



2024 STUDENT HOUSING REPORT



Housing

EXECUTIVE SUMMARY

The City requires higher education institutions to submit annual information on their enrollment and the locations where students live via University Accountability Reports (UARs). The Mayor's Office of Housing uses this data to better understand the impact of college and university students on the city's housing, including where students live, their living arrangements, and enrollment trends. Understanding these trends is important due to the high concentration of colleges and universities in Boston and the significant demand their students place on our housing supply.

KEY FINDINGS FROM THE REPORT:

Enrollment: Between 2013 and 2024, total student enrollment in Boston institutions increased by 17,666 students (12.2 percent), primarily due to a 25.7 percent rise in graduate enrollment. For comparison, undergraduate enrollment grew by only 4.7 percent. Between 2023 and 2024, however, graduate student enrollment dipped by 2.4 percent while undergraduate enrollment increased modestly by 1.1 percent.

Living arrangements for all students in Boston-based institutions: Currently, 33.5 percent (54,344) of higher education students live in university-provided housing, 40.5 percent (65,823 students) live off campus in private housing, and 25.8 percent (41,962 students) live at the home they already occupied before school (such as with a parent) or participate in study abroad or co-op programs.

Living arrangements for students living in Boston: Within the City of Boston, 39,012 students (42.3 percent of all students living in Boston) reside in off-campus private housing, which increases demand on the local rental market. There are 19,847 undergraduate students and 19,165 graduate students who live off campus (not at home) in Boston.

Geographic distribution of students in Boston: The largest concentrations of off-campus students by zip code are in Fenway/Kenmore (5,080 students), Allston (4,883), Longwood Medical/Mission Hill/Fenway (4,721), and Mission Hill (4,222), which together account for 61 percent of all off-campus (not-at-home) students in Boston.

Student housing by property types: Students occupy more than 17,000 single-family, 2-family, 3-family, or condo properties in Boston's private market. Students, therefore, reduce the housing stock available for Boston's workforce and families, and drive up rental costs due to increased competition and, in some cases, greater resources (roommate households, for example, can often afford more than lower-income individuals or families).

Dormitory production: Between 2014 and 2024, universities added 7,751 dorm beds and removed 1,196 beds, resulting in a net gain of 6,555 beds, a 17 percent increase. While some dormitory production is underway at Northeastern and Simmons, this growth in dorm beds is not keeping pace with the demand, with the city still facing a housing gap of 24,255 dorm beds to accommodate all full-time undergraduate students.

INTRODUCTION

THE CITY OF BOSTON REMAINS A GLOBAL HUB FOR COLLEGE AND UNIVERSITY STUDENTS, with numerous top-ranked institutions drawing hundreds of thousands of people to the Metro Boston area to pursue their education. As of Fall 2024, 162,458 students are enrolled in Boston-based undergraduate and graduate programs. Institutions do not have sufficient student housing to accommodate this population, placing substantial pressure on the city's private housing market.

Several universities are set to renew their Institutional Master Plans (IMPs) in the coming year, allowing the City of Boston to negotiate for increased on-campus student housing to alleviate pressure on the private housing market.

The Mayor's Office of Housing publishes the annual Student Housing Report better to understand students' impact on the city's housing. The report analyzes trends in enrollment, student living arrangements, and university-provided housing. Data for the report is collected from University Accountability Reports (UARs), which institutions must report to the City annually.

The Report is broken down into the following sections:

- 1. Definitions and Analytical Constraints**
- 2. Enrollment Trends**
- 3. Living Arrangements: All Students**
- 4. Living Arrangements: Students Living in Boston**
- 5. Off-campus Student Housing**
- 6. New On-Campus Housing**

1. DEFINITIONS & ANALYTICAL CONSTRAINTS

The 2024 Student Housing Report is based on data collected in the Fall 2024 University Accountability Reports (UARs), which colleges and universities in Boston must file with the City each year. UARs summarize enrollment, where undergraduate and graduate students are housed, and student addresses. The Student Housing Report analyzes this data for trends since the baseline year of 2013, when this data was first analyzed. The UAR requirement excludes community colleges, satellite campuses, and students enrolled in exclusively or primarily online programs.

Off-Campus housing is defined as any housing not owned and operated by an educational institution, excluding spaces leased but managed by the 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 (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 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, off-campus (living at home) is when the local/ mailing address and the home/ permanent address are the same in the institutional database.

Off-Campus housing (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 called “private housing.” This category includes students who entered the private housing market primarily to study at a Boston-based institution. Generally, “off-campus housing (not at home)” means the local/ mailing address and the home/ permanent address are not the same in the institutional database.

2. ENROLLMENT TRENDS

Since 2013, total student enrollment has increased by nearly 12.2 percent (+17,666 students). This increase is primarily due to the growth in graduate students, by 25.7 percent (+13,268) compared to 4.7 percent (+4,398) for undergraduates.

From 2023 to 2024, total student enrollment remained essentially the same, decreasing slightly from 162,981 to 162,458, 523 fewer students.¹ This decrease occurred because Urban College became a 100 percent online school, which this report does not track,² removing approximately 700 students from the enrollment count.

During this period, undergraduate enrollment grew by 1.1 percent (+1,104), while graduate enrollment declined by 2.4 percent (-1,627). This suggests that graduate enrollment peaked in 2023, while undergraduate enrollment is trending upward after years of stagnation.

Table 1: Total Enrollment Change by Degree Level, 2013 and 2022-2024

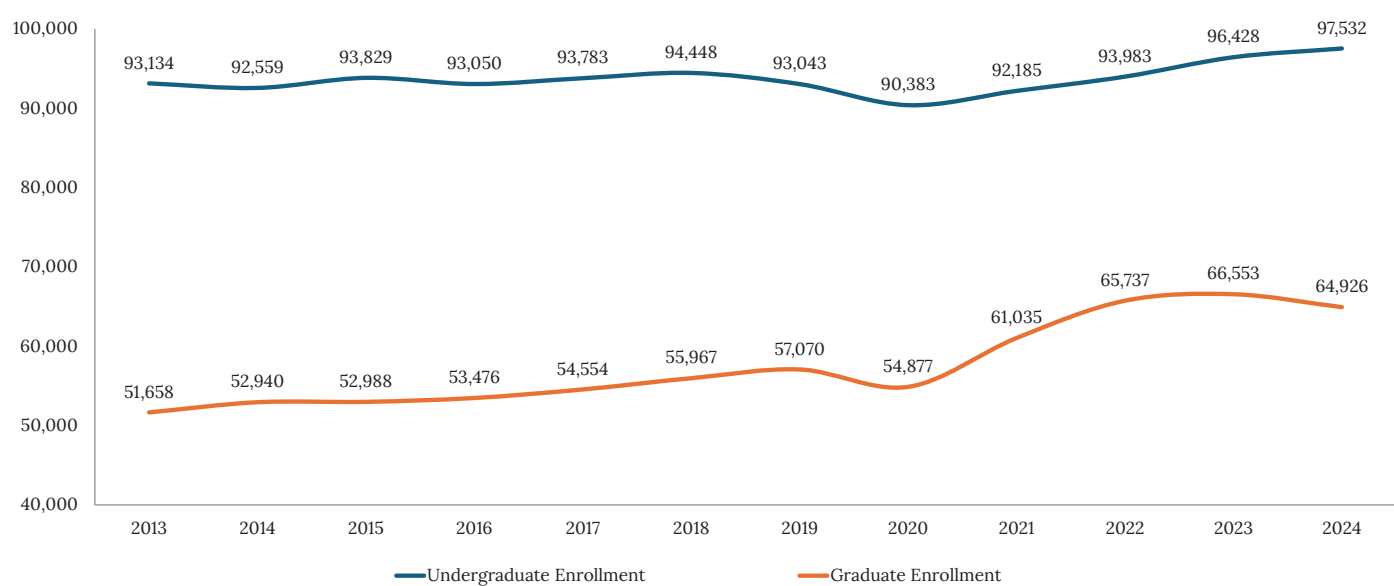
	2013 (Base Year)	2022	2023	2024	2023-2024 % Change	2013-2024 % Change
Undergraduate Enrollment	93,134	93,983	96,428	97,532	1.1%	4.7%
Graduate Enrollment	51,658	65,737	66,553	64,926	-2.4%	25.7%
Total Enrollment	144,792	159,720	162,981	162,458	-0.3%	12.2%

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.

