

# Extended Demographic Report - PopStats

2010 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval

Nov 15, 2022



Latitude: 40.960779 Longitude: -73.842177

Highridge Plaza				
Yonkers, NY				
		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
<b>Population</b>	Current Year Estimated Population	19,764	183,296	525,559
	Population Est 22Q1	19,864	183,576	525,875
	Population Est 21Q4	20,371	185,309	529,527
	Population Est 21Q3	20,454	185,441	530,230
	Population Est 21Q2	20,582	185,826	531,225
	Population Est 21Q1	20,686	186,214	532,552
	Population Est 20Q4	20,807	186,615	533,429
	Population Est 20Q3	20,904	186,854	533,755
	Population Est 20Q2	20,971	186,997	534,264
	Population Fcst	19,958	184,923	529,216
	2010 Census Population	19,028	174,971	506,857
	2000 Census Population	19,411	175,670	502,782
	1990 Census Population	19,240	170,862	479,294
	Current Year Daytime Population	18,406	161,229	457,771
	Average Seasonal Population	236	2,178	5,635
	Historical Annual Growth, 1990 – 2000	0.09%	0.28%	0.48%
	Historical Annual Growth, 2000 – 2010	-0.20%	-0.04%	0.08%
	Estimated Annual Growth, 2010 – CY	0.31%	0.38%	0.30%
	Projected Annual Growth, CY to Y5	0.20%	0.18%	0.14%
	Group Qtrs Est	98	2,960	9,966
Transient Est Average Last 4 Qtrs	374	626	1,045	
<b>Households</b>	Current Year Estimated Households	8,346	72,437	196,965
	Households Est 22Q1	8,401	72,568	197,131
	Households Est 21Q4	8,653	73,326	198,664
	Households Est 21Q3	8,695	73,384	198,952
	Households Est 21Q2	8,759	73,563	199,386
	Households Est 21Q1	8,813	73,729	199,951
	Households Est 20Q4	8,875	73,911	200,314
	Households Est 20Q3	8,922	74,017	200,451
	Households Est 20Q2	8,957	74,091	200,666
	Households Fcst	8,443	73,116	198,507
	2010 Census Households	7,997	69,052	189,461
	2000 Census Households	8,103	69,412	187,068
	1990 Census Households	7,601	67,051	179,663
	Historical Annual Growth, 1990 – 2000	0.64%	0.35%	0.40%
	Historical Annual Growth, 2000 – 2010	-0.13%	-0.05%	0.13%
	Estimated Annual Growth, 2010 – CY	0.35%	0.39%	0.32%
Projected Annual Growth, CY to Y5	0.23%	0.19%	0.16%	
Population per Household	2.36	2.49	2.62	

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	<b>1.00 Mile Radius</b>	<b>3.00 Mile Radius</b>	<b>5.00 Mile Radius</b>	
HH Income \$500,000 or more	3.2%	3.7%	3.0%	
HH Income \$250,000 to \$499,999	3.8%	4.5%	3.6%	
HH Income \$200,000 to \$249,999	9.0%	10.5%	8.4%	
HH Income \$175,000 to \$199,999	5.0%	6.6%	7.1%	
HH Income \$150,000 to \$174,999	7.2%	6.9%	6.1%	
HH Income \$100,000 to 149,999	20.8%	17.8%	16.3%	
HH Income \$75,000 to 99,999	12.7%	11.8%	11.5%	
HH Income \$50,000 to 74,999	11.6%	12.9%	13.6%	
HH Income \$35,000 to 49,999	8.1%	8.1%	8.9%	
HH Income \$25,000 to 34,999	4.8%	4.9%	6.4%	
HH Income \$15,000 to 24,999	7.8%	5.7%	6.3%	
HH Income \$0 to 14,999	6.0%	6.6%	8.7%	
Average Household Income	\$125,677	\$148,086	\$138,006	
Median Household Income	\$97,452	\$99,986	\$87,445	
Per Capita Income	\$53,240	\$59,498	\$52,456	
2000 Average HH Income	\$75,205	\$90,114	\$83,644	
2000 Median HH Income	\$61,099	\$62,892	\$53,781	
Disposable HH Income \$500,000 or more	0%	0%	0%	
Disposable HH Income \$250,000 to \$499,999	0%	0%	0%	
Disposable HH Income \$200,000 to \$249,999	0%	0%	0%	
Disposable HH Income \$175,000 to \$199,999	3%	3%	3%	
Disposable HH Income \$150,000 to \$174,999	6%	8%	6%	
Disposable HH Income \$100,000 to \$149,999	21%	19%	18%	
Disposable HH Income \$75,000 to \$99,999	15%	14%	13%	
Disposable HH Income \$50,000 to \$74,999	16%	15%	15%	
Disposable HH Income \$35,000 to \$49,999	9%	11%	11%	
Disposable HH Income \$25,000 to \$34,999	6%	6%	7%	
Disposable HH Income \$15,000 to \$24,999	8%	7%	8%	
Disposable HH Income \$0 to \$14,999	7%	7%	9%	
Average Disposable Income	93,131	97,546	88,957	
Median Disposable Income	80,207	82,438	72,835	
Householder White – Count	4,864	40,185	82,971	
Median HH Income	\$97,853	\$114,355	\$117,597	
Average HH Income	\$103,618	\$114,137	\$115,594	
Householder Black or African-American – Count	734	9,126	45,233	
Median HH Income	\$80,829	\$84,186	\$67,580	
Average HH Income	\$81,181	\$90,585	\$78,840	
Householder Hispanic – Count	1,752	15,164	46,906	
Median HH Income	\$98,794	\$85,665	\$69,169	
Average HH Income	\$108,323	\$93,739	\$81,357	
Householder Asian or Pacific Islander – Count	549	4,437	10,392	
Median HH Income	\$99,602	\$119,892	\$132,706	
Average HH Income	\$98,019	\$117,787	\$121,754	
Householder Other or Pacific Islander – Count	448	3,525	11,463	
Median HH Income	\$115,863	\$93,368	\$79,322	
Average HH Income	\$116,809	\$100,039	\$91,396	

