

B

STUDENT HOUSING TRENDS

2023



EXECUTIVE SUMMARY

The City of Boston continues to be a worldwide destination for college and university students, with several top-ranked universities and colleges in the greater city area.

As of fall 2023, nearly 163,000 students are enrolled in Boston-based undergraduate and graduate degree programs. Institutions do not have sufficient student housing to accommodate this population, which puts considerable pressure on the city's housing market. By the numbers, students occupy close to 16,900 single-family, 2-family, 3-family, or condo properties in the private housing market within the City of Boston. Every housing unit inhabited by students shrinks the housing pool available for Boston's workforce and families. Student competition also drives up housing costs, mainly because multiple students living together as roommates can often afford to pay more for a unit than a family. A previous regression analysis conducted by the Mayor's Office of Housing, which looked at over 150,000 rental listings between 2015 and 2021, suggests that students raise rental prices by \$200 compared to neighborhoods with less dense student population.

To understand student impacts on Boston's housing, the Mayor's Office of Housing analyzes trends and publishes an annual Student Housing Report. This report provides a picture of enrollment changes and the geography of student living, including enrollment information, the number of full-time undergraduates and graduates being housed, where students live off-campus (in terms of the type of housing and location), and dorm-bed production and planned beds.

The 2023 Student Housing Report is based on data collected in the fall 2023 University Accountability Reports (UARs), which colleges and universities in Boston must file with the City each year. A UAR outlines exactly where undergraduate and graduate students are housed. The Report analyzes this data for year-over-year changes since the baseline year of 2013 when this data was first analyzed.

The fall 2023 year-over-year graduate enrollment rate in Boston slowed to 1.2% (+816) after more robust growth than the previous year, while undergraduate enrollment saw a more significant uptick than its previously stagnant position. From 2013 to 2023, undergraduate enrollment increased by 3.5 percent (+3,294), while graduate student enrollment increased by nearly 29 percent (+14,895) over the same period.

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

The recent trend since 2020 and the COVID-19 pandemic has been a rise in the number of students residing off-campus at home, meaning in the off-campus housing they lived in before enrollment. However, in fall 2023, the number of students living off-campus (at the house they previously occupied before enrollment) fell by 3 percent, while the number of students off-campus at homes secured to pursue an education increased by 5 percent.

Of the more than 38,000 students who live off-campus in homes secured for their education, 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 markets of these neighborhoods.

Colleges and universities added 6,466 net dorm beds (after considering demolitions) from 2014 to 2023. An additional 1,100 beds are under construction at Simmons, and 1,726 net new beds at Northeastern have been approved for construction. Many of Boston's educational institutions will have to renew their Institutional Master Plans (IMPs) with the Boston Planning & Development Agency (BPDA) over the next year, allowing the City to negotiate for more student housing. Assuming all currently planned dorm-bed production occurs, there would need to be 24,255 additional dorm beds added to house all full-time undergraduate students in Boston.

DEFINITIONS & ANALYTICAL CONSTRAINTS

Off-campus Housing:

Off-campus housing is defined as any housing not owned and operated by an educational institution, excluding spaces leased but managed by a respective institution. In 2013, colleges did not separate the off-campus numbers into sub-categories of students living at home (where they previously lived), not at home (meaning in housing secured to go to school), and university-managed housing. Since 2014, most schools have reported on this. Therefore, comparing students living off campus to the baseline data is impossible. Furthermore, a few institutions have yet to make these distinctions in any University Accountability Report (UAR) report.

Off-campus (living at home):

Off-campus (living at home) is a living arrangement where students live with their parents or legal guardians in any housing the educational institution does not own or control. In earlier reports, this category was formerly called “commuters.” For part-time students, non-traditional students, or graduate students, this category represents a place they lived before becoming a student and continue to live in rather than a place obtained for residency as 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):

Off-campus (not at home) is defined as housing occupied by students who do not live with their parents or legal guardians or in any housing facility owned or controlled by the educational institution. In earlier reports, this category was formerly called “private housing.” This category includes students who entered the private market primarily to study at a Boston-based institution. Generally, “not at home” is when the local/ mailing address and the home/ permanent address are *not* the same in the institutional database.

ENROLLMENT TRENDS

From 2022 to 2023, total student enrollment increased from 159,720 to 162,981 – 3,261 new students (2 percent growth).¹ Undergraduate enrollment grew faster than graduate enrollment for the first time since 2015, outpacing year-over-year graduate student growth by 1.4 percent, or 1,629 more undergraduates than graduates.

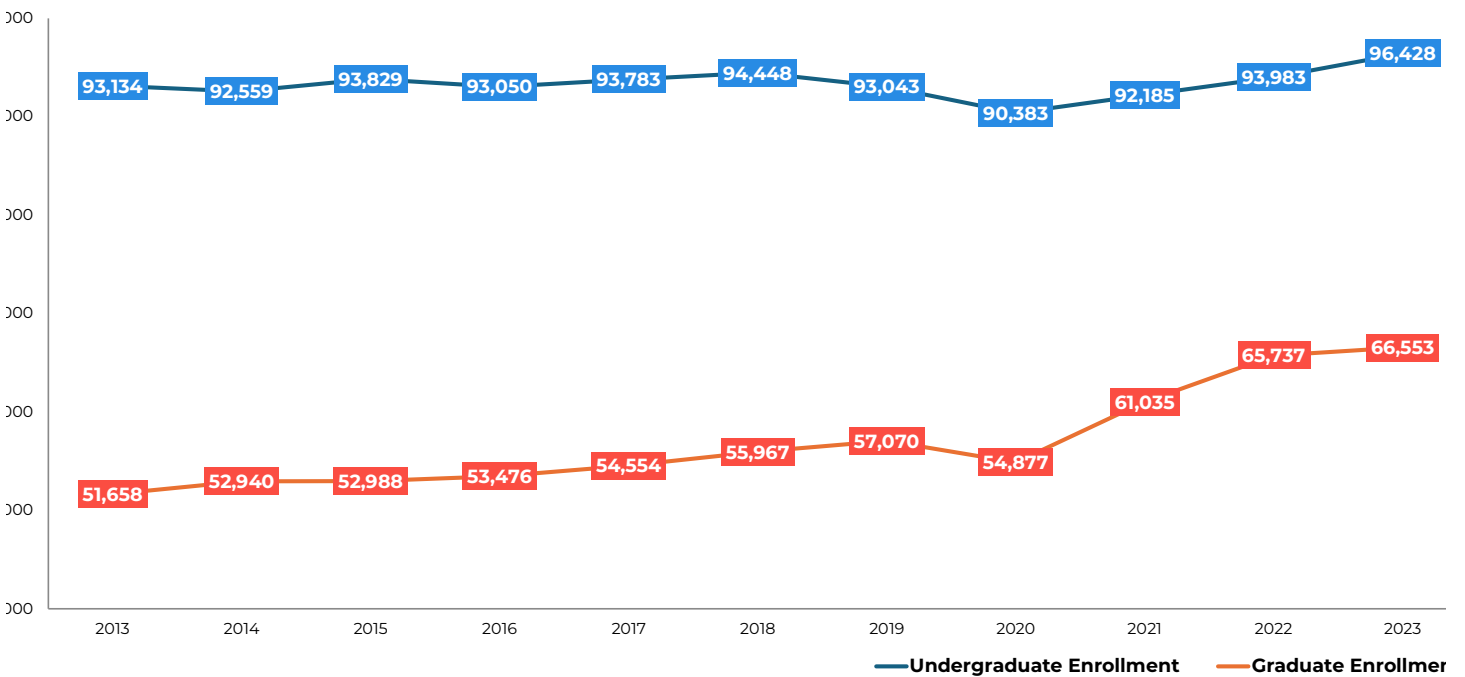
Since 2013, total enrollment has increased by nearly 18,200 students (12.6 percent). This increase is primarily attributed to the growth in graduate students: 28.8 percent compared to just 3.5 percent undergraduate growth.