² Online institutions and satellite campuses outside of Boston are not subject to the University Accountability Report.

Figure 1 shows annual enrollment by degree level from 2013 to 2024. Overall, undergraduate enrollment has been steady except for recent growth in 2023 and 2024. Graduate enrollment has increased rapidly since 2016, especially in 2021 and 2022. Graduate enrollment peaked in 2023 at 66,553 graduate students. Undergraduates and graduates saw notable temporary dips in enrollment during the COVID-19 pandemic.

Figure 1: Undergraduate and Graduate Enrollment Trends, 2013-2024



ENROLLMENT BY EDUCATIONAL INSTITUTION

Table 2 provides enrollment numbers for Boston’s higher education institutions from 2013 and 2022 to 2024. As in previous years, Northeastern University has led total enrollment growth, increasing by 17,467 students (66.1 percent since 2013). Boston University grew by nearly 3,000 students (10.4 percent during the same period). Enrollment at Suffolk University decreased by almost 2,060 students (24.4 percent while Simmons College saw an enrollment decrease of nearly 800 students (-20 percent).

Table 2: Total Enrollment Change by School, 2013-2024

Institution Name	Total Enrollment Counts				Change 2023-2024		Change 2013-2024	
	2013	2022	2023	2024	Count	%	Count	%
Bay State College (Closed)	1,098	221	0	0	0	-	-1,098	-
Benjamin Franklin Institute of Technology	463	386	423	463	40	9.50%	0	0.00%
Berklee College of Music	5,293	6,094	6,158	6,047	-111	-1.80%	754	14.20%
Boston Architectural College	725	421	412	416	4	1.00%	-309	-42.60%
Boston Baptist College	96	45	33	43	10	30.30%	-53	-55.20%
Boston College	13,525	14,734	14,694	14,842	148	1.00%	1,317	9.70%
Boston Conservatory (merged)	774	0	0	0	0	-	-774	-
Boston University	28,831	32,148	32,050	31,827	-223	-0.70%	2,996	10.40%
Emerson College	4,523	4,837	4,791	4,485	-306	-6.40%	-38	-0.80%
Emmanuel College	2,320	1,919	1,936	1,915	-21	-1.10%	-405	-17.50%
Fisher College	978	775	776	728	-48	-6.20%	-250	-25.60%
Harvard University (Boston Campuses)	3,830	5,067	4,993	4,889	-104	-2.10%	1,059	27.70%

Institution Name	Total Enrollment Counts				Change 2023-2024		Change 2013-2024	
	2013	2022	2023	2024	Count	%	Count	%
Massachusetts College of Art and Design	1,910	1,820	1,895	1,920	25	1.30%	10	0.50%
Massachusetts College of Pharmacy and Health Sciences	4,469	3,935	3,826	3,737	-89	-2.30%	-732	-16.40%
Massachusetts Institute of Technology	11,301	11,875	11,936	11,907	-29	-0.20%	606	5.40%
MGH Institute of Health Professions	1,302	1,549	1,498	1,707	209	14.00%	405	31.10%
New England College of Optometry	502	536	529	515	-14	-2.60%	13	2.60%
New England Conservatory of Music	812	795	784	852	68	8.70%	40	4.90%
New England Law Boston	964	1,074	1,085	1,142	57	5.30%	178	18.50%
Northeastern University	26,437	40,572	43,144	43,904	760	1.80%	17,467	66.10%
School of Museum of Fine Arts (merged)	651	0	0	0	0	-	-651	-
SHOWA Institute	263	273	918	838	-80	-8.70%	575	218.60%
Simmons University	3,972	3,108	3,279	3,179	-100	-3.00%	-793	-20.00%
St John Seminary	192	72	106	97	-9	-8.50%	-95	-49.50%
Suffolk University	8,437	6,473	6,564	6,379	-185	-2.80%	-2,058	-24.40%
Tufts University (Boston Campuses)	3,283	2,833	3,020	3,031	11	0.40%	-252	-7.70%
University of Massachusetts Boston	14,547	13,969	13,707	13,875	168	1.20%	-672	-4.60%
Urban College of Boston (Became Online Only)	767	590	704	0	-704	-100.00%	-767	-100.00%
Wentworth Institute of Technology	3,952	3,599	3,720	3,720	0	0.00%	-232	-5.90%
Wheelock College (merged)	1,323	0	0	0	0	-	-1,323	-
Total Enrollment	144,792	159,720	162,981	162,458	-523	-0.30%	17,666	12.20%

Table 3 provides enrollment by degree level for 2013 to 2024. Northeastern University increased its undergraduate enrollment by more than 5,700 students (32 percent), but its growth has been primarily driven by close to 12,000 (138.1 percent) new graduate students. Boston University’s undergraduate student enrollment slightly increased by 600 students (3.3 percent), while graduate students increased faster by 2,400 (21.7 percent). In contrast, enrollment at Suffolk University decreased by just over 1,200 undergraduate students and 857 graduate students. Appendix Table B1 contains further details on enrollment changes between 2023 and 2024.

Table 3: Enrollment Change by School and Degree Level, 2013 to 2024

Institution Name	Undergraduate Enrollment				Graduate Enrollment			
	2013 (Base Year)	2024	Change	% Change	2013 (Base Year)	2024	Change	% Change
Bay State College (Closed)	1,098	0	-1,098	-	0	0	0	-
Benjamin Franklin Institute of Technology	463	463	0	0.00%	0	0	0	-
Berklee College of Music	4,402	5,828	1426	32.40%	117	219	102	87.20%
Boston Architectural College	407	219	-188	-46.20%	318	197	-121	-38.10%
Boston Baptist College	96	43	-53	-55.20%	0	0	0	-
Boston College	9,049	9,770	721	8.00%	4,476	5,072	596	13.30%
Boston Conservatory (Merged)	545	0	-545	-	229	0	-229	-
Boston University	16,871	18,321	1450	8.60%	10,637	13,506	2,869	27.00%
Emerson College	3,720	3,897	177	4.80%	803	588	-215	-26.80%
Emmanuel College	2,059	1,861	-198	-9.60%	261	54	-207	-79.30%
Fisher College	978	617	-361	-36.90%	0	111	111	-
Harvard University (Boston Campuses)	0	0	0	-	3,830	4,889	1,059	27.70%
Massachusetts College of Art and Design	1,776	1,802	26	1.50%	134	118	-16	-11.90%
Massachusetts College of Pharmacy and Health Sciences	3,499	3,001	-498	-14.20%	970	736	-234	-24.10%

