



Urban gentrification: Evaluating alternative indicators

Social Indicators Research

August 1986, Volume 18, Issue 3, pp 321–337

| Cite as

Article

560

27

Downloads Citations

Abstract

The study seeks to ascertain whether the operational definition of “gentrification” has an impact on the apparent extent, location and causal factors associated with the phenomenon. Four alternative definitional criteria are specified, based on areal changes in: proportion black, proportion college-educated, real incomes and real property values. The stringency of the given change needed to qualify as gentrification is also varied. Census tract changes from 1970–80 in Philadelphia are analyzed. Results indicate great sensitivity in the number and location of “gentrified” tracts to the definition chosen and stringency applied. Even more importantly, the 1970 characteristics of tracts

We use cookies to personalise content and ads, to provide social media features and to analyse our traffic. We also share information about your use of our site with our social media, advertising and analytics partners in accordance with our Privacy Statement. You can manage your preferences in Manage Cookies.

[Manage Cookies](#)

✓ OK

by the authors. This process is experimental and the keywords may be updated as the learning algorithm improves.

This is a preview of subscription content, [log in](#) to check access.

Preview

Unable to display preview. [Download preview PDF.](#)

Bibliography

BradleyDonald S.: 1978, 'Back to the city?', Atlanta Economic Review 28 (2) (March/April), pp. 15–20.

[Google Scholar](http://scholar.google.com/scholar_lookup?title=Back%20to%20the%20city%3F&author=Donald%20S.%20Bradley&journal=Atlanta%20Economic%20Review&volume=28&issue=2&pages=15-20&publication_year=1978) (http://scholar.google.com/scholar_lookup?title=Back%20to%20the%20city%3F&author=Donald%20S.%20Bradley&journal=Atlanta%20Economic%20Review&volume=28&issue=2&pages=15-20&publication_year=1978)

ClayPhillip: 1979, Neighborhood Renewal. Middle Class Resettlement in American Neighborhoods (Health/Lexington Books, Lexington).

[Google Scholar](http://scholar.google.com/scholar_lookup?title=Neighborhood%20Renewal.%20Middle%20Class%20Resettlement%20in%20American%20Neighborhoods&author=Phillip.%20Clay&publication_year=1979) (http://scholar.google.com/scholar_lookup?title=Neighborhood%20Renewal.%20Middle%20Class%20Resettlement%20in%20American%20Neighborhoods&author=Phillip.%20Clay&publication_year=1979)

We use cookies to personalise content and ads, to provide social media features and to analyse our traffic. We also share information about your use of our site with our social media, advertising and analytics partners in accordance with our Privacy Statement. You can manage your preferences in Manage Cookies.

[Manage Cookies](#)

✓ OK

[Google Scholar](http://scholar.google.com/scholar_lookup?title=Patterns%20of%20change%20in%20housing%20market%20activity%20in%20revitalizing%20neighborhoods&author=Frank.%20DeGiovanni&journal=Journal%20of%20American%20Planning%20Association&volume=49&pages=22-39&publication_year=1983) (http://scholar.google.com/scholar_lookup?title=Patterns%20of%20change%20in%20housing%20market%20activity%20in%20revitalizing%20neighborhoods&author=Frank.%20DeGiovanni&journal=Journal%20of%20American%20Planning%20Association&volume=49&pages=22-39&publication_year=1983)

GaleDennis: 1984, *Neighborhood Revitalization and the Postindustrial City* (Heath/Lexington Books, Lexington).

[Google Scholar](http://scholar.google.com/scholar_lookup?title=Neighborhood%20Revitalization%20and%20the%20Postindustrial%20City&author=Dennis.%20Gale&publication_year=1984) (http://scholar.google.com/scholar_lookup?title=Neighborhood%20Revitalization%20and%20the%20Postindustrial%20City&author=Dennis.%20Gale&publication_year=1984)

Galster, George and Stephen Peacock: 1984, 'Explaining urban gentrification: Whatever it is', paper presented at ASSA/AREUEA Meetings, Dallas.

[Google Scholar](https://scholar.google.com/scholar?q=Galster%20George%20and%20Stephen%20Peacock%3A%201984%2C%20%2E2%80%98Explaining%20urban%20gentrification%3A%20Whatever%20it%20is%2E2%80%99%2C%20paper%20presented%20at%20ASSA%20AREUEA%20Meetings%2C%20Dallas.) (<https://scholar.google.com/scholar?q=Galster%20George%20and%20Stephen%20Peacock%3A%201984%2C%20%2E2%80%98Explaining%20urban%20gentrification%3A%20Whatever%20it%20is%2E2%80%99%2C%20paper%20presented%20at%20ASSA%20AREUEA%20Meetings%2C%20Dallas.>)

HenigJames: 1980, 'Gentrification and displacement within cities', *Social Science Quarterly* 64 (3 & 4), pp. 638–651.