Table 1: Total Enrollment Change by Degree Level, 2013 and 2021-2023

	2013	2021	2022	2023	% Change	
					2022-2023	2013-2023
Undergraduate Enrollment	93,134	92,185	93,983	96,428	2.6%	3.5%
Graduate Enrollment	51,658	61,035	65,737	66,553	1.2%	28.8%
Total Enrollment	144,792	153,220	159,720	162,981	2.0%	12.6%

Figure 1 shows annual enrollment by degree level from 2013 to 2023. Overall, undergraduate enrollment has been steady—except for a dip in 2020, likely due to COVID-19. Graduate enrollment has increased rapidly since 2016, before a sizable drop during the 2020 school year, followed by significant increases in 2021 and 2022. In 2023, however, graduate enrollment grew by just 1.2% year over year, the lowest percentage increase since 2016, except for the pandemic.

Figure 1: Undergraduate and Graduate Enrollment Trends, 2013-2023



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.

ENROLLMENT BY EDUCATIONAL INSTITUTION

Table 2 provides enrollment numbers for each of Boston’s higher educational institutions for 2013 and 2021 to 2023. As in previous years, total enrollment growth has been led by Northeastern University, which increased by more than 16,707 students (63.2 percent) since 2013. Boston University grew by 3,219 students (11.2 percent) during the same period. Enrollment at Suffolk University decreased by nearly 1,900 students. Bay State College lost just under 1,100 after losing accreditation in 2023 and closing. The University of Massachusetts Boston lost 840 students over the same period.

Table 2: Total Enrollment Change by School, 2013-2023

Institution Name	Total Enrollment Counts				Change			
	2013 (Base Year)	2021	2022	2023	2013-2023		2022-2023	
					Count	%	Count	%
Bay State College (Closed)	1,098	314	221	0	-1,098	-100.0%	-221	-100.00%
Benjamin Franklin Institute of Technology	463	409	386	423	-40	-8.60%	37	9.60%
Berklee College of Music	5,293	5,708	6,094	6,158	865	16.30%	64	1.10%
Boston Architectural College	725	450	421	412	-313	-43.20%	-9	-2.10%
Boston Baptist College	96	42	45	33	-63	-65.60%	-12	-26.70%
Boston College	13,525	15,106	14,734	14,694	1,169	8.60%	-40	-0.30%
Boston University	28,831	30,776	32,148	32,050	3,219	11.20%	-98	-0.30%
Emerson College	4,523	4,789	4,837	4,791	268	5.90%	-46	-1.00%
Emmanuel College	2,320	1,854	1,919	1,936	-384	-16.60%	17	0.90%
Fisher College	978	748	775	776	-202	-20.70%	1	0.10%
Harvard University (Boston Campuses)	3,830	4,250	5,067	4,993	1,163	30.40%	-74	-1.50%
Massachusetts College of Art and Design	1,910	1,856	1,820	1,895	-15	-0.80%	75	4.10%
Massachusetts College of Pharmacy and Health Sciences	4,469	4,018	3,935	3,826	-643	-14.40%	-109	-2.80%
Massachusetts Institute of Technology	11,301	11,939	11,875	11,936	635	5.60%	61	0.50%
MGH Institute of Health Professions	1,302	1,566	1,549	1,498	196	15.10%	-51	-3.30%
New England College of Optometry	502	523	536	529	27	5.40%	-7	-1.30%
New England Conservatory of Music	812	807	795	784	-28	-3.40%	-11	-1.40%
New England Law Boston	964	1,062	1,074	1,085	121	12.60%	11	1.00%
Northeastern University	26,437	35,909	40,572	43,144	16,707	63.20%	2,572	6.30%

SHOWA Institute	263	273	273	918	655	249.00%	645	236.30%
Simmons University	3,972	3,236	3,108	3,279	-693	-17.40%	171	5.50%
St John Seminary	192	96	72	106	-86	-44.80%	34	47.20%
Suffolk University	8,437	6,372	6,473	6,564	-1,873	-22.20%	91	1.40%
Tufts University (Boston Campuses)	3,283	3,423	2,833	3,020	-263	-8.00%	187	6.60%
University of Massachusetts Boston	14,547	13,213	13,969	13,707	-840	-5.80%	-262	-1.90%
Urban College of Boston	767	461	590	704	-63	-8.20%	114	19.30%
Wentworth Institute of Technology	3,952	4,020	3,599	3,720	-232	-5.90%	121	3.40%
Total Enrollment	144,792	153,220	159,720	162,981	18,189	12.60%	3,261	2.00%

Table 3 provides enrollment by degree level for 2013 to 2023. Northeastern University increased its undergraduate student enrollment (24 percent), but its growth has been primarily driven by graduate students (145.7 percent). Boston University's undergraduate student enrollment has been flat over this period, with all growth attributed to graduate students (27.9 percent). In contrast, Suffolk University and the University of Massachusetts Boston (UMass Boston) have decreased by 1,873 and 840 students, respectively. Appendix Table B1 contains further details on enrollment changes for 2022 and 2023.

