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Morgan Brennan, Forbes Staff

I write about real estate markets, outrageous homes and cities.

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America's Hippest Hipster Neighborhoods

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Want to roll out of bed and pick up a cup of single-origin java from a coffee shop on your corner? Or grab a gourmet grilled cheese sandwich from a food truck parked down the street? Does a dream weekend include foraging for organic veggies at a farmers market and watching the latest hot indie band play on a small stage through the wee hours of the morning? Then, my hipster friend, Los Angeles' Silver Lake is the neighborhood for you.



Click for full photo gallery: [America's Best Hipster Neighborhoods](#)

Silver Lake takes the top spot on Forbes' inaugural list of America's Best Hipster Neighborhoods. Nestled between Echo Park and Los Feliz, the trendy community boasts some of the nation's most lauded food trucks and farmers markets, a multicultural blend of residents with eclectic professions, and a

modernist architecture in the country, including Richard Neutra's VDL Research House and John Lautner's Silvertop.

"It is amazing how many artists, musicians and designers and more traditionally 'hipster' occupations live in Silver Lake," says Dabney Lawless, a vice president of Nextdoor.com, a private social network for neighborhoods. "It just blows every other neighborhood away." In other words, if you want to slurp Pabst Blue Ribbon in your skinny jeans, you won't be alone.

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Morgan Brennan

Forbes Staff

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I cover real estate, writing about everything from trends in the housing market to ultra high-end luxury listings to data-based cities lists. Real estate is in my blood thanks to a realtor for a mom and a property developer/landlord for a dad. I have had a



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America's Most Transformed Neighborhoods

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Forbes Staff

Behind The Numbers

[Merriam-Webster](#) somewhat vaguely defines a “hipster” as “a person who is unusually aware of and interested in new and unconventional patterns.” While what exactly qualifies someone as a hipster may be up for debate, to compile our list, we took a quantitative approach to determining the 20 places in which hipsterdom is most likely to flourish.

The San Francisco-based startup [Nextdoor.com](#) helped us dig through data on more than 250 neighborhoods in the biggest U.S. cities. We assessed each area’s walkability according to [Walkscore.com](#); the number of neighborhood coffee shops per capita (with some help from NPD Group’s report); the assortment of local food trucks (and their ranking according to Zagat’s); the number and frequency of farmers markets; the selection of locally owned bars and restaurants; and the percentage of residents who work in artistic occupations. We also factored in Nextdoor’s Neighborhood “Hipness” Index, which is based on how often words associated with hipness (for example art, gallery, designer, musician) appeared on each Nextdoor neighborhood’s site pages, and Nextdoor conducted a survey in which members sounded off on their communities.

Silver Lake is followed closely in second place by another Golden State hotspot, San Francisco’s Mission District. The city’s oldest neighborhood boasts a bevy of mom-and-pop eateries and watering holes, thrift shops and galleries. And artists here like to leave their mark: the Mission has the highest concentration of street murals in the city, [according to the San Francisco Travel Association](#). Lawless notes that rents are lower in the Mission than many other city neighborhoods, making it “a great neighborhood for young trendsetters.”

In third place is the unofficial East Coast birthplace of hipsterism, Williamsburg. The Brooklyn enclave has it all: coffee shops, food trucks, nightlife, farmers markets, restaurants, boutiques and a gaggle of artsy residents sporting Keds sneakers and idiosyncratic tattoos.

Gallery: America’s Best Hipster

front row seat for the real estate market's inflation and subsequent crash over the past decade,

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America's Most Overpriced Cities

 Morgan Brennan
Forbes Staff

Neighborhoods

Williamsburg may have spawned the hipster craze, but the neighborhood is evolving in a direction that's far less hospitable to the patchily employed, fedora-wearing crowd. "The more successful neighborhoods like Williamsburg become in attracting people, the real estate prices go up and a lot of the urban pioneers end up moving on," says David Morley, a research associate with the [American Planning Association](#), a nonprofit educational group for community developers.

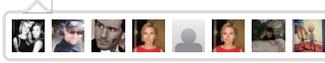
Real estate prices in the north Brooklyn neighborhood have been steadily rising, says [Justin Daly](#), a Williamsburg-based realtor with MNS. His firm reports that Williamsburg rents in July were 23% higher than a year ago. More interesting, as of June, the mean rent for a studio apartment in Williamsburg was \$200 higher than for a comparable (albeit smaller) apartment in Manhattan's Greenwich Village, [according to the firm's research](#). It has led to a slight exodus of artists and a new influx of families. (See also: "[The Hollow Boom Of Brooklyn](#)")

Portland, Oregon's Pearl District, which has been undergoing urban renewal since the 2000s, has a similar migration tale to tell. The neighborhood, currently hosting MTV's latest edition of "The Real World," is No. 5 on our list thanks to its intense caffeination (it has the second-highest concentration of coffee shops of neighborhoods on our list), a flourishing foodie culture, and a colorful collection of art spaces. As gentrification progresses, some hipsters are fleeing the rising costs of new high-rise condos and warehouse-to-loft conversions for the less established (and less pricey) Mississippi Ave and the Alberta Arts District neighborhoods. (Probably the MTV reality show doesn't help either.)