[Google Scholar](http://scholar.google.com/scholar_lookup?title=Gentrification%20and%20displacement%20within%20cities&author=James.%20Henig&journal=Social%20Science%20Quarterly&volume=64&issue=3%20%26%204&pages=638-651&publication_year=1980) (http://scholar.google.com/scholar_lookup?title=Gentrification%20and%20displacement%20within%20cities&author=James.%20Henig&journal=Social%20Science%20Quarterly&volume=64&issue=3%20%26%204&pages=638-651&publication_year=1980)

HolcombH. and RobertBeauregard: 1981, *Revitalizing Cities* (Association of American Geographers, Washington).

[Google Scholar](http://scholar.google.com/scholar_lookup?title=Revitalizing%20Cities&author=H..%20Holcomb&author=Beauregard.%20Robert&publication_year=1981) (http://scholar.google.com/scholar_lookup?title=Revitalizing%20Cities&author=H..%20Holcomb&author=Beauregard.%20Robert&publication_year=1981)

Joint Economic Committee, U.S. Congress: 1979, *Is the Urban Crisis Over?* (USGPO, Washington).

[Google Scholar](http://scholar.google.com) (<http://scholar.google.com>)

We use cookies to personalise content and ads, to provide social media features and to analyse our traffic. We also share information about your use of our site with our social media, advertising and analytics partners in accordance with our Privacy Statement. You can manage your preferences in Manage Cookies.

> [Manage Cookies](#)

✓ OK

pages=155-165&publication_year=1982)

LaskaShirley and DaphneSpan: 1979, 'Urban policy planning in the wake of gentrification: Anticipating renovators' demands', *Journal of the American Planning Association* 45 (October), pp. 523–531.

[Google Scholar](http://scholar.google.com/scholar_lookup?title=Urban%20policy%20planning%20in%20the%20wake%20of%20gentrification%3A%20Anticipating%20renovators%27%20demands&author=Shirley.%20Laska&author=Daphne.%20Span&journal=Journal%20of%20the%20American%20Planning%20Association&volume=45&pages=523-531&publication_year=1979) (http://scholar.google.com/scholar_lookup?title=Urban%20policy%20planning%20in%20the%20wake%20of%20gentrification%3A%20Anticipating%20renovators%27%20demands&author=Shirley.%20Laska&author=Daphne.%20Span&journal=Journal%20of%20the%20American%20Planning%20Association&volume=45&pages=523-531&publication_year=1979)

LaskaShirley and DaphneSpan (eds.): 1980, *Back To the City: Issues in Neighborhood Renovation* (Pergamon Press, New York).

[Google Scholar](http://scholar.google.com/scholar_lookup?title=Back%20To%20the%20City%3A%20Issues%20in%20Neighborhood%20Renovation&publication_year=1980) (http://scholar.google.com/scholar_lookup?title=Back%20To%20the%20City%3A%20Issues%20in%20Neighborhood%20Renovation&publication_year=1980)

LeeBarrett and PaulaMergenhagen: 1984, 'Is revitalization detectable?', *Urban Affairs Quarterly* 19 (June), pp. 511–538.

[Google Scholar](http://scholar.google.com/scholar_lookup?title=Is%20revitalization%20detectable%3F&author=Barrett.%20Lee&author=Paula.%20Mergenhagen&journal=Urban%20Affairs%20Quarterly&volume=19&pages=511-538&publication_year=1984) (http://scholar.google.com/scholar_lookup?title=Is%20revitalization%20detectable%3F&author=Barrett.%20Lee&author=Paula.%20Mergenhagen&journal=Urban%20Affairs%20Quarterly&volume=19&pages=511-538&publication_year=1984)

LevyPaul: 1978, *Queen Village: The Eclipse of a Community* (Institute for Study of Civic Values, Philadelphia).

[Google Scholar](http://scholar.google.com/scholar_lookup?title=Queen%20Village%3A%20The%20Eclipse%20of%20a%20Community&author=Paul.%20Levy&publication_year=1978) (http://scholar.google.com/scholar_lookup?title=Queen%20Village%3A%20The%20Eclipse%20of%20a%20Community&author=Paul.%20Levy&publication_year=1978)

LondonBruce: 1980, 'Gentrification as urban reinvasion', pp. 77–94 in Laska and Spain, *Back To the City: Issues in Neighborhood Renovation* (Pergamon Press, New York).

