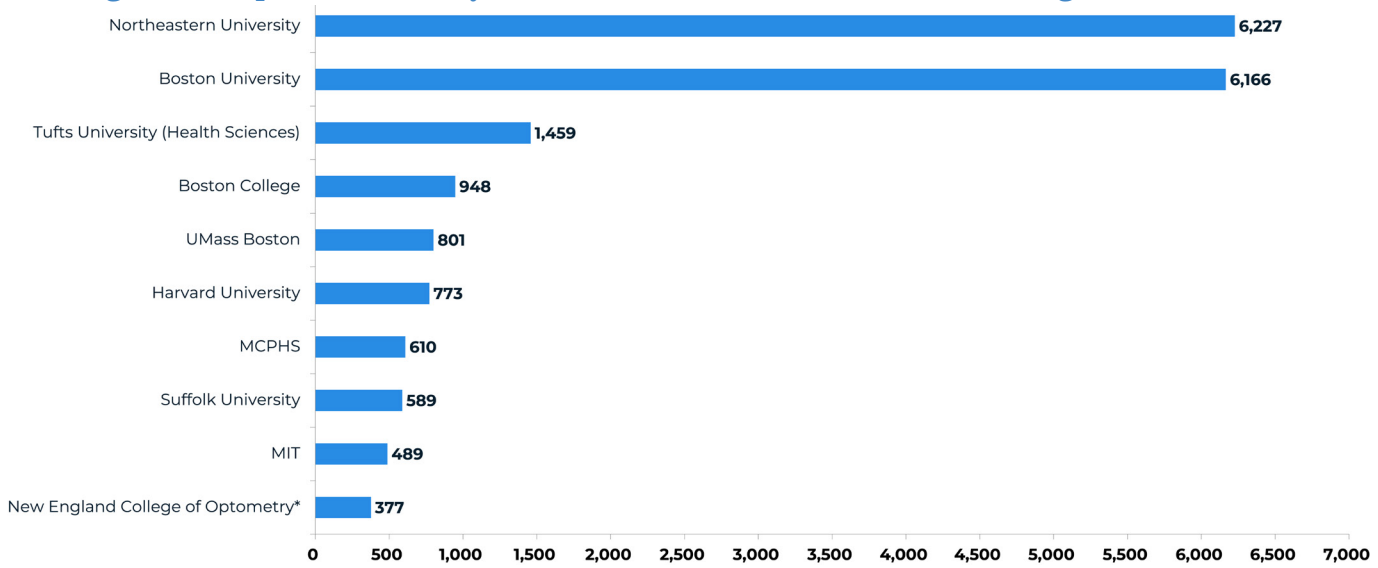


Table 11 shows the geographic distribution of undergraduate and graduate students by neighborhood, using zip codes.

The top five zip codes with the highest number of students living off-campus were 02115 (Fenway), 02134 (Allston), 02215 (Fenway/Kenmore), 02135 (Brighton), and 02120 (Mission Hill). In total, 65 percent of the students living off-campus reside within these zip codes. The next five zip codes in this table represent 20 percent of all student addresses. The remaining 14 percent of student addresses are scattered across other zip codes. Maps and data by neighborhood can be found in Appendix C.