In fourth place on our list is Chicago's Wicker Park. Morley, a Wicker Park resident himself, touts its easy transit access, range of housing types, variety of shopping and services, and lively streetscape that affords a high degree of social interaction. "I love being able to do my shopping in the neighborhood and being able to see lots of people in the streets."

Gallery: America's Best Hipster Neighborhoods

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Kate Rhodes 5 days ago

I'm glad williamsburg is #3...#1 is too mainstream.

✓ Called-out comment

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Jeff Umbach 5 days ago

Excellent, a list of places I should not think of moving to.

✓ Called-out comment

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Bill Dixon 5 days ago

Paradox: The moment Forbes puts your neighborhood on a hipster top 10 list is the moment your neighborhood becomes too mainstream to be on a Hipster top 10 list.

✓ Called-out comment

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Morgan Brennan, Forbes Staff 5 days ago

Author

touche.

✓ Called-out comment

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Aaron Browne 4 days ago

Morgan: where are the LIVABLE areas that are not consumer culture (strip malls, fast food, traffic, parking lots car culture)??? Its bad enough I have to work at Honeywell in the middle of nowhere in South Tempe in 110 degree weather right when I get off work waiting for a bus, i then get to live in the middle of parking lots at Southern/McClintock -why dont we have more light rail? Parks? -Wouldnt real estate values improve in places like Providence RI (Federal Hill area) or Brighton, MI even, or Tempe AZ if we had places where people could have lives -instead of only really having one day of your two day weekend to relax becuae of traffice commutes, running around waiting for weekend construction to finish, and just trying to get things done on a Sat that we couldnt during the week becuae we had to sit in traffic. The design of the strip mall should be inverted, no? Have the parking lot surround a street of shops facing each other on 'market street, instead of having the strip mall sourround the parking lot; OR no parking lot and light rail or ride a bicycle to the location -this way there could be a 'market street' like in Europe where people could develop a community. Also by 2030 50% of Americans are going to be considered obese -Why not setup culture that promotes community for families, and a more healthy lifestyle, with bike paths, parks/fountains, practical light rail. Where are the places to raise a family that are not centered around cars, and are just like the 'hipster' neighborhoods w/out the pretentiousness?

✓ Called-out comment

[Reply](#)



Morgan Brennan, Forbes Staff 3 days ago

Author

Hi Aaron. Thanks for the comment. Good fodder for a future data driven list. I'll look into specific aspects of affordability and transportation options for future stories.

✓ Called-out comment

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Stevon Brailo 5 days ago

Thanks Forbes! Vice Magazine can EAT IT! Yea, Kate Rhodes can eat it, too! Whoooooooooooooooooooooooooooooo! California B*tches!!! Now, I'm gonna go have a

cocktail in a jar at The Thirsty Crow and wear my highwaters (skinny jeans are out B*TCHES!) and tip over shopping carts. Silver Lake BLOWS away the rest, did you read that part?!? Alright, I'm done.

✓ Called-out comment

[Reply](#)



Michael White 5 days ago

Nice. I just finished a big series of paintings of the hipsters in Silver Lake (& a few other LA hipster neighborhoods). It was called the Little Hipsters.

http://laist.com/2012/09/05/little_hipsters_of_los_angeles.php you can also find them on facebook: <http://www.facebook.com/littlehipsters>

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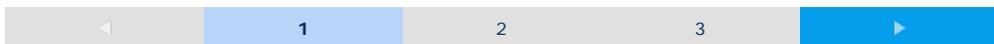
Naomi Masiello 5 days ago

YAY NORTH PARK SAN DIEGO!!!!!! I KNEW I LIVED IN THE BEST PLACE AROUND!!!!

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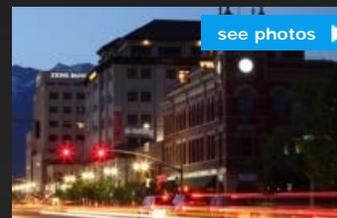


The Forbes 400: The Richest People In America

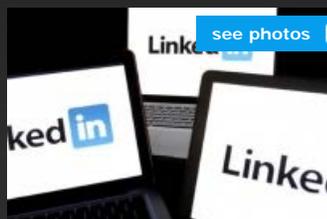
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