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		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Gender	Male Population	9,281	86,763	250,074
	Female Population	10,483	96,534	275,486
Total Population by Age	Count of Pop 0 to 4 years	997	9,795	29,541
	Count of Pop 0 to 7 years	1,543	14,452	42,787
	Count of Pop 5 - 13	1,988	18,814	55,423
	Count of Pop 14 - 18	865	8,707	26,066
	Count of Pop 19 - 22	864	9,471	29,059
	Count of Pop 22 - 25	599	6,856	21,122
	Count of Pop 25 - 29	963	10,906	34,180
	Count of Pop 30 - 34	886	9,872	31,464
	Count of Pop 35 - 39	981	9,547	29,953
	Count of Pop 40 - 44	1,137	10,335	30,614
	Count of Pop 45 - 59	3,958	36,829	103,161
	Count of Pop 60 - 74	4,125	34,855	92,119
	Count of Pop 75 - 84	1,752	12,609	31,441
	Count of Pop 85+	650	4,700	11,418
	% of Pop 0 to 4 years	5.0%	5.3%	5.6%
	% of Pop 0 to 7 years	7.8%	7.9%	8.1%
	% of Pop 5 - 13	10.1%	10.3%	10.5%
	% of Pop 14 - 18	4.4%	4.8%	5.0%
	% of Pop 19 - 22	4.4%	5.2%	5.5%
	% of Pop 22 - 25	3.0%	3.7%	4.0%
	% of Pop 25 - 29	4.9%	5.9%	6.5%
	% of Pop 30 - 34	4.5%	5.4%	6.0%
	% of Pop 35 - 39	5.0%	5.2%	5.7%
	% of Pop 40 - 44	5.8%	5.6%	5.8%
	% of Pop 45 - 59	20.0%	20.1%	19.6%
	% of Pop 60 - 74	20.9%	19.0%	17.5%
	% of Pop 75 - 84	8.9%	6.9%	6.0%
% of Pop 85+	3.3%	2.6%	2.2%	
Median Age	47.4	43.7	41.0	
Average Age	45.0	42.6	41.1	
Male Population by Age	% of Pop 0 to 4 years	5.5%	5.8%	6.1%
	% of Pop 5 - 13	11.0%	11.2%	11.4%
	% of Pop 14 - 18	4.8%	5.2%	5.4%
	% of Pop 19 - 22	4.7%	5.5%	5.8%
	% of Pop 22 - 25	3.2%	4.0%	4.3%
	% of Pop 25 - 29	5.2%	6.4%	7.0%
	% of Pop 30 - 34	4.8%	5.6%	6.3%
	% of Pop 35 - 39	5.0%	5.2%	5.8%
	% of Pop 40 - 44	5.8%	5.5%	5.8%
	% of Pop 45 - 59	20.2%	20.0%	19.2%
	% of Pop 75 - 84	7.5%	5.8%	5.0%
	% of Pop 60 - 74	20.2%	18.2%	16.6%
	% of Pop 85+	2.2%	1.7%	1.4%
	Median Age	45.0	41.1	38.3
Average Age	43.0	40.7	39.3	