[Google Scholar](http://scholar.google.com/scholar_lookup?title=Gentrification%20as%20urban%20reinvasion&author=Bruce.%20London&pages=77-94&publication_year=1980) (http://scholar.google.com/scholar_lookup?title=Gentrification%20as%20urban%20reinvasion&author=Bruce.%20London&pages=77-94&publication_year=1980)

We use cookies to personalise content and ads, to provide social media features and to analyse our traffic. We also share information about your use of our site with our social media, advertising and analytics partners in accordance with our Privacy Statement. You can manage your preferences in Manage Cookies.

> [Manage Cookies](#)

✓ OK

Palen J. and Bruce London: 1984, *Gentrification, Displacement and Neighborhood Revitalization* (SUNY Press, Albany).

[Google Scholar](http://scholar.google.com/scholar_lookup?title=Gentrification%20Displacement%20and%20Neighborhood%20Revitalization&author=J.%20Palen&author=Bruce.%20London&publication_year=1984) (http://scholar.google.com/scholar_lookup?title=Gentrification%20Displacement%20and%20Neighborhood%20Revitalization&author=J.%20Palen&author=Bruce.%20London&publication_year=1984)

Pindyck Robert and Daniel Rubinfeld: 1981, *Econometric Models and Economic Forecasts* (McGraw Hill, New York).

[Google Scholar](http://scholar.google.com/scholar_lookup?title=Econometric%20Models%20and%20Economic%20Forecasts&author=Robert.%20Pindyck&author=Daniel.%20Rubinfeld&publication_year=1981) (http://scholar.google.com/scholar_lookup?title=Econometric%20Models%20and%20Economic%20Forecasts&author=Robert.%20Pindyck&author=Daniel.%20Rubinfeld&publication_year=1981)

Schill Michael and Arthur Maurice: 1981, 'Gentrification and the census', *American Demographics* 3 (April), pp. 4–5.

[Google Scholar](http://scholar.google.com/scholar_lookup?title=Gentrification%20and%20the%20census&author=Michael.%20Schill&author=Arthur.%20Maurice&journal=American%20Demographics&volume=3&pages=4-5&publication_year=1981) (http://scholar.google.com/scholar_lookup?title=Gentrification%20and%20the%20census&author=Michael.%20Schill&author=Arthur.%20Maurice&journal=American%20Demographics&volume=3&pages=4-5&publication_year=1981)

Schill Michael and Richard Nathan: 1983, *Revitalizing America's Cities* (SUNY Press, Albany).

[Google Scholar](http://scholar.google.com/scholar_lookup?title=Revitalizing%20America%27s%20Cities&author=Michael.%20Schill&author=Richard.%20Nathan&publication_year=1983) (http://scholar.google.com/scholar_lookup?title=Revitalizing%20America%27s%20Cities&author=Michael.%20Schill&author=Richard.%20Nathan&publication_year=1983)

Wurman Saul and John Gallery: 1972, *Man Made Philadelphia: A Guide to Its Physical and Cultural Environment* (MIT Press, Cambridge).

[Google Scholar](http://scholar.google.com/scholar_lookup?title=Man%20Made%20Philadelphia%3A%20A%20Guide%20to%20Its%20Physical%20and%20Cultural%20Environment&author=Saul.%20Wurman&author=John.%20Gallery&publication_year=1972) (http://scholar.google.com/scholar_lookup?title=Man%20Made%20Philadelphia%3A%20A%20Guide%20to%20Its%20Physical%20and%20Cultural%20Environment&author=Saul.%20Wurman&author=John.%20Gallery&publication_year=1972)

Copyright information

We use cookies to personalise content and ads, to provide social media features and to analyse our traffic. We also share information about your use of our site with our social media, advertising and analytics partners in accordance with our Privacy Statement. You can manage your preferences in Manage Cookies.

> [Manage Cookies](#)

✓ OK

Cite this article as:

Galster, G. & Peacock, S. Soc Indic Res (1986) 18: 321. <https://doi.org/10.1007/BF00286623>

Received

16 December 1985

DOI

<https://doi.org/10.1007/BF00286623>

Publisher Name

Kluwer Academic Publishers

Print ISSN

0303-8300

Online ISSN

1573-0921

[About this journal](#)

[Reprints and Permissions](#)

SPRINGER NATURE

© 2019 Springer Nature Switzerland AG. Part of [Springer Nature](#).

Not logged in · Not affiliated · 71.202.181.192

We use cookies to personalise content and ads, to provide social media features and to analyse our traffic. We also share information about your use of our site with our social media, advertising and analytics partners in accordance with our Privacy Statement. You can manage your preferences in Manage Cookies.

[> Manage Cookies](#)

✓ OK