Table 11: Off-Campus (Not-At-Home) Students, by Zip Code⁷

Neighborhood by Zip Code	Undergraduate Students	Graduate Students	All Students	Percentage of All Students	Percentage of Tier/Group
02115: Fenway/Longwood	3,663	1,610	5,273	14.2%	65%
02134: Allston	2,310	2,778	5,088	13.7%	
02215: Fenway/Kenmore/Longwood	2,569	2,347	4,916	13.2%	
02135: Brighton	2,012	2,605	4,617	12.4%	
02120: Mission Hill	2,287	1,997	4,284	11.5%	
02118: South End	662	1,270	1,932	5.2%	20%
02125: Dorchester	873	821	1,694	4.6%	
02130: Jamaica Plain	369	1,322	1,691	4.5%	
02119: Roxbury	479	824	1,303	3.5%	
02116: Back Bay	382	605	987	2.7%	
02111: Chinatown	330	555	885	2.4%	9%
02114: West End	289	555	844	2.3%	
02128: East Boston	426	349	775	2.1%	
02127: South Boston	104	330	434	1.2%	
02124: Dorchester	271	112	383	1.0%	
02113: North End	193	160	353	0.9%	3%
02122: Dorchester	171	78	249	0.7%	
02136: Hyde Park	166	46	212	0.6%	
02131: Roslindale	119	89	208	0.6%	
02129: Charlestown	119	64	183	0.5%	
All Other Zip Codes	481	438	919	2.5%	2%
Total Zip Codes	18,275	18,955	37,230	100%	100%

⁷ The totals in this table do not match the total numbers of students off-campus (not-at-home) reported elsewhere in this report because Simmons University did not provide a full-set of off-campus locations.

From 2014 to 2022, colleges and universities added 7,642 dorm beds to Boston’s student housing inventory, but there was also a loss of 1,196 beds. The net gain was 6,446 dorm beds. **Table 12** outlines current and planned dorm production, which together would result in a net increase of 2,874 dorm beds. Even with these new additions, 24,536 full-time undergraduates could potentially remain unhoused by their institutions based on 2022 enrollment.

While Simmons University has been approved for a new 1,100-bed dormitory on its main campus, it will also demolish its existing 1,036-bed residential village near Brookline Avenue. Northeastern University added 907 beds by densifying two existing dorms and is awaiting approval for 800 new dorm beds. However, Northeastern would release 625 rental units onto the market for a net increase of 175 beds.

Table 12: Full-Time Undergraduate Housing Needs versus Planned Beds, 2022

Institution Name	Full-Time Undergraduate Students Living Off-Campus (Not-at-Home)	Dorm Beds Currently or Soon to be in Construction	In Large Project Review	New Dorm Beds in Pipeline	Current or Planned Reductions	Remaining Unmet Undergraduate Student Housing Need
Bay State College	64					64
Benjamin Franklin Institute of Technology	7					7
Berklee College of Music	3,845	110		450		3,285
Boston Architectural College	93					93
Boston Baptist College	0					0
Boston College	2,162			550		1,612
Boston University	5,045			523		4,522
Emerson College	367					367
Emmanuel College	156					156
Fisher College	96					96
MassArt	680					680
MCPHS	1,495					1,495
MIT	199					199
MGH Institute of Health Professions	0					0
New England Conservatory of Music	181					181
Northeastern University	5,034		800		-625	4,859
SHOWA Institute	0					0
Simmons University	567	1,100			-1,036	503
St. John Seminary	0					0
Suffolk University	1,057					1,057
Tufts University (Boston Campuses)	52					52
UMass Boston	5,850			1,000		4,850
Urban College of Boston	0					0
Wentworth Institute of Technology	458					458
Total	27,408	1,210	800	2,523	-1,661	24,536

As required by the University Accountability Ordinance, all Boston-based universities and colleges must submit a report to the City each year providing data about the students enrolled in their school, including data on where they live (on-campus or off-campus). The overall quality of the reporting has improved with each of the past reports since the 2013 baseline. However, this has created some complications in analyzing trends over time due to these comparability issues. What follows is a brief discussion of the data issues involved with the primary focus areas of this report. The footnotes in the report contain specific information about data reconciliations if any. Please note that this report is based only on Fall semester data for the respective year reported.

Off-Campus Housing:

In 2013, colleges did not separate the off-campus numbers into the sub-categories of students living-at-home, not-at-home, and living in university-managed housing, which most schools have reported since 2014. Therefore, these constraints limit the comparison to baseline data. Furthermore, a small number of institutions have not made these distinctions in any UAR report.