Table 3: Enrollment Change by School and Degree Level, 2013 to 2023

Institution Name	Undergraduate Enrollment				Graduate Enrollment			
	2013 (Base Year)	2023	Change	% Change	2013 (Base Year)	2023	Change	% Change
Bay State College	1,098	0	-1,098	-	0	0	0	-
Benjamin Franklin Institute of Technology	463	423	-40	-8.60%	0	0	0	-
Berklee College of Music	4,947	5,942	995	20.10%	346	216	-130	-37.57%
Boston Architectural College	407	203	-204	-50.10%	318	209	-109	-34.30%
Boston Baptist College	96	33	-63	-65.60%	0	0	0	-
Boston College	9,049	9,575	526	5.80%	4,476	5,119	643	14.40%
Boston University	17,730	17,850	120	0.68%	11,101	14,200	3,099	27.92%
Emerson College	3,720	4,167	447	12.00%	803	624	-179	-22.30%
Emmanuel College	2,059	1,868	-191	-9.30%	261	68	-193	-73.90%
Fisher College	978	663	-315	-32.20%	0	113	113	-
Harvard University (Boston Campuses)	0	0	0	-	3,830	4,993	1,163	30.40%
Massachusetts College of Art and Design	1,776	1,787	11	0.60%	134	108	-26	-19.40%
Massachusetts College of Pharmacy and Health Sciences	3,499	2,684	-815	-23.30%	970	1,142	172	17.70%
Massachusetts Institute of Technology	4,528	4,592	64	1.40%	6,773	7,344	571	8.40%

MGH Institute of Health Professions	307	318	11	3.60%	995	1,180	185	18.60%
New England College of Optometry	0	0	0	-	502	529	27	5.40%
New England Conservatory of Music	430	393	-37	-8.60%	382	391	9	2.40%
New England Law Boston	0	0	0	-	964	1,085	121	12.60%
Northeastern University	17,924	22,229	4,305	24.00%	8,513	20,915	12,402	145.70%
SHOWA Institute	263	918	655	249.00%	0	0	0	-
Simmons University	1,732	1,757	25	1.40%	2,240	1,522	-718	-32.10%
St John Seminary	43	22	-21	-48.80%	149	84	-65	-43.60%
Suffolk University	5,593	4,457	-1,136	-20.30%	2,844	2,107	-737	-25.90%
Tufts University (Boston Campuses)	484	592	108	-	2,799	2,428	-371	-13.30%
University of Massachusetts Boston	11,533	11,691	158	1.40%	3,014	2,016	-998	-33.10%
Urban College of Boston	767	704	-63	-8.20%	0	0	0	-



STUDENT HOUSING IN GREATER BOSTON: ON-CAMPUS AND OFF-CAMPUS

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

Data indicates that, between 2019 and 2022, there's been a rise in the number of students residing off-campus at home. Nevertheless, in fall 2023, the number of students living off-campus at home fell by 3 percent, while the number of students residing off-campus but not at home increased by 5 percent. This means there's been an uptick in students living off campus in housing they've secured to attend school rather than housing they previously occupied.

Table 4 Student Living Arrangements, 2021 to 2023²

Living Arrangement	2021	2022	2023	Year-over-Year Change	Two-year change	Percent in Living Arrangement
On-Campus or University-Provided Housing	49,593	51,930	52,957	2%	6.8%	32.5%
Off-Campus (living at home) or Study Abroad/Co-op	38,061	41,002	39,907	-3%	4.9%	24.5%
Off-Campus (not-at-home)	65,395	66,515	69,836	5%	6.8%	42.9%
Not Categorized	171	273	281	3%	64.3%	0.2%
Total	153,220	159,720	162,981	2%	6.4%	-

In fall 2023, nearly 53,000 students (32.5 percent) resided on-campus or in university-provided housing, while just over 39,900 students (24.5 percent) resided at home (4,546 of these students were studying abroad or in a co-op program). The remaining 69,836 students (42.9 percent) lived in private housing, primarily in the metro Boston region.

Table 5 Students by Living Arrangements and Degree Level, 2023

Living Arrangement	Undergraduates	Graduates	Total	Percent of Total
On-Campus or University-Provided Housing	47,178	5,779	52,957	32.50%
Off-Campus (living at home) or Study Abroad/Co-op	17,485	22,422	39,907	24.50%
Off-Campus (not-at-home)	31,648	38,188	69,836	42.80%
Not Categorized	117	164	281	0.20%
Total	96,428	66,553	162,981	100.00%

² The bulk of students in the off campus (living-at-home) or study abroad/co-op category are paired together in this table because they have no impact on the private housing market.

Table 6 provides the number of full-time undergraduate students housed on and off campus by school, including those living off-campus outside of Boston. Of all full-time undergraduate students, 51 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 (74.3 percent) of full-time undergraduate students, while Boston University houses 66 percent. Northeastern University houses 43.2 percent of full-time undergraduate students, while UMass Boston houses 11.3 percent of full-time undergraduates.

Among medium-sized institutions (1,000-6,000 full-time undergraduate students), the Massachusetts Institute of Technology housed 92.8 percent of full-time undergraduate students, followed by Emmanuel College at 79.6 percent. Berklee College of Music housed the lowest percentage of students, at 24.3%, followed by the Massachusetts College of Pharmacy and Health Sciences, which housed 26.1%.

Table 6: Percentage of Full-time Undergraduates Housed by School, 2023³

Institution	Enrolled Full-Time Undergraduates	On-Campus	In University-Managed Housing	Off-campus (living-at home)	Study Abroad/COOP	Off Campus Other	Off Campus (hot-at-home)	% Students Provided Housing by School
Benjamin Franklin Institute of Technology	298	0	0	180	0	0	118	0.0%
Berklee College of Music (w Boston Conservatory)	5,641	1,368	0	236	130	0	3,907	24.3%
Boston Architectural College	151	17	0	9	0	0	125	11.3%
Boston Baptist College	25	19	0	6	0	0	0	-
Boston College	9,575	7,111	0	126	380	0	1,958	74.3%
Boston University	17,664	11,657	0	824	359	0	4,824	66.0%
Emerson College	4,119	2,728	0	1,006	0	27	358	66.2%
Emmanuel College	1,834	1,379	80	264	8	0	103	79.6%
Fisher College	658	317	0	275	0	0	66	48.2%
Harvard University (Boston Campuses)	0	0	0	0	0	0	0	-
Massachusetts College of Art and Design	1,669	745	0	148	0	0	776	44.6%
Massachusetts College of Pharmacy and Health Sciences	2,517	657	0	214	0	71	1,575	26.1%
Massachusetts Institute of Technology	4,559	3,494	736	29	16	17	267	92.8%
MGH Institute of Health Professions	102	0	0	102	0	0	0	-
New England College of Optometry	0	0	0	0	0	0	0	-
New England Conservatory of Music	361	178	0	53	0	0	130	49.3%
New England Law Boston	0	0	0	0	0	0	0	-

³ This table calculates the percentage of the enrolled full-time undergraduate students housed in the region), not just those living in 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.

STUDENTS LIVING IN BOSTON

Table 7 outlines the living arrangements for students living within the City of Boston. In fall 2023, 41,490 students (44.1 percent of all students living in Boston) reside on-campus or in university-provided housing, while 11,487 students (12.2 percent) reside off-campus at home. The remaining 41,123 students (43.7 percent) reside off-campus but not at home within Boston.