Institution Name	Undergraduate Enrollment				Graduate Enrollment			
	2013 (Base Year)	2024	Change	% Change	2013 (Base Year)	2024	Change	% Change
Massachusetts Institute of Technology	4,528	4,556	28	0.60%	6,773	7,351	578	8.50%
MGH Institute of Health Professions	307	384	77	25.10%	995	1,323	328	33.00%
New England College of Optometry	0	0	0	-	502	515	13	2.60%
New England Conservatory of Music	430	420	-10	-2.30%	382	432	50	13.10%
New England Law Boston	0	0	0	-	964	1,142	178	18.50%
Northeastern University	17,924	23,638	5,714	31.90%	8,513	20,266	11,753	138.10%
School of Museum of Fine Arts (Merged)	484	0	-484	-	167	0	-167	-
SHOWA Institute	263	838	575	218.60%	0	0	0	-
Simmons University	1,732	1,675	-57	-3.30%	2,240	1,504	-736	-32.90%
St John Seminary	43	21	-22	-51.20%	149	76	-73	-49.00%
Suffolk University	5,593	4,392	-1,201	-21.50%	2,844	1,987	-857	-30.10%
Tufts University (Boston Campuses)	0	623	623	-	2,632	2,408	-224	-8.50%
University of Massachusetts Boston	11,533	11,603	70	0.60%	3,014	2,272	-742	-24.60%
Urban College of Boston (Became Online Only)	767	0	-767	-	0	0	0	-
Wentworth Institute of Technology	3,708	3,560	-148	-4.00%	244	160	-84	-34.40%
Wheelock College (Merged)	859	0	-859	-	464	0	-464	-
Total Enrollment	93,134	97,532	4,398	4.70%	51,658	64,926	13,268	25.70%

3. LIVING ARRANGEMENTS: ALL STUDENTS

This section (**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.

The number of students residing on campus or in university housing increased by 4.6 percent over the last two years and 2.6 percent between 2023 and 2024. Students living at home or studying abroad increased by 2.3 percent in the previous two years and 0.4 percent between 2023 and 2024. The number of students residing off campus, not at home, decreased by 1 percent over the last two years and by 3.1 percent between 2023 and 2024.

Table 4 Student Living Arrangements, 2022 to 2024³

Living Arrangement	2022	2023	2024	Percent Change 2023-24	Percent Change 2022-24	Percent in Living Arrangement
On-Campus or University-Provided Housing	51,930	52,957	54,344	2.60%	4.60%	33.50%
Off-Campus Housing (living at home) or Study Abroad/Co-op	41,002	41,783	41,962	0.40%	2.30%	25.80%
Off-Campus Housing (not at home)	66,515	67,960	65,823	-3.10%	-1.00%	40.50%
Not Categorized/Discrepancy	273	281	329	17.10%	20.50%	0.20%
Total	159,720	162,981	162,458	-0.30%	1.70%	100.00%

³ 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. 2023 numbers in this report have been revised to adjust for a change in reporting system at Simmons.

In Fall 2024, more than 54,300 students (33.5 percent lived on campus or in university-provided housing, while close to 42,000 students (25.8 percent lived at home (4,329 of these students were studying abroad or in a co-op program). The remaining 65,823 students (40.5 percent lived in private housing. Of the 65,823 students living in private housing, 59 percent live in Boston, which is explored further in the following section.

Table 5: Students by Living Arrangements and Degree Level, 2024

	Undergraduates	Graduates	Total	Percent of Total
On-Campus or University-Provided Housing	48,222	6,122	54,344	33.50%
Off-Campus (living at home)	18,155	23,807	41,962	25.80%
Off Campus (not at home)	30,995	34,828	65,823	40.50%
Not Categorized	160	169	329	0.20%
Total	97,532	64,926	162,458	100.00%

Table 6 provides the number of full-time undergraduate students housed on and off campus by school, including those 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 (77.1 percent) of full-time undergraduate students, followed by Boston University (65.2 percent), Northeastern University (44.1 percent), and UMass Boston (11.8 percent).

Among medium-sized institutions (1,000–6,000 full-time undergraduate students), the Massachusetts Institute of Technology housed 91.8 percent of full-time undergraduate students, followed by Emmanuel College at 77.8 percent. Other schools housed far fewer of their full-time undergraduates: Berklee College of Music housed 27 percent and the Massachusetts College of Pharmacy and Health Sciences housed 23.5 percent.

Table 6: Percentage of Full-time Undergraduates Housed by School, 2024⁴

Institution	Students Provided Housing By School			Students Not in Need of Housing			Students in Need of Housing	
	Enrolled Full-Time Undergrads	On-Campus	In University Managed Housing	Off-Campus Living-at Home	Study Abroad/ COOP	Off-Campus Other	Off-Campus (Not-at-Home)	% Students Provided Housing by School
Bay State College (Closed)	0	0	0	0	0	0	0	-
Benjamin Franklin Institute of Technology	328	0	0	326	0	0	2	0.00%
Berklee College of Music (w Boston Conservatory)	5,520	1,489	0	178	0	0	3,853	27.00%
Boston Architectural College	166	29	0	0	0	0	137	17.50%
Boston Baptist College	11	10	0	1	0	0	0	-
Boston College	9,663	7,449	0	128	430	0	1,656	77.10%
Boston Conservatory (Merged)	0	0	0	0	0	0	0	-
Boston University	18,112	11,800	0	509	393	0	5,410	65.20%
Emerson College	3,857	2,616	0	1,047	0	13	181	67.80%
Emmanuel College	1,837	1,374	55	307	9	0	92	77.80%
Fisher College	614	304	0	263	0	0	47	49.50%

⁴ 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.

Institution	Students Provided Housing By School			Students Not in Need of Housing			Students in Need of Housing	
	Enrolled Full-Time Undergrads	On-Campus	In University Managed Housing	Off-Campus Living-at Home	Study Abroad/ COOP	Off-Campus Other	Off-Campus (Not-at-Home)	% Students Provided Housing by School
Harvard University (Boston Campuses)	0	0	0	0	0	0	0	-
Massachusetts College of Art and Design	1,689	698	0	638	0	0	353	41.30%
Massachusetts College of Pharmacy and Health Sciences	2,829	666	0	2	0	85	2,076	23.50%
Massachusetts Institute of Technology	4,510	3,455	684	17	21	60	273	91.80%
MGH Institute of Health Professions	152	0	0	152	0	0	0	-
New England College of Optometry	0	0	0	0	0	0	0	-
New England Conservatory of Music	377	225	0	30	0	0	122	59.70%
New England Law Boston	0	0	0	0	0	0	0	-
Northeastern University	23,528	9,473	897	3,907	2,486	0	6,765	44.10%
School of Museum of Fine Arts - (Merged)	0	0	0	0	0	0	0	-
SHOWA Institute	385	385	0	0	0	0	0	-
Simmons University	1,497	932	0	514	18	0	33	62.30%
St. John Seminary	21	15	0	0	0	0	6	71.40%
Suffolk University	4,255	1,468	0	1,696	65	0	1,026	34.50%
Tufts University (Boston Campuses)	615	357	0	61	31	1	165	58.00%
University of Massachusetts Boston	9,720	1,146	0	2,340	0	0	6,234	11.80%