Off-Campus (Living-at-Home):

In earlier reports, this category was formerly called “commuters.” This category refers to a living arrangement where students live with their parents or legal guardians in any housing facility that the educational institution does not own or control. For part-timers, non-traditional students, or graduate students, this category represents a place they live before becoming a student and not obtained for the sole purpose of having a place to stay while being a student. Generally, living-at-home is when the “local/ mailing” address and the “home/permanent” address are the same in the institutional database.

Off-Campus (Not-at-Home):

In earlier reports, this category was formerly called “private-housing.” This category refers to when students do not live with their parents or legal guardians or in any housing facility owned or controlled by the educational institution. This category aims to identify students who entered the private market primarily to study at a Boston-based institution. Generally, Off-Campus (Not-at-Home) is when the “local/ mailing” address and the “home/permanent” address are not the same in the institutional database. Please note that the address matching methodology for graduate students is less effective in identifying students living in the private housing market. The concept of “home” can often be wherever the student resides at the time.

Address Data:

While several institutions have improved their address collection methods to obtain more accurate address data, these addresses are reported by students and subject to errors. Some of the address data may reflect the addresses of students living-at-home instead of not-at-home. Given that the City is interested in students' impacts on the private housing market, inaccurate and incorrectly identified address data can impact this analysis's results.

Geographic Distribution:

Currently, the student housing report does not compare students' geographic distribution with earlier reports because of data incompatibilities.

Other issues with some UARs, particularly in previous Student Housing Reports, include lack of address standardization and quality control checks, including online students or students in satellite campuses, and data submission before the final student census date.

Table B1: 2021-2022 Enrollment Change by School and Class Level

Institution Name	Undergraduate Student Enrollment				Graduate Student Enrollment			
	2021	2022	Change	Percentage Change	2021	2022	Change	Percentage Change
Bay State College	314	221	-93	-29.6%	0	0	0	N/A
Benjamin Franklin Institute of Technology	409	386	-23	-5.6%	0	0	0	N/A
Berklee College of Music	5,457	5,860	403	7.4%	251	234	-17	-6.8%
Boston Architectural College	212	198	-14	-6.6%	238	223	-15	-6.3%
Boston Baptist College	42	45	3	7.1%	0	0	0	N/A
Boston College	9,532	9,484	-48	-0.5%	5,574	5,250	-324	-5.8%
Boston University	17,699	17,668	-31	-0.2%	13,077	14,480	1,403	10.7%
Emerson College	4,141	4,171	30	0.7%	648	666	18	2.8%
Emmanuel College	1,792	1,860	68	3.8%	62	59	-3	-4.8%
Fisher College	634	670	36	5.7%	114	105	-9	-7.9%
Harvard University (Boston Campuses)	0	0	0	N/A	4,250	5,067	817	19.2%
MassArt	1,733	1,716	-17	-1.0%	123	104	-19	-15.4%
MCPHS	2,863	2,670	-193	-6.7%	1,155	1,265	110	9.5%
MIT	4,643	4,674	31	0.7%	7,296	7,201	-95	-1.3%
MGH Institute of Health Professions	405	330	-75	-18.5%	1,161	1,219	58	5.0%
New England College of Optometry	0	0	0	N/A	523	536	13	2.5%
New England Conservatory of Music	426	383	-44	-10.3%	381	413	32	8.4%
New England Law Boston	0	0	0	N/A	1,062	1,074	12	1.1%
Northeastern University	20,579	21,451	872	4.2%	15,330	19,121	3,791	24.7%
SHOWA Institute	273	273	0	0.0%	0	0	0	N/A
Simmons University	1,700	1,636	-64	-3.8%	1,536	1,472	-64	-4.2%
St. John Seminary	19	25	6	31.6%	77	47	-30	-39.0%
Suffolk University	4,221	4,351	130	3.1%	2,151	2,122	-29	-1.3%
Tufts University (Boston Campuses)	501	247	-254	N/A	2,922	2,586	-336	N/A
UMass Boston	10,310	11,612	1,302	12.6%	2,903	2,357	-546	18.8%
Urban College Boston	461	590	129	28.0%	0	0	0	N/A
Wentworth Institute of Technology	3,819	3,463	-256	-9.3%	201	136	-65	-32.3%
Total Enrollment	92,185	93,983	1,798	2.0%	61,035	65,737	4,702	7.7%