Table 7: Student Living Arrangements in Boston, 2019-2023

Living Arrangement	2021	2022	2023	Year-Over-Year Change	Two -Year Change	Percent in Living Arrangement
On-Campus or University-Provided Housing	39,146	41,204	41,490	0.7%	6.0%	44.1%
Off-Campus (Living-at-Home)	10,433	11,290	11,487	1.7%	10.1%	12.2%
Off-Campus (Not-at-Home)	33,812	38,007	41,123	8.2%	21.6%	43.7%
Total	83,391	90501	94,100	4.0%	12.8%	100.0%

Sixty-one percent of undergraduate students living in Boston are housed on campus or in university-managed housing. Of the remaining undergraduate students, 32 percent reside off campus but not at home, and the remaining six percent live off campus at home. In contrast, Only 11 percent of graduate students are housed by the school, while the majority (66 percent) reside off campus (not at home).

Table 8: Student Living Arrangements by Degree Level in Boston, 2023

Living Arrangement	Undergraduates	Percent of Undergraduates	Graduates	Percent of Graduates	Total
On-Campus or University-Provided Housing	38,051	61%	3,439	11%	41,490
Off-Campus (Living-at-home)	3,957	6%	7,530	24%	11,487
Off-Campus (Not-at-home)	20,149	32%	20,974	66%	41,123
Total	62,157	100%	31,943	100%	94,100

UNDERGRADUATES LIVING OFF CAMPUS IN BOSTON

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 1,574 students year-over-year (8.5 percent) and 2,361 undergraduate students (13.3 percent) from 2021 to 2023.

Year-over-year, Northeastern University has had the largest increase of undergraduate students in private housing (1,448 undergraduate students, a 31.9 percent increase), representing 92% of the total year-over-year increase. Suffolk University and UMass Boston saw an increase of 186 and 158 students residing off campus (not at home).

Table 9: Undergraduate Students Living Off-Campus (Not-At Home) in Boston⁴

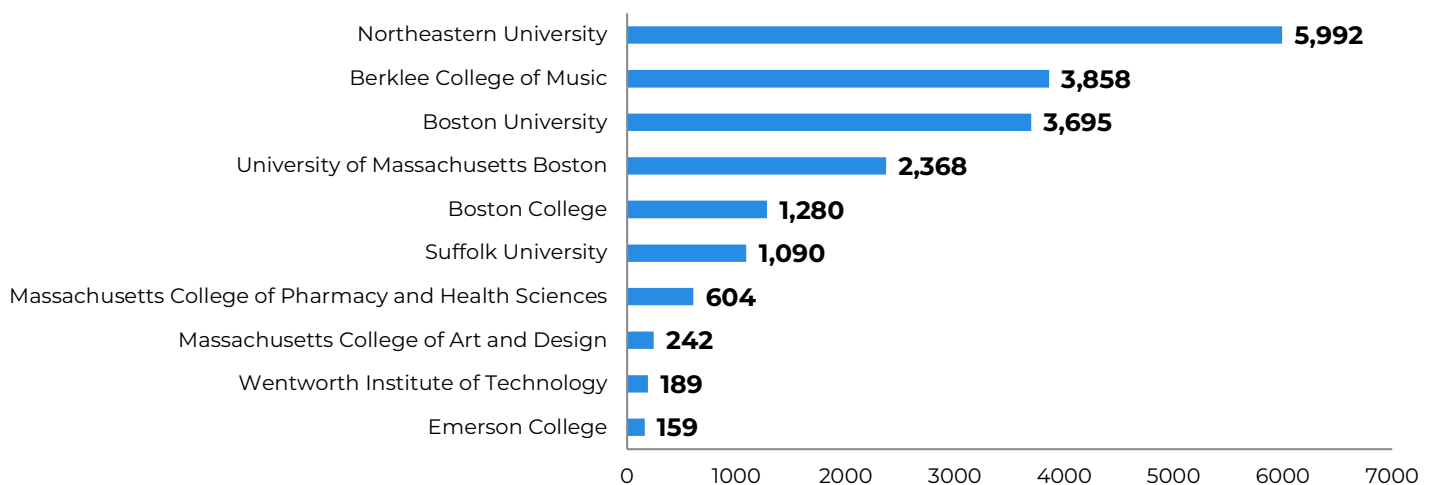
Institution	2021	2022	2023	Year-over Year Change	Year-Over-Year Percent Change	Two-Year Change	Two-Year Percent Change
Bay State College	11	15	0	-15	-100.00%	-11	-100.00%
Benjamin Franklin Institute of Technology	2	4	97	93	2325.00%	95	4750.00%
Berklee College of Music	3,270	3,778	3,858	80	2.10%	588	18.00%
Boston Architectural College	51	67	55	-12	-17.90%	4	7.80%
Boston Baptist College	1	0	0	0	-	-1	-100.00%
Boston College	1,443	1,444	1,280	-164	-11.40%	-163	-11.30%
Boston Conservatory (Closed)	0	0	0	0	-	0	-
Boston University	3,789	3,710	3,695	-15	-0.40%	-94	-2.50%
Emerson College	228	159	159	0	0.00%	-69	-30.30%
Emmanuel College	179	124	78	-46	-37.10%	-101	-56.40%
Fisher College	38	50	50	0	0.00%	12	31.60%
Harvard University	0	0	0	0	-	0	-
Massachusetts College of Art and Design	282	244	242	-2	-0.80%	-40	-14.20%
Massachusetts College of Pharmacy and Health Sciences	720	561	604	43	7.70%	-116	-16.10%

⁴ This table includes full-time and part-time students. The 2021 and 2022 Simmon numbers were estimated given data reporting issues at this school.

Massachusetts Institute of Technology	75	45	45	0	0.00%	-30	-40.00%
MGH Institute of Health Professions	0	0	0	0	-	0	-
New England College of Optometry	0	0	0	0	-	0	-
New England Conservatory of Music	173	162	117	-45	-27.80%	-56	-32.40%
New England Law Boston	0	0	0	0	-	0	-
Northeastern University	4,161	4,544	5,992	1,448	31.90%	1,831	44.00%
School of Museum of Fine Arts	0	0	0	0	-	0	-
SHOWA Institute	0	0	0	0	-	0	-
Simmons University	148	182	202	20	11.00%	54	36.50%
St John Seminary	0	0	1	1	-	1	-
Suffolk University	943	904	1,090	186	20.60%	147	15.60%
Tufts University (Health Sciences)	28	22	27	5	22.70%	-1	-3.60%
University of Massachusetts Boston	1,810	2,210	2,368	158	7.10%	558	30.80%
Urban College of Boston	0	0	0	0	-	0	-
Wentworth Institute of Technology	436	350	189	-161	-46.00%	-247	-56.70%
Wheelock College (Closed)	0	0	0	0	-	0	-
Total	17,788	18,575	20,149	1,574	8.50%	2,361	13.30%

In 2023, Northeastern University had the highest number of undergraduates living off campus (not at home) at 5,992. Berklee College of Music and Boston University had the second and third highest numbers in this category: 3,858 and 3,695, respectively.

Figure 2: 2023 Top 10 Schools by Undergraduate Students in Private Housing



GRADUATE STUDENTS LIVING OFF CAMPUS IN BOSTON

Table 10 provides the number of graduate students reported by each school as living in Boston and off-campus (not at home) since 2021. Overall, the number of graduate students in private housing increased by 28 percent (4,588) from 2020 to 2022.