Institution	Students Provided Housing By School			Students Not in Need of Housing			Students in Need of Housing	
	Enrolled Full-Time Undergrads	On-Campus	In University Managed Housing	Off-Campus Living-at Home	Study Abroad/ COOP	Off-Campus Other	Off-Campus (Not-at-Home)	% Students Provided Housing by School
Urban College of Boston - (Became online only)	0	0	0	0	0	0	0	-
Wentworth Institute of Technology	3,464	2,015	0	1,194	0	0	255	58.20%
Wheelock College (Merged)	0	0	0	0	0	0	0	-
Total	93,150	45,906	1,636	13,310	3,453	159	28,686	51.00%

4. LIVING ARRANGEMENTS: STUDENTS LIVING IN BOSTON

Many students in Boston-based schools reside outside the city in municipalities like Newton and Cambridge. This section outlines the living arrangements of students living in Boston. **Table 7** shows that in fall 2024, 42,381 students (46 percent of all students living in Boston) resided on campus or in university-provided housing, while 10,613 students (11.5 percent) resided off campus at home. The remaining 39,012 students (42.3 percent) lived off campus but not at home within Boston.

Table 7: Student Living Arrangements in Boston, 2022-2024

Living Arrangement	2022	2023	2024	Percent Change 2023-24	Percent Change 2022-24	Percent in Living Arrangement
On-Campus or University-Provided Housing	41,204	41,490	42,381	2.10%	2.90%	46.00%
Off-Campus (living at home)	11,290	11,551	10,613	-8.10%	-6.00%	11.50%
Off-Campus (not at home)	38,007	40,712	39,012	-4.20%	2.60%	42.30%
Not Categorized	17	86	140	62.80%	723.50%	0.20%
Total	90,518	93,839	92,146	-1.80%	1.80%	100.00%

Table 8 shows that 62 percent of undergraduate students living in Boston are housed on campus or in university-managed housing. Of the remaining undergraduate students, 31 percent reside off campus but not at home, and the remaining 6 percent live off campus at home. In contrast, only 10 percent of graduate students are housed by their respective schools, while the majority (66.3 percent) reside off campus (not at home).

Table 8: Student Living Arrangements by Degree Level in Boston, 2024

Living Arrangement	Undergraduates	Percent of Undergraduates	Graduates	Percent of Graduates	Total
On-Campus or University-Provided Housing	39,469	62.40%	2,912	10.10%	42,381
Off-Campus (living at home)	3,842	6.10%	6,771	23.40%	10,613
Off-Campus (not at home)	19,847	31.40%	19,165	66.30%	39,012
Not Categorized	85	0.10%	55	0.20%	140
Total	63,243	100.00%	28,903	100.00%	92,146

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, undergraduate students in private housing decreased by 1,272 (6.8 percent) from 2022 to 2024 and by 130 year over year (-0.7 percent).

Between 2023 and 2024, UMass Boston had the most significant increase in undergraduate students in private housing (360 students, a 15.2 percent increase). Suffolk University saw the most significant decrease in students not residing at home (411 students, a 37.7 percent decrease), primarily due to declining enrollment.

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

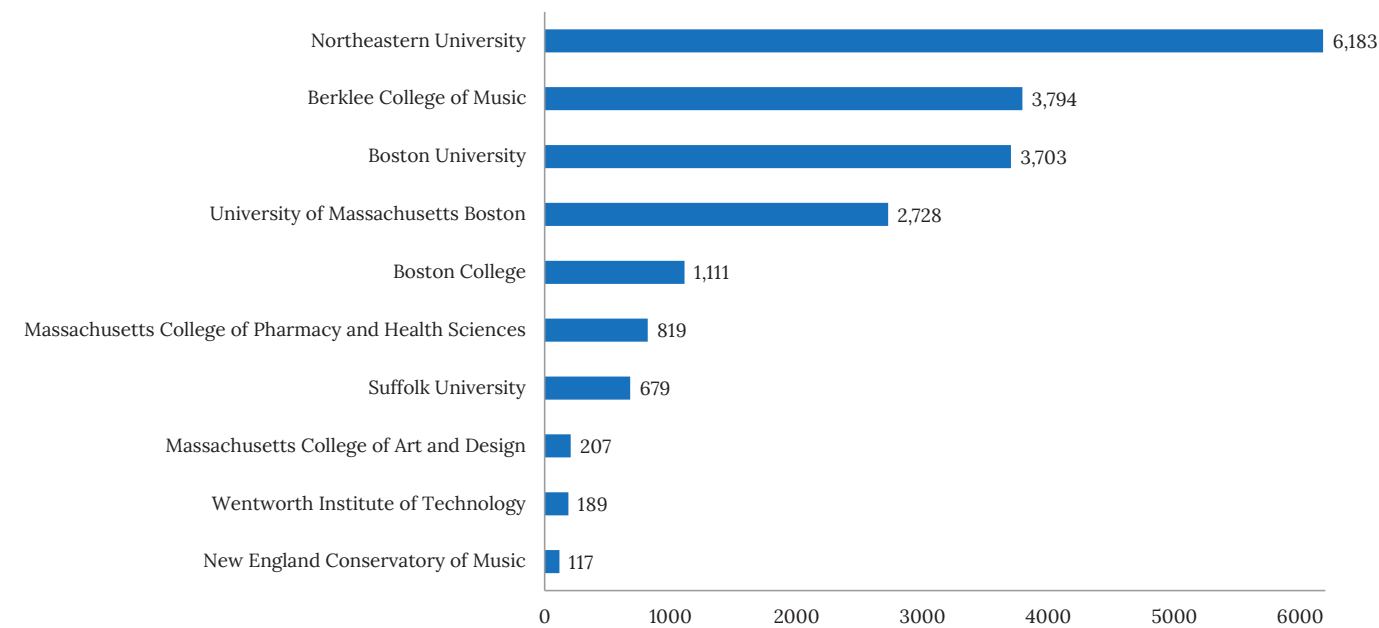
Institution Name	2022	2023	2024	Change 2023-24	Percent Change 2023-24	Change 2022-24	Percent Change 2022-24
Bay State College (Closed)	15	0	0	0	-	-15	-100.00%
Benjamin Franklin Institute of Technology	4	97	3	-94	-96.90%	-1	-25.00%
Berklee College of Music	3,778	3,858	3,794	-64	-1.70%	16	0.40%
Boston Architectural College	67	55	47	-8	-14.50%	-20	-29.90%
Boston Baptist College	0	0	0	0	-	0	-
Boston College	1,444	1,280	1,111	-169	-13.20%	-333	-23.10%
Boston Conservatory (Merged)	0	0	0	0	-	0	-
Boston University	3,710	3,695	3,703	8	0.20%	-7	-0.20%
Emerson College	159	159	92	-67	-42.10%	-67	-42.10%
Emmanuel College	124	78	68	-10	-12.80%	-56	-45.20%
Fisher College	50	50	13	-37	-74.00%	-37	-74.00%
Harvard University	0	0	0	0	-	0	-
Massachusetts College of Art and Design	244	242	207	-35	-14.50%	-37	-15.20%
Massachusetts College of Pharmacy and Health Sciences	561	604	819	215	35.60%	258	46.00%

⁵ This table includes full-time and part-time students. Simmons used a different reporting system in 2022, and as a result, the numbers were significantly different from what was reported in 2023 and 2024.