Table B2: Enrollment by Degree Level and Full-Time and Part-Time Status, 2022

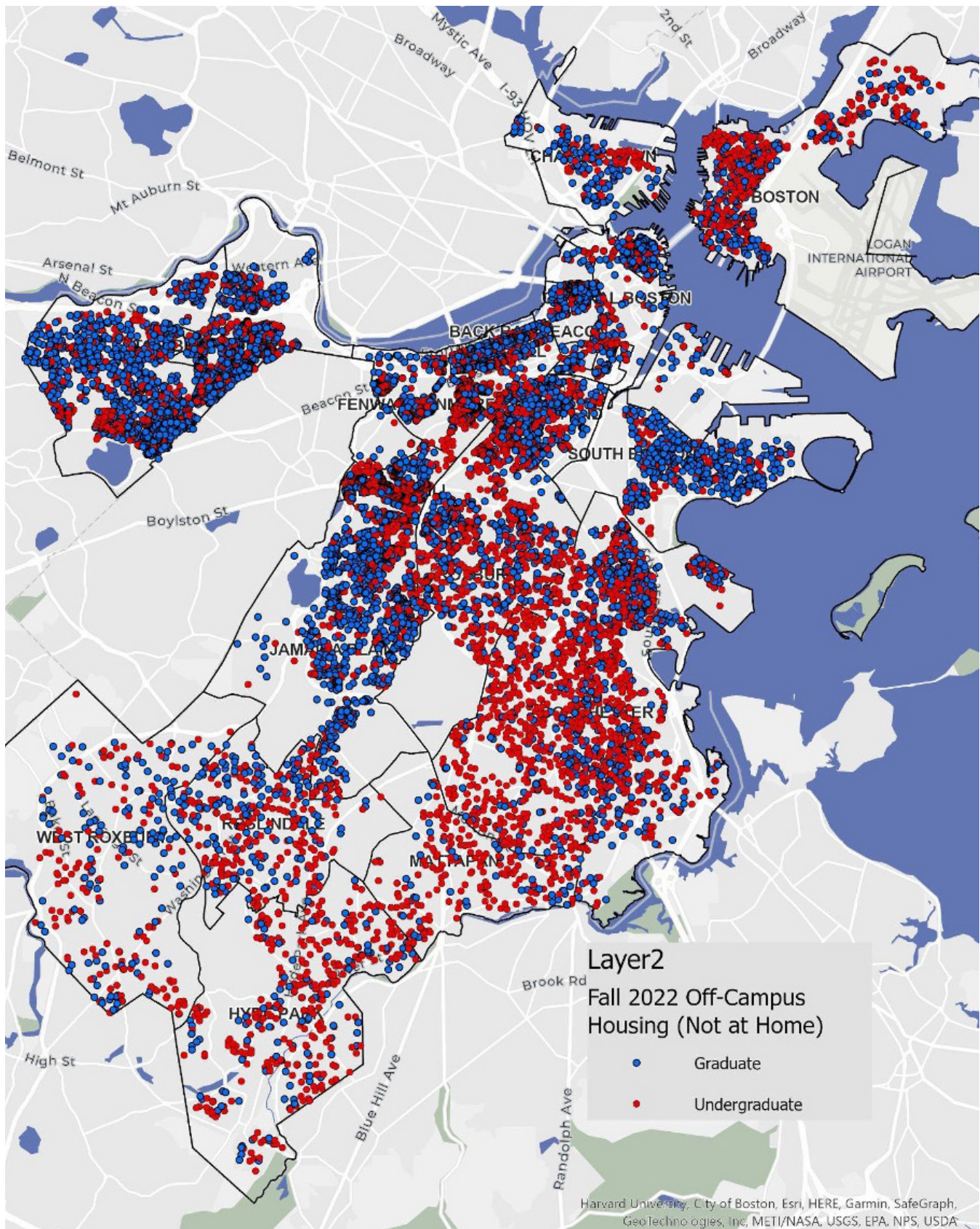
Institution Name	Undergraduate Student Enrollment			Graduate Student Enrollment		
	Full-Time	Part-Time	Total	Full-Time	Part-Time	Total
Bay State College	183	38	221	0	0	0
Benjamin Franklin Institute of Technology	255	131	386	0	0	0
Berklee College of Music	5,550	310	5,860	213	21	234
Boston Architectural College	116	82	198	193	30	223
Boston Baptist College	31	14	45	0	0	0
Boston College	9,484	0	9,484	3,684	1,566	5,250
Boston University	17,415	253	17,668	11,178	3,302	14,480
Emerson College	4,123	48	4,171	580	86	666
Emmanuel College	1,820	40	1,860	0	59	59
Fisher College	663	7	670	84	21	105
Harvard University (Boston Campuses)	0	0	0	4,412	655	5,067
MassArt	1,577	139	1,716	96	8	104
MCPHS	2,467	203	2,670	1,227	38	1,265
MIT	4,618	56	4,674	7,024	177	7,201
MGH Institute of Health Professions	140	190	330	815	404	1,219
New England College of Optometry	0	0	0	536	0	536
New England Conservatory of Music	353	29	382	395	18	413
New England Law Boston	0	0	0	825	249	1,074
Northeastern University	21,358	93	21,451	18,190	931	19,121
SHOWA Institute	220	53	273	0	0	0
Simmons University	1,562	74	1,636	723	749	1,472
St. John Seminary	23	2	25	47	0	47
Suffolk University	4,191	160	4,351	1,380	742	2,122
Tufts University (Boston Campuses)	244	3	247	2,523	63	2,586
UMass Boston	9,546	2,066	11,612	1,355	1,002	2,357
Urban College Boston	9	581	590	0	0	0
Wentworth Institute of Technology	3,372	91	3,463	127	9	136
Total Enrollment	89,320	4,663	93,983	55,607	10,130	65,737