During that time, 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 saw declines in the number of graduate students living off campus (not at home), but the decline was less than 100 in each case.

Table 10: Graduate Students Living Off-Campus (Not-At-Home) in Boston⁵

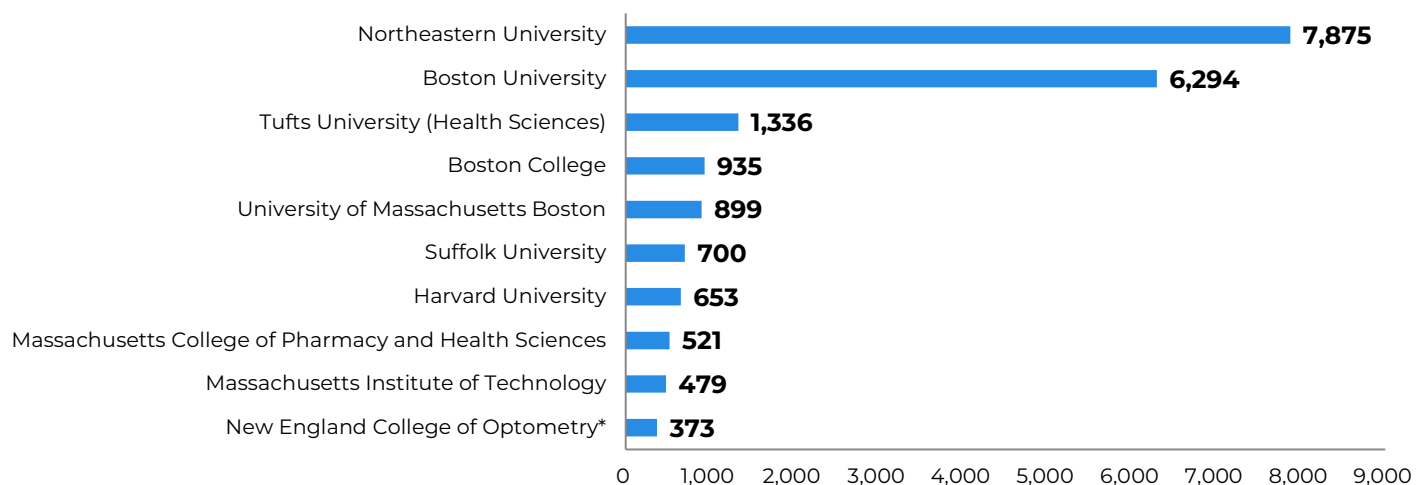
Institution	2021	2022	2023	Year-over Year Change	Year-over-year Percent Change	Two-year Change	Two-year Percent Change
Bay State College	0	0	0	0	-	0	-
Benjamin Franklin Institute of Technology	0	0	0	0	-	0	-
Berklee College of Music	160	139	144	5	3.60%	-16	-10.00%
Boston Architectural College	59	61	76	15	24.60%	17	28.80%
Boston Baptist College	0	0	0	0	-	0	-
Boston College	772	948	935	-13	-1.40%	163	21.10%
Boston Conservatory (Closed)	0	0	0	0	-	0	-
Boston University	5,568	6,166	6,294	128	2.10%	726	13.00%
Emerson College	99	84	84	0	0.00%	-15	-15.20%
Emmanuel College	0	0	0	0	-	0	-
Fisher College	3	4	4	0	0.00%	1	33.30%
Harvard University	606	773	653	-120	-15.50%	47	7.80%
Massachusetts College of Art and Design	34	32	28	-4	-12.50%	-6	-17.60%
Massachusetts College of Pharmacy and Health Sciences	570	610	521	-89	-14.60%	-49	-8.60%

⁵ 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 the schools. In 2022, New England Optometry distinguished between off-campus subgroups, so 2020 and 2021 were proportioned based on the same split. The 2021 and 2022 Simmon numbers were estimated given data reporting issues caused by the transition to a new address management system at this school.

Massachusetts Institute of Technology	555	489	479	-10	-2.00%	-76	-13.70%
MGH Institute of Health Professions	0	0	0	0	-	0	-
New England College of Optometry*	362	377	373	-4	-1%	11	3%
New England Conservatory of Music	284	317	228	-89	-28.10%	-56	-19.70%
New England Law Boston	0	0	0	0	-	0	-
Northeastern University	4,198	6,227	7,875	1,648	26.50%	3,677	87.60%
School of Museum of Fine Arts	0	0	0	0	-	0	-
SHOWA Institute	0	0	0	0	-	0	-
Simmons University*	395	332	304	-28	-8.40%	-91	-23.00%
St John Seminary	6	0	9	9	-	3	50%
Suffolk University	533	589	700	111	18.80%	167	31.30%
Tufts University (Health Sciences)	1,485	1,459	1,336	-123	-8.40%	-149	-10.00%
University of Massachusetts Boston	658	801	899	98	12.20%	241	36.60%
Urban College of Boston	0	0	0	0	-	0	-
Wentworth Institute of Technology	39	24	32	8	33.30%	-7	-17.90%
Wheelock College (Closed)	0	0	0	0	-	0	-
Total	16,386	19,432	20,974	1,542	7.90%	4,588	28.00%

In 2022, Northeastern had the highest number of graduate students living off campus and not at home (7,875), followed closely by Boston University (6,294).