Institution Name	2022	2023	2024	Change 2023-24	Percent Change 2023-24	Change 2022-24	Percent Change 2022-24
Massachusetts Institute of Technology	45	45	31	-14	-31.10%	-14	-31.10%
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	162	117	117	0	0.00%	-45	-27.80%
New England Law Boston	0	0	0	0	-	0	-
Northeastern University	4,544	5,992	6,183	191	3.20%	1,639	36.10%
School of Museum of Fine Arts (Merged)	0	0	0	0	-	0	-
SHOWA Institute	0	0	0	0	-	0	-
Simmons University	182	30	31	1	3.30%	-151	-83.00%
St John Seminary	0	1	3	2	200.00%	3	-
Suffolk University	904	1,090	679	-411	-37.70%	-225	-24.90%
Tufts University (Health Sciences)	22	27	29	2	7.40%	7	31.80%
University of Massachusetts Boston	2,210	2,368	2,728	360	15.20%	518	23.40%
Urban College of Boston	0	0	0	0	-	0	-
Wentworth Institute of Technology	350	189	189	0	0.00%	-161	-46.00%
Wheelock College (Merged)	0	0	0	0	-	0	-
Total	18,575	19,977	19,847	-130	-0.70%	1,272	6.80%

In 2023, Northeastern University had the highest number of undergraduates living off-campus (not at home) at 6,183. Berklee College of Music and Boston University had the second- and third-highest numbers in this category: 3,794 and 3,703, respectively.

Figure 2: 2024 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 living in Boston and off campus (not at home) since 2022. Overall, this category's number of graduate students decreased by 7.6 percent (1,570) from 2022 to 2024.

Between 2023-2024, Northeastern had the most significant year-over-year increase, with 906 graduate students living off campus in Boston's private housing market. Several schools saw declines in graduate students living off campus (not at home) between 2023 and 2024, but no school saw a drop of more than 300 students.

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

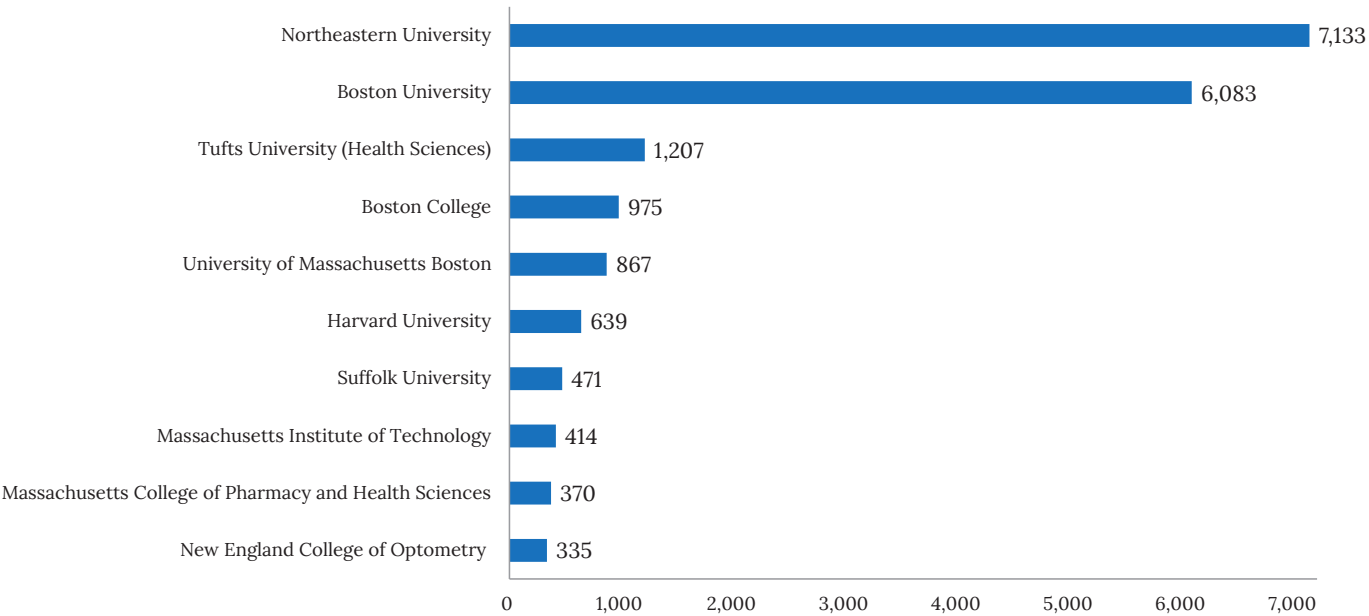
Institution Name	2022	2023	2024	Change '23-'24	Percent Change '23-'24	Change '22-'24	Percent Change '22-'24
Bay State College (Closed)	0	0	0	0	-	0	-
Benjamin Franklin Institute of Technology	0	0	0	0	-	0	-
Berklee College of Music	139	144	146	2	1.40%	7	5.00%
Boston Architectural College	61	76	73	-3	-3.90%	12	19.70%
Boston Baptist College	0	0	0	0	-	0	-
Boston College	948	935	975	40	4.30%	27	2.80%
Boston Conservatory (Merged)	0	0	0	0	-	0	-
Boston University	6,166	6,294	6,083	-211	-3.40%	-83	-1.30%
Emerson College	84	84	85	1	1.20%	1	1.20%
Emmanuel College	0	0	0	0	-	0	-
Fisher College	4	4	2	-2	-50.00%	-2	-50.00%
Harvard University	773	653	639	-14	-2.10%	-134	-17.30%
Massachusetts College of Art and Design	32	28	29	1	3.60%	-3	-9.40%
Massachusetts College of Pharmacy and Health Sciences	610	521	370	-151	-29.00%	-240	-39.30%

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 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 Simmons numbers were estimated given data reporting issues caused by the transition to a new address management system used by the school.

Institution Name	2022	2023	2024	Change '23-'24	Percent Change '23-'24	Change '22-'24	Percent Change '22-'24
Massachusetts Institute of Technology	489	479	414	-65	-13.60%	-75	-15.30%
MGH Institute of Health Professions	0	0	0	0	-	0	-
New England College of Optometry	377	373	335	-38	-10%	-42	-11%
New England Conservatory of Music	317	228	228	0	0.00%	-89	-28.10%
New England Law Boston	0	0	0	0	-	0	-
Northeastern University	6,227	7,875	7,133	-742	-9.40%	906	14.50%
School of Museum of Fine Arts (Merged)	0	0	0	0	-	0	-
SHOWA Institute	0	0	0	0	-	0	-
Simmons University	332	65	70	5	7.70%	-262	-78.90%
St John Seminary	0	9	6	-3	-33%	6	-
Suffolk University	589	700	471	-229	-32.70%	-118	-20.00%
Tufts University (Health Sciences)	1,459	1,336	1,207	-129	-9.70%	-252	-17.30%
University of Massachusetts Boston	801	899	867	-32	-3.60%	66	8.20%
Urban College of Boston	0	0	0	0	-	0	-
Wentworth Institute of Technology	24	32	32	0	0.00%	8	33.30%
Wheelock College (Merged)	0	0	0	0	-	0	-
Total	19,432	20,735	19,165	-1,570	-7.60%	-267	-1.40%

In 2024, Northeastern had the highest number of graduate students living off campus and not at home (7,133), followed closely by Boston University (6,083).