Table C1: Off-Campus (Not-At-Home) Students by Boston Planning and Development Agency (BPDA) Neighborhoods⁸

Neighborhood	Undergraduate Students	Graduate Students	Total	Percentage of Grand Total
Allston	2,737	2,930	4,624	12.6%
Back Bay	1,118	811	1,676	4.6%
Bay Village	27	57	114	0.3%
Beacon Hill	159	325	401	1.1%
Brighton	1,970	2,486	3,802	10.4%
Charlestown	50	81	346	0.9%
Chinatown	236	406	338	0.9%
Dorchester	1,337	1,014	2,503	6.8%
Downtown	425	571	770	2.1%
East Boston	423	345	625	1.7%
Fenway	4,693	2,747	5,708	15.6%
Hyde Park	152	52	976	2.7%
Jamaica Plain	352	1,241	1,496	4.1%
Leather District	8	16	42	0.1%
Longwood Medical Area	32	55	227	0.6%
Mattapan	94	26	336	0.9%
Mission Hill	1,997	2,319	3,618	9.9%
North End	197	196	327	0.9%
Roslindale	114	83	297	0.8%
Roxbury	1,306	1,175	1,850	5.1%
South Boston	96	327	533	1.5%
South Boston Waterfront	40	57	123	0.3%
South End	339	1,025	1,256	3.4%
West End	54	139	98	0.3%
West Roxbury	60	71	522	1.4%
Total	18,016	18,555	36,571	100.0%

⁸ The totals in this table do not match the total numbers of students off-campus (not-at-home) reported elsewhere in this report because Simmons University did not provide a full-set of off-campus locations.

Map C1: Map of Off-Campus (Not-At-Home) Student Distribution



Map C2: City of Boston Off-Campus Student Hotspots