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



OFF-CAMPUS STUDENT HOUSING BY NEIGHBOHOOD

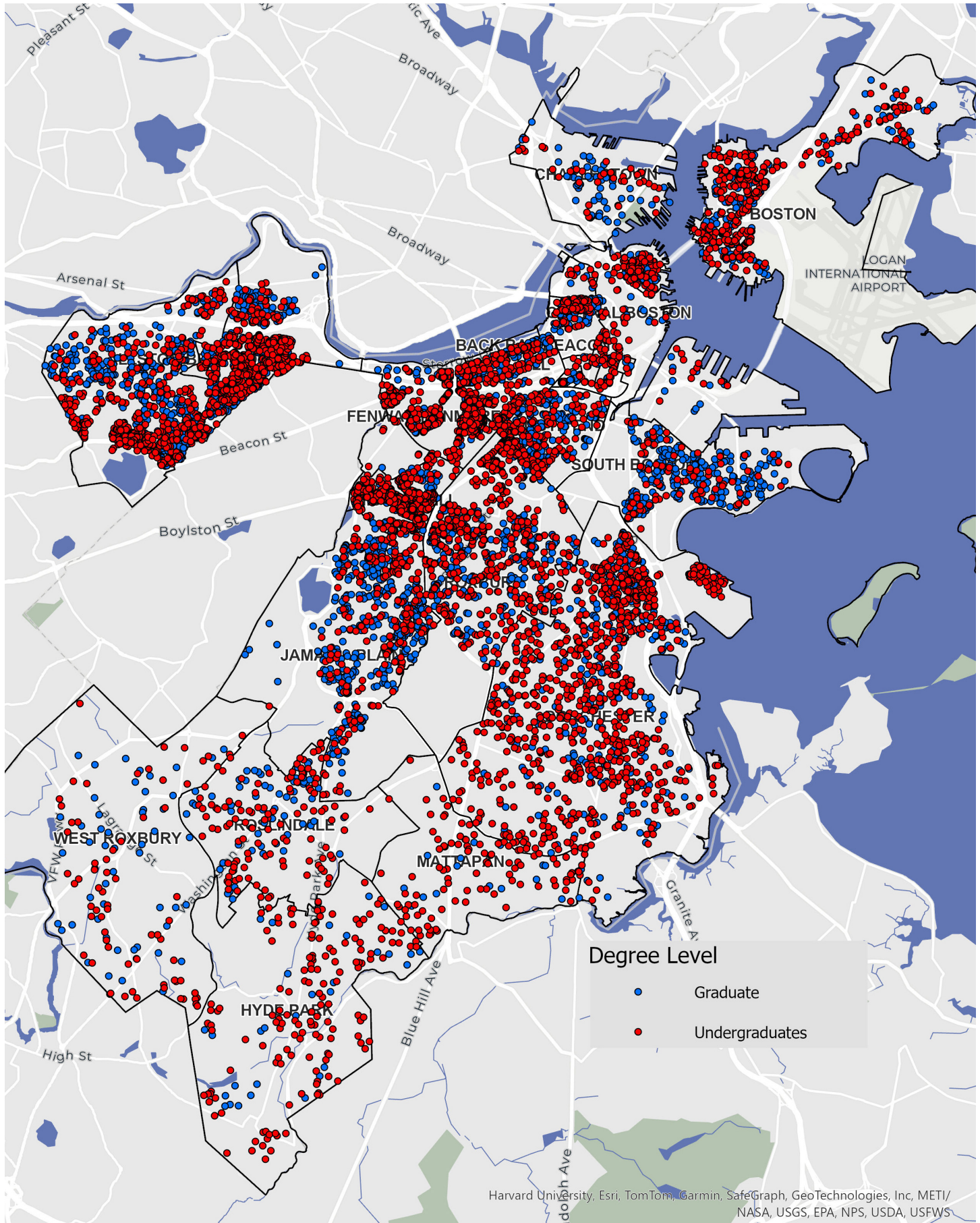
Table 11 shows the geographic distribution of undergraduate and graduate students by Boston zip codes. The top five zip codes with the highest number of students living off campus (not at home) were 02115 (Fenway/Kenmore), 02215 (Longwood/Mission Hill/Fenway), Allston (02134), 02120 (Mission Hill), and 02135 (Brighton). In total, 61 percent of the students living off campus reside within these zip codes. The next five zip codes with the highest number of students living off campus represent 24 percent of all student addresses. The remaining 15 percent of off-campus 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 Code, 2023⁶

Neighborhood	ZIP	Undergraduates	Graduates	All Students	% of All Students	Percentage of Tier/Group
Fenway/Kenmore	02115	3,740	1,271	5,011	13.60%	61%
Longwood/Mission Hill/Fenway	02215	2,546	2,021	4,567	12.40%	
Allston	02134	2,036	2,471	4,507	12.20%	
Mission Hill	02120	2,709	1,772	4,481	12.20%	
Brighton	02135	2,020	1,829	3,849	10.40%	
Upham's Corner & Columbia Point	02125	1,031	1,041	2,072	5.60%	24%
Jamaica Plain	02130	399	1,648	2,047	5.60%	
South End	02118	838	1,144	1,982	5.40%	
Roxbury	02119	570	1,333	1,903	5.20%	
Back Bay	02116	393	538	931	2.50%	
East Boston	02128	532	316	848	2.30%	9%
Chinatown	02111	316	528	844	2.30%	
West End	02114	305	499	804	2.20%	
South Boston	02127	101	323	424	1.20%	
Dorchester	02124	294	81	375	1.00%	
North End	02113	191	155	346	0.90%	4%
Bowdoin	02122	208	73	281	0.80%	
Dorchester	02121	146	134	280	0.80%	
Roslindale	02131	129	78	207	0.60%	
Hyde Park	02136	167	35	202	0.50%	
Other		468	430	898	2.40%	2%
Total		19,139	17,720	36,859	100%	100%

⁶ 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



OFF-CAMPUS STUDENT HOUSING BY PROPERTY TYPE

This section focuses on the property types in which undergraduate and graduate students reside. Over half of Boston’s off-campus (not at home) students (16,894) live in properties of three units or fewer and condominiums. One-, two- and three-family properties were initially built for Boston’s workforce, and most condominiums are generally intended to be owner-occupied housing. In some cases, students are living in condo units purchased by parents as an investment to provide housing while their children are in school, which will later be sold when the student graduates. Other condo units are rented at a profit to students by investor-owners.

Table 12: Students Living Off-Campus By Housing Type⁷

	Property Type	2021 Student Count	% of Addresses
Undergraduates	Apartments (4+ Units)	5,338	27%
	Condominiums	3,293	17%
	Mixed-Use	3,963	20%
	Other	1,346	7%
	Small Properties (1-3 units)	5,722	29%
Graduates	Apartments (4+ Units)	4,813	26%
	Condominiums	3,450	19%
	Mixed-Use	4,844	26%
	Other	1,305	7%
	Small Properties (1-3 units)	3,953	22%
All Students	Apartments (4+ Units)	10,151	27%
	Condominiums	6,743	18%
	Mixed-Use	8,807	23%
	Other	2,651	7%
	Small Properties (1-3 units)	9,675	25%

⁷ Based on geocoded off-campus addresses obtained from Fall 2023 University Accountability Reports. Property categories are based on the Massachusetts Property Classification System Occupancy Codes. “3 units or less” refers to residential properties: single-family (code 101), two-family (code 104) and three-family (code 105). The condominium category (code 102/995) counts instances in which a condo exists, regardless of whether the condo is located in a house or apartment building. For example, condos in a three-unit building are reported as condos, not as a three-family. Apartments are non-subsidized buildings with four units or more, excluding co-ops, rooming houses, and fraternity houses (codes 111-114 and 120). Mixed-use properties are buildings with multiple uses such as residential, commercial, condo, or office (codes 10-31). These figures include both full-time and part-time students.

NEW ON-CAMPUS HOUSING

From 2014 to 2023, colleges and universities added 7,752 dorm beds to Boston’s student housing inventory. Over the same period, there was a loss of 1,196 beds. The net gain of 6,556 dorm beds constitutes a 17% increase in dorm beds.

Table 13 outlines the planned dorm production and beds in the pipeline (without a timeframe). This total production of beds will result in an additional 4,443 dorm beds. Even with these additions, 23,095 full-time undergraduates could remain unhoused by their institutions if 2023 enrollment trends continue.