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



5. OFF-CAMPUS STUDENT HOUSING

This section examines the graduate and undergraduate students living off campus in Boston's housing market. It explores the geographic distribution of off-campus students in Boston and their distribution across different building property types.

OFF-CAMPUS STUDENT HOUSING BY PROPERTY TYPE

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), 02134 (Allston), 02215 (Longwood/Mission Hill/Fenway), 02135 (Brighton), and 02120 (Mission Hill). 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 (Jamaica Plain, South End, Upham's Corner/Columbia Point, Roxbury, and Back Bay) 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, 2024⁷

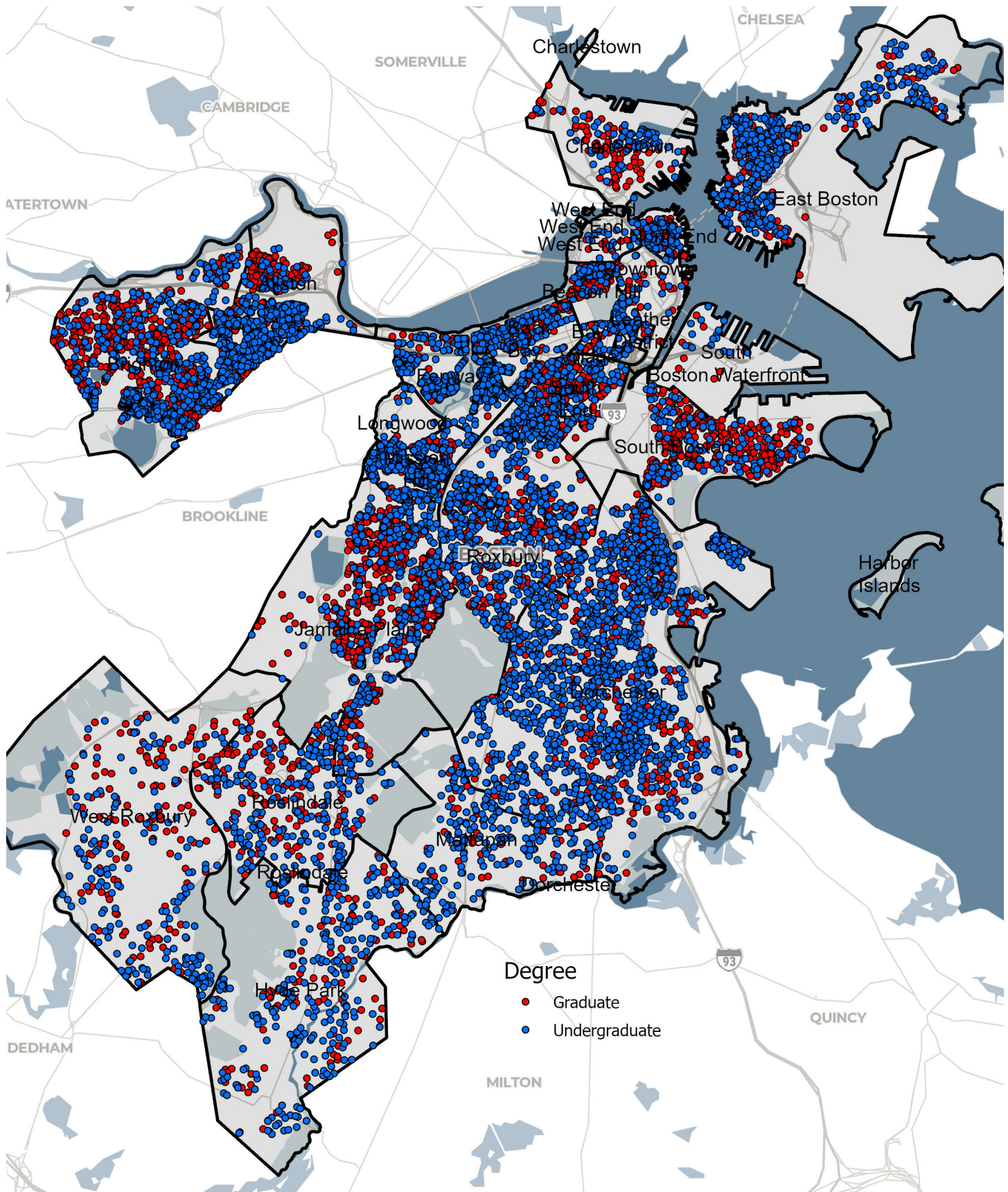
Approximate Neighborhood	Zip Code	Undergraduates	Graduates	All Students	Percent of All Students	Percentage of Tier/Group
Fenway/Kenmore	02115	3,943	1,122	5,065	13.30%	61%
Allston	02134	2,051	2,872	4,923	13.00%	
Longwood/Mission Hill/Fenway	02215	2,707	1,963	4,670	12.30%	
Brighton	02135	1,793	2,658	4,451	11.70%	
Mission Hill	02120	2,797	1,392	4,189	11.00%	

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. Other discrepancies may result from geocoding.

Approximate Neighborhood	Zip Code	Undergraduates	Graduates	All Students	Percent of All Students	Percentage of Tier /Group
Jamaica Plain	02130	452	1,685	2,137	5.60%	24%
South End	02118	851	1,276	2,127	5.60%	
Upham's Corner & Columbia Point	02125	1,055	1,022	2,077	5.50%	
Roxbury	02119	575	1,418	1,993	5.20%	
Back Bay	02116	370	517	887	2.30%	
Chinatown	02111	265	519	784	2.10%	8%
West End	02114	235	465	700	1.80%	
East Boston	02128	399	287	686	1.80%	
South Boston	02127	104	366	470	1.20%	
Dorchester Center	02124	329	111	440	1.20%	
Dorchester/ Roxbury	02121	174	168	342	0.90%	4%
Dorchester	02122	210	103	313	0.80%	
North End	02113	114	163	277	0.70%	
Hyde Park	02136	189	56	245	0.60%	
Roslindale	02131	141	98	239	0.60%	
Other Zip	Various	481	513	994	2.60%	3%
Total		19,235	18,774	38,009	100%	100%

Map 1 below shows the geographic distribution of graduate and undergraduate students living off-campus (not at home) by address in Boston.

Map 1: 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 students off campus (not at home) (17,517) live in properties with three units or fewer or 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. Other condo units are rented for a profit to students by investor-owners.

Table 12: Students Living Off Campus By Housing Type⁸

	Property Type	2024 Student Count	Percent of Addresses
Undergraduates	Small Properties (1-3 units)	5,763	29%
	Condominiums	3,287	17%
	Apartments (4+ Units)	5,351	27%
	Mixed-Use	4,206	21%
	Other	628	3%
Graduates	Small Properties (1-3 units)	4,478	24%
	Condominiums	3,989	21%
	Apartments (4+ Units)	4,988	27%
	Mixed-Use	4,643	25%
	Other	676	4%
All Students	Small Properties (1-3 units)	10,241	26%
	Condominiums	7,276	19%
	Apartments (4+ Units)	10,339	27%
	Mixed-Use	8,849	23%
	Other	1,304	3%

⁸ 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 property. 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.

6. NEW ON-CAMPUS HOUSING

From 2014 to 2024, colleges and universities added 7,751 dorm beds to Boston’s student housing inventory. Over the same period, there was a loss of 1,196 beds. The net gain of 6,555 dorm beds constitutes a 17 percent increase in dorm beds.

Table 13 outlines each university’s planned dorm production, beds in the development pipeline, and demolitions. This total net production of beds will result in an additional 4,313 dorm beds. Even with these additions, if the 2024 enrollment totals were to continue, 24,255 full-time undergraduates could remain unhoused by their institutions.

Northeastern University plans to add 2,226 new beds, which were approved by the Boston Planning Development Agency Board and will soon be under construction. While Simmons University’s new 1,100-bed dormitory on its main campus is under construction, a 1,036-bed residential village near Brookline Avenue will also be demolished, resulting in 54 net new beds.

Table 13: Full-time Undergraduate Housing Needs vs. Planned Beds, 2024⁹

Institutions	Full-Time Undergraduates Living Off Campus (not at home)	Under Construction	Board Approved	New Dorm Beds in Pipeline	Current or Planned Demolitions	Unmet Student Housing Need
Bay State College Closed)	0	0	0	0	0	0
Benjamin Franklin Institute of Technology	118	0	0	0	0	118
Berklee College of Music (w Boston Conservatory)	3,907	0	0	450	0	3,457
Boston Architectural College	125	0	0	0	0	125

⁹ 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 submitted development applications, letters of intent, or project notices—some of which may have been approved under Large Project Review (Institutional Master Plan)—but are not yet permitted; 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.

Institutions	Full-Time Undergraduates Living Off Campus (not at home)	Under Construction	Board Approved	New Dorm Beds in Pipeline	Current or Planned Demolitions	Unmet Student Housing Need
Boston Baptist College	0	0	0	0	0	0
Boston College	1,958	0	0	550	0	1,408
Boston University	4,824	0	0	523	0	4,301
Emerson College	358	0	0	0	0	358
Emmanuel College	103	0	0	0	0	103
Fisher College	66	0	0	0	0	66
Harvard University	0	0	0	0	0	0
Massachusetts College of Art and Design	776	0	0	0	0	776
Massachusetts College of Pharmacy and Health Sciences	1,575	0	0	0	0	1,575
Massachusetts Institute of Technology	267	0	0	0	0	267
MGH Institute of Health Professions	0	0	0	0	0	0
New England College of Optometry	0	0	0	0	0	0
New England Conservatory of Music	130	0	0	0	0	130
New England Law Boston	0	0	0	0	0	0
Northeastern University	6,924	0	2,226	0	-500	7,424
SHOWA Institute	0	0	0	0	0	0
Simmons University	27	1,100	0	0	-1,036	-37
St. John Seminary	5	0	0	0	0	5
Suffolk University	1,274	0	0	0	0	1,274
Tufts University (Health Sciences)	153	0	0	0	0	153

Institutions	Full-Time Undergraduates Living Off Campus (not at home)	Under Construction	Board Approved	New Dorm Beds in Pipeline	Current or Planned Demolitions	Unmet Student Housing Need
University of Massachusetts Boston	5,723	0	0	1,000	0	4,723
Urban College of Boston	0	0	0	0	0	0
Wentworth Institute of Technology	255	0	0	0	0	255
Total	28,568	1,100	2,226	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 it cannot be corrected and therefore cannot be used. Some addresses supplied outside Boston limits are residence halls or P.O. boxes, which are all discarded. The more data-controlled and standardized the addresses provided by the schools are, the more accurately the data indicates a given student's recent location and whether that address is the guardian's.

A few small graduate schools cannot identify which students live off campus at home. Footnote 5 details this issue. Given the school information, these students are categorized as home-based students.

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

APPENDIX B: ENROLLMENT

Table B1: 2023-2024 Enrollment Change by School and Degree Level

Institution Name	Undergraduate Enrollment				Graduate Enrollment			
	2023	2024	Change	% Change	2023	2024	Change	% Change
Bay State College (Closed)	0	0	0	-	0	0	0	-
Benjamin Franklin Institute of Technology	423	463	40	9.50%	0	0	0	-
Berklee College of Music	5,942	5,828	-114	-1.90%	216	219	3	1.40%
Boston Architectural College	203	219	16	7.90%	209	197	-12	-5.70%
Boston Baptist College	33	43	10	30.30%	0	0	0	-
Boston College	9,575	9,770	195	2.00%	5,119	5,072	-47	-0.90%
Boston Conservatory (Closed)	0	0	0	-	0	0	0	-
Boston University	17,850	18,321	471	2.60%	14,200	13,506	-694	-4.90%
Emerson College	4,167	3,897	-270	-6.50%	624	588	-36	-5.80%
Emmanuel College	1,868	1,861	-7	-0.40%	68	54	-14	-20.60%
Fisher College	663	617	-46	-6.90%	113	111	-2	-1.80%
Harvard University (Boston Campuses)	0	0	0	-	4,993	4,889	-104	-2.10%
Massachusetts College of Art and Design	1,787	1,802	15	0.80%	108	118	10	9.30%
Massachusetts College of Pharmacy and Health Sciences	2,684	3,001	317	11.80%	1,142	736	-406	-35.60%
Massachusetts Institute of Technology	4,592	4,556	-36	-0.80%	7,344	7,351	7	0.10%
MGH Institute of Health Professions	318	384	66	20.80%	1,180	1,323	143	12.10%
New England College of Optometry	0	0	0	-	529	515	-14	-2.60%
New England Conservatory of Music	393	420	27	6.90%	391	432	41	10.50%

Institution Name	Undergraduate Enrollment				Graduate Enrollment			
	2023	2024	Change	% Change	2023	2024	Change	% Change
New England Law Boston	0	0	0	-	1,085	1,142	57	5.30%
Northeastern University	22,229	23,638	1,409	6.30%	20,915	20,266	-649	-3.10%
School of Museum of Fine Arts (Closed)	0	0	0	-	0	0	0	-
SHOWA Institute	918	838	-80	-8.70%	0	0	0	-
Simmons University	1,757	1,675	-82	-4.70%	1,522	1,504	-18	-1.20%
St John Seminary	22	21	-1	-4.50%	84	76	-8	-9.50%
Suffolk University	4,457	4,392	-65	-1.50%	2,107	1,987	-120	-5.70%
Tufts University (Boston Campuses)	592	623	31	5.20%	2,428	2,408	-20	-0.80%
University of Massachusetts Boston	11,691	11,603	-88	-0.80%	2,016	2,272	256	12.70%
Urban College of Boston	704	0	-704	100.00%	0	0	0	-
Wentworth Institute of Technology	3,560	3,560	0	0.00%	160	160	0	0.00%
Wheelock College (Closed)	0	0	0	-	0	0	0	-
Total Enrollment	96,428	97,532	1,104	1.10%	66,553	64,926	-1,627	-2.40%