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 plans to add 1,726 new beds, which were approved by the Boston Planning Development Agency board and will soon be under construction.

Table 13: Full-time Undergraduate Housing Needs vs. Planned Beds, 2023⁸

Institutions	Full-Time Undergraduates Living Off-Campus (Not-at-Home)	Under Construction	Board Approved	In Large Project Review	New Dorm Beds in Pipeline	Current or Planned Demolitions	Unmet Student Housing Need
Bay State College (Closed)							0
Benjamin Franklin Institute of Technology	118						118
Berklee College of Music (w Boston Conservatory)	3,907				450		3,457
Boston Architectural College	125						125
Boston Baptist College	0						0
Boston College	1,958				550		1,408
Boston University	4,824				523		4,301
Emerson College	358						358
Emmanuel College	103						103
Fisher College	66						66
Harvard University	0						0
Massachusetts College of Art and Design	776						776
Massachusetts College of Pharmacy and Health Sciences	1,575						1,575

⁸ Institutional Master Plan (IMP) review is required by Article 80 of the Boston Zoning Code for hospitals, colleges, and universities with more than 150,000 of gross square feet of institutional uses. “Pipeline” refers to projects that have received zoning approval but are not yet designed or approved under Large Project Review (Institutional Master Plan); their timeline is uncertain. Generally, IMPs are renewed every 10 years and reviewed under the BPDA’s Article 80 process. In addition, an institution must update, renew, and amend its IMP whenever it adds or changes any project over a minimum threshold. For information about current IMPs in Boston, please visit [Institutional Planning](#). Please note that planned beds are based on estimates and are subject to change.

Massachusetts Institute of Technology	267						267
MGH Institute of Health Professions	0						0
New England College of Optometry	0						0
New England Conservatory of Music	130						130
New England Law Boston	0						0
Northeastern University	6,924		2,226			-500	5,198
SHOWA Institute	0						0
Simmons University	27	1,100				-1,036	-37
St. John Seminary	5						5
Suffolk University	1,274						1,274
Tufts University (Health Sciences)	153						153
University of Massachusetts Boston	5,723				1,000		4,723
Urban College of Boston	0						0
Wentworth Institute of Technology	255						255
Total	28,568	1,956	2,226	0	2,523	-1,536	24,255

APPENDIX A: KEY DATA ISSUES

As required by the University Accountability Ordinance, all Boston-based universities and colleges must submit a UAR report to the City each year providing data about the students enrolled in their schools, including where they live (on and off campus). The overall quality of the reporting has improved since the initial reports started in 2013. However, data quality, particularly of earlier reports, has created comparability issues that complicate analysis of trends over time. What follows is a brief discussion of the data issues relevant to 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 year reported.

Student address data is self-reported. In a small percentage of cases, the address data provided has enough errors that cannot be corrected and thus cannot be used. Some addresses provided outside of city limits are residence halls or PO Boxes, all of which are discarded. The more data controls and the more standardized the addresses provided by the schools, the more accurate the data is in indicating a given student's recent location and whether that address is the guardian's or not.

A few small graduate schools cannot identify which students reside off campus at home or not at home. This is covered in detail in footnote 5. The students at these schools are categorized as students residing at home, given information provided by the schools.

When schools change address management systems, it can also temporarily or permanently impact the way they categorize students, and assumptions have to be made to adjust for differences from year to year.

APPENDIX B: ENROLLMENT

Table B1: 2022-2023 Enrollment Change by School and Degree Level

Institution Name	Undergraduate Enrollment				Graduate Enrollment			
	2022	2023	Change	% Change	2022	2023	Change	% Change
Bay State College (closed)	221	0	-221	-	0	0	0	-
Benjamin Franklin Institute of Technology	386	423	37	9.60%	0	0	0	-
Berklee College of Music	5,860	5,942	82	1.40%	234	216	-18	-7.69%
Boston Architectural College	198	203	5	2.50%	223	209	-14	-6.30%
Boston Baptist College	45	33	-12	-26.70%	0	0	0	-
Boston College	9,484	9,575	91	1.00%	5,250	5,119	-131	-2.50%
Boston University	17,668	17,850	182	1.03%	14,480	14,200	-280	-1.93%
Emerson College	4,171	4,167	-4	-0.10%	666	624	-42	-6.30%
Emmanuel College	1,860	1,868	8	0.40%	59	68	9	15.30%
Fisher College	670	663	-7	-1.00%	105	113	8	7.60%
Harvard University (Boston Campuses)	0	0	0	-	5,067	4,993	-74	-1.50%
Massachusetts College of Art and Design	1,716	1,787	71	4.10%	104	108	4	3.80%
Massachusetts College of Pharmacy and Health Sciences	2,670	2,684	14	0.50%	1,265	1,142	-123	-9.70%
Massachusetts Institute of Technology	4,674	4,592	-82	-1.80%	7,201	7,344	143	2.00%
MGH Institute of Health Professions	330	318	-12	-3.60%	1,219	1,180	-39	-3.20%
New England College of Optometry	0	0	0	-	536	529	-7	-1.30%
New England Conservatory of Music	382	393	11	2.90%	413	391	-22	-5.30%
New England Law Boston	0	0	0	-	1,074	1,085	11	1.00%
Northeastern University	21,451	22,229	778	3.60%	19,121	20,915	1,794	9.40%
SHOWA Institute	273	918	645	236.30%	0	0	0	-
Simmons University	1,636	1,757	121	7.40%	1,472	1,522	50	3.40%
St John Seminary	25	22	-3	-12.00%	47	84	37	78.70%
Suffolk University	4,351	4,457	106	2.40%	2,122	2,107	-15	-0.70%
Tufts University (Boston Campuses)	247	592	345	-	2,586	2,428	-158	-
University of Massachusetts Boston	11,612	11,691	79	0.70%	2,357	2,016	-341	-14.50%
Urban College of Boston	590	704	114	19.30%	0	0	0	-
Wentworth Institute of Technology	3,463	3,560	97	2.80%	136	160	24	17.60%
Total Enrollment	93,983	96,428	2,445	2.60%	65,737	66,553	816	1.20%