Table B2: Enrollment by Degree Level and Full-time and Part-time Status, 2024

Institution Name	Undergraduate Enrollment			Graduate Enrollment		
	Full-Time	Part-Time	Total	Full-Time	Part-Time	Total
Bay State College (Closed)	0	0	0	0	0	0
Benjamin Franklin Institute of Technology	328	135	463	0	0	0
Berklee College of Music	5,520	308	5,828	214	5	219
Boston Architectural College	166	53	219	166	31	197
Boston Baptist College	11	32	43	0	0	0
Boston College	9,663	107	9,770	3,709	1,363	5,072
Boston Conservatory (Closed)	0	0	0	0	0	0
Boston University	18,112	209	18,321	10,849	2,657	13,506
Emerson College	3,857	40	3,897	510	78	588
Emmanuel College	1,837	24	1,861	0	54	54
Fisher College	614	3	617	83	28	111
Harvard University (Boston Campuses)	0	0	0	4,153	736	4,889
Massachusetts College of Art and Design	1,689	113	1,802	109	9	118
Massachusetts College of Pharmacy and Health Sciences	2,829	172	3,001	706	30	736
Massachusetts Institute of Technology	4,510	46	4,556	7,194	157	7,351
MGH Institute of Health Professions	152	232	384	794	529	1,323
New England College of Optometry	0	0	0	515	0	515
New England Conservatory of Music	377	43	420	387	45	432
New England Law Boston	0	0	0	882	260	1,142
Northeastern University	23,528	110	23,638	19,425	841	20,266
School of Museum of Fine Arts (Closed)	0	0	0	0	0	0
SHOWA Institute	385	453	838	0	0	0
Simmons University	1,497	178	1,675	757	747	1,504
St John Seminary	21	0	21	44	32	76
Suffolk University	4,255	137	4,392	1,590	397	1,987
Tufts University (Boston Campuses)	615	8	623	2,376	32	2,408

Institution Name	Undergraduate Enrollment			Graduate Enrollment		
	Full-Time	Part-Time	Total	Full-Time	Part-Time	Total
University of Massachusetts Boston	9,720	1,883	11,603	1,345	927	2,272
Urban College of Boston	0	0	0	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	93,150	4,382	97,532	55,949	8,977	64,926

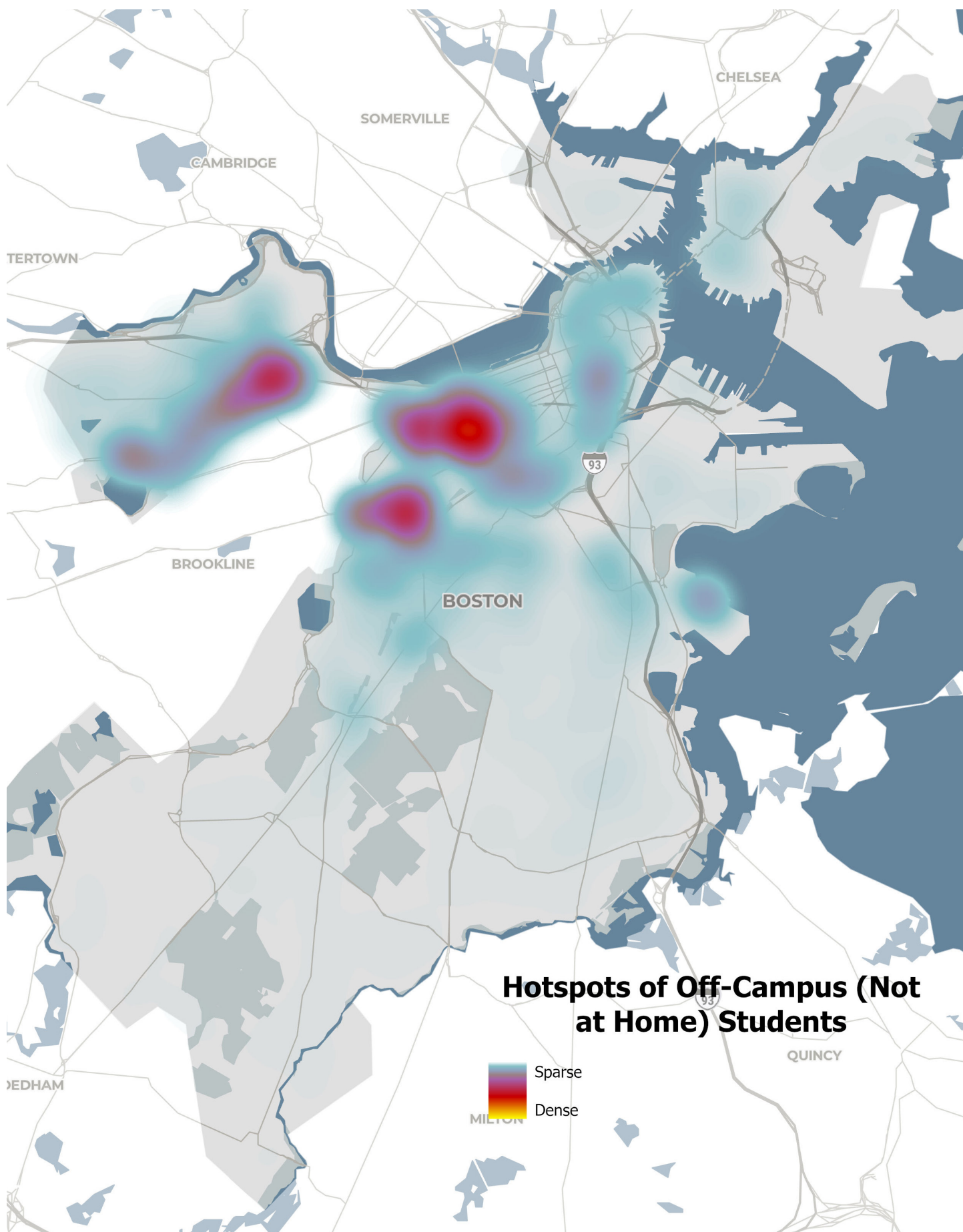
APPENDIX C: STUDENT DISTRIBUTION MAPS AND TABLES

Table C1: Off-Campus (Not At Home) Students by Neighborhood¹⁰

Neighborhood	Undergraduates	Graduates	Total	Percent of Total
Allston	2,513	3,002	5,515	14.50%
Back Bay	1,090	665	1,755	4.60%
Bay Village	47	42	89	0.20%
Beacon Hill	97	276	373	1.00%
Brighton	1,773	2,666	4,439	11.70%
Charlestown	40	115	155	0.40%
Chinatown	171	387	558	1.50%
Dorchester	1,671	1,253	2,924	7.70%
Downtown	318	412	730	1.90%
East Boston	403	288	691	1.80%
Fenway	5,058	2,191	7,249	19.10%
Hyde Park	174	62	236	0.60%
Jamaica Plain	392	1,731	2,123	5.60%
Leather District	3	13	16	0.00%
Longwood Medical Area	56	67	123	0.30%
Mattapan	118	31	149	0.40%
Mission Hill	2,779	1,667	4,446	11.70%
North End	129	197	326	0.90%
Roslindale	133	96	229	0.60%
Roxbury	1,451	1,726	3,177	8.40%
South Boston	110	369	479	1.30%
South Boston Waterfront	19	82	101	0.30%
South End	437	1094	1,531	4.00%
West End	143	252	395	1.00%
West Roxbury	110	90	200	0.50%
Total	19,235	18,774	38,009	100.00%

¹⁰ 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, 2023-2024



The background of the entire page is a photograph of a city street lined with red brick buildings. Trees with yellow autumn leaves are in the foreground, and cars are parked along the street. The image has a warm, reddish-orange tint.

2024 STUDENT HOUSING REPORT



Housing