Table B2: Enrollment by Degree Level and Full-time and Part-time Status, 2023

Fall 2023 Institution Name	Undergraduate Enrollment			Graduate Enrollment		
	Full-Time	Part-Time	Total	Full-Time	Part-Time	Total
Bay State College	0	0	0	0	0	0
Benjamin Franklin Institute of Technology	298	125	423	0	0	0
Berklee College of Music	5,641	301	5,942	207	9	216
Boston Architectural College	151	52	203	173	36	209
Boston Baptist College	25	8	33	0	0	0
Boston College	9,575	0	9,575	3,609	1,510	5,119
Boston Conservatory (Closed)	0	0	0	0	0	0
Boston University	17,664	186	17,850	10,865	3,335	14,200
Emerson College	4,119	48	4,167	539	85	624
Emmanuel College	1,834	34	1,868	0	68	68
Fisher College	658	5	663	93	20	113
Harvard University (Boston Campuses)	0	0	0	4,268	725	4,993
Massachusetts College of Art and Design	1,669	118	1,787	98	10	108
Massachusetts College of Pharmacy and Health Sciences	2,517	167	2,684	1,104	38	1,142
Massachusetts Institute of Technology	4,559	33	4,592	7,163	181	7,344
MGH Institute of Health Professions	102	216	318	780	400	1,180
New England College of Optometry	0	0	0	527	2	529
New England Conservatory of Music	361	32	393	367	24	391
New England Law Boston	0	0	0	843	242	1,085
Northeastern University	22,153	76	22,229	19,985	930	20,915
School of Museum of Fine Arts (Closed)	0	0	0	0	0	0
SHOWA Institute	400	518	918	0	0	0
Simmons University	963	794	1,757	283	1,239	1,522
St John Seminary	18	4	22	52	32	84
Suffolk University	4,310	147	4,457	1,362	745	2,107
Tufts University (Boston Campuses)	584	8	592	2,370	58	2,428

University of Massachusetts Boston	9,710	1,981	11,691	1,413	603	2,016
Urban College of Boston	18	686	704	0	0	0
Wentworth Institute of Technology	3,464	96	3,560	141	19	160
Wheelock College (Closed)	0	0	0	0	0	0
Total Enrollment	90,793	5,635	96,428	56,242	10,311	66,553



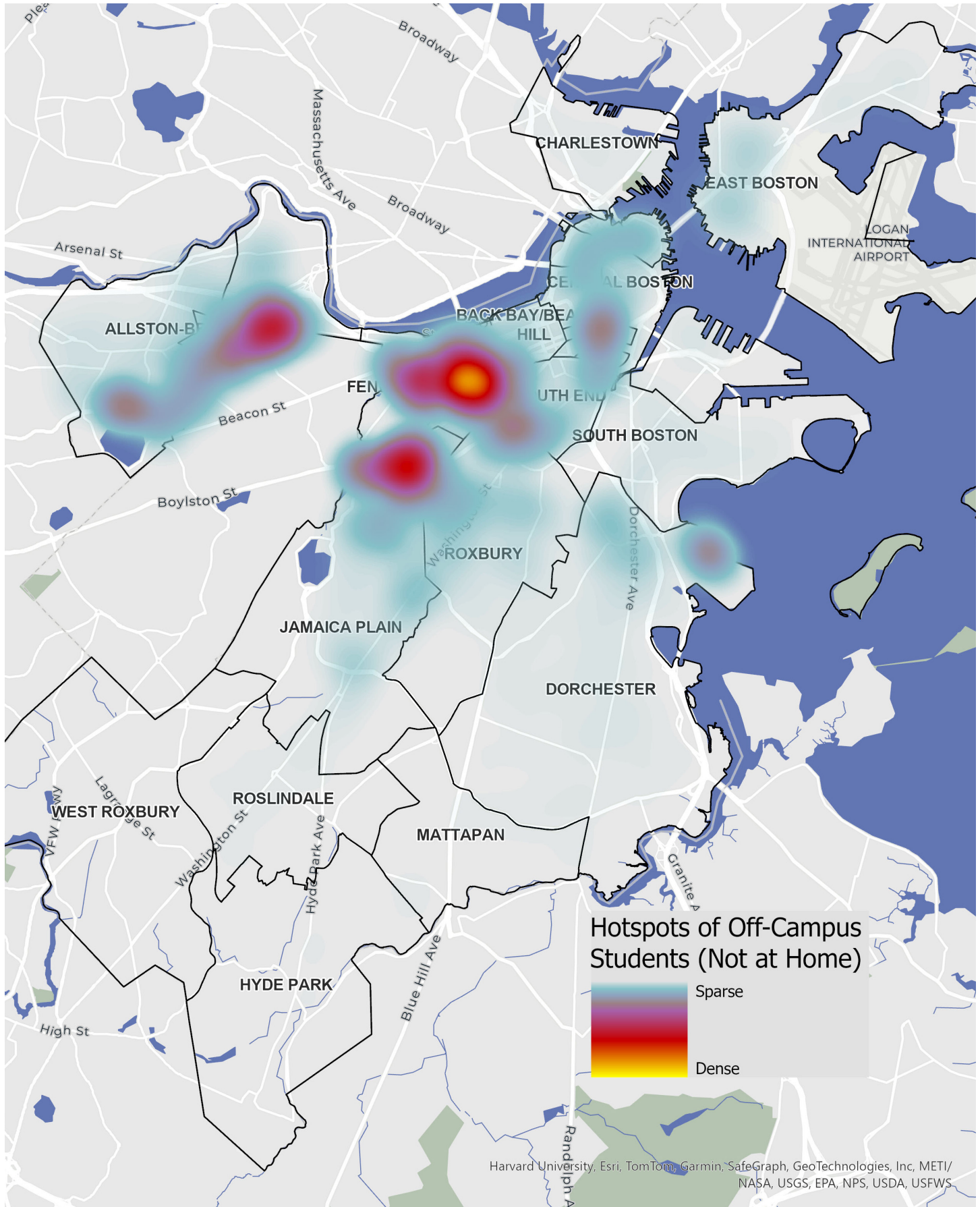
APPENDIX C: STUDENT DISTRIBUTION MAPS AND TABLES

Table C1: Off-campus (Not At Home) Students by Boston Planning and Development Agency (BPDA) Neighborhoods⁹

Neighborhood	Undergraduates	Graduates	Total	% of Grand Total
Allston	2,396	2,568	4,964	13.50%
Back Bay	1,115	706	1,821	4.90%
Bay Village	27	42	69	0.20%
Beacon Hill	164	265	429	1.20%
Brighton	2,001	1,812	3,813	10.30%
Charlestown	43	110	153	0.40%
Chinatown	215	384	599	1.60%
Dorchester	1,584	1,202	2,786	7.60%
Downtown	459	558	1,017	2.80%
East Boston	532	316	848	2.30%
Fenway	4,850	2,404	7,254	19.70%
Hyde Park	158	35	193	0.50%
Jamaica Plain	354	1,649	2,003	5.40%
Leather District	5	11	16	0.00%
Longwood Medical Area	41	41	82	0.20%
Mattapan	104	20	124	0.30%
Mission Hill	2,558	2,104	4,662	12.60%
North End	224	186	410	1.10%
Roslindale	119	76	195	0.50%
Roxbury	1,523	1,673	3,196	8.70%
South Boston	101	324	425	1.20%
South Boston Waterfront	29	64	93	0.30%
South End	400	948	1,348	3.70%
West End	62	160	222	0.60%
West Roxbury	75	62	137	0.40%
Total	19,139	17,720	36,859	100.00%

⁹ The totals in this table do not match the total numbers of students living 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: City of Boston Off-Campus Student Hotspots






CITGO

Fanatics

RUN
BOSTON

SS