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Highridge Plaza Yonkers, NY		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Female Population by Age	% of Pop 0 to 4 years	4.6%	4.9%	5.2%
	% of Pop 5 - 13	9.2%	9.5%	9.8%
	% of Pop 14 - 18	4.0%	4.4%	4.6%
	% of Pop 19 - 22	4.1%	4.9%	5.2%
	% of Pop 22 - 25	2.9%	3.5%	3.8%
	% of Pop 25 - 29	4.6%	5.5%	6.1%
	% of Pop 30 - 34	4.2%	5.2%	5.7%
	% of Pop 35 - 39	4.9%	5.2%	5.6%
	% of Pop 40 - 44	5.8%	5.7%	5.9%
	% of Pop 45 - 59	19.9%	20.2%	20.0%
	% of Pop 60 - 74	21.5%	19.7%	18.3%
	% of Pop 75 - 84	10.1%	7.9%	6.8%
	% of Pop 85+	4.3%	3.4%	2.9%
	Median Age	49.5	45.9	43.4
Average Age	46.8	44.2	42.7	
Race	Count of White	13,706	119,202	272,482
	Count of Black or African-American	1,671	25,203	136,441
	Count of Asian or Pacific Islander	1,876	13,740	32,705
	Count of Other races	2,511	25,152	83,931
	White	69.3%	65.0%	51.8%
	Black or African American	8.5%	13.7%	26.0%
	Asian	9.5%	7.5%	6.2%
	Other Races	12.7%	13.7%	16.0%
Language Spoken	Speak English at Home	71.7%	65.9%	64.0%
	Speak Spanish at Home	13.3%	17.1%	21.0%
	Speak French or French Creole at Home	0.3%	0.8%	1.5%
	Speak German at Home	0.3%	0.6%	0.4%
	Speak Russian or Other Slavic Language at Home	1.5%	1.4%	1.1%
	Speak Other Indo-European Language at Home	6.0%	6.7%	5.2%
	Speak Chinese at Home	0.6%	1.2%	0.9%
	Speak Korean at Home	0.9%	0.8%	0.6%
	Speak Vietnamese at Home	0.1%	0.1%	0.1%
	Speak Other Asian Language at Home	3.7%	2.6%	1.7%
	Speak Tagalog and Other Pacific Languages at Home	0.8%	0.6%	0.6%
	Speak Other Language at Home	0.9%	2.2%	2.9%
Hispanic	Hispanic Population	3,707	37,932	130,803
	Hispanic Population Percent	18.8%	20.7%	24.9%
	Mexican	4.9%	9.3%	19.9%
	Puerto Rican	35.0%	30.9%	26.2%
	Cuban	2.4%	3.2%	2.1%
	Dominican	20.2%	26.5%	24.3%
	Central American	1.6%	6.7%	8.3%
	South American	25.1%	15.5%	12.0%
	Other Hispanic	10.8%	8.0%	7.2%
	2000 Hispanic Population Percent	9%	11%	17%
1990 Hispanic Population Percent	4%	6%	11%	

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		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	American (percent of total population)	4.3%	3.4%	3.1%
	American	3.9%	3.2%	2.8%
	Native American (ie. Indian/Eskimo)	0.3%	0.2%	0.2%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
	Asian (percent of total population)	9.4%	7.4%	6.1%
	Chinese	0.7%	1.3%	1.1%
	Japanese	0.2%	0.7%	0.4%
	Korean	1.0%	0.9%	0.7%
	South Central Asian (ie. Indian)	5.3%	3.0%	2.7%
	South East Asian (ie. Vietnamese)	2.0%	1.3%	1.0%
	Other Asian	0.1%	0.2%	0.2%
	European (percent of total population)	37.7%	33.7%	24.2%
	British	1.2%	1.6%	1.3%
	Dutch	0.2%	0.2%	0.1%
	French	0.2%	0.4%	0.4%
	German	3.0%	2.9%	2.3%
	Italian	17.4%	12.9%	8.0%
	Polish	1.8%	1.7%	1.3%
	Scandinavian	0.3%	0.5%	0.4%
	Scotch/Irish	9.2%	7.7%	5.8%
Other European (ie. Greek/Russian)	4.5%	5.6%	4.6%	
Middle Eastern	1.1%	1.3%	0.9%	
Other Ancestry	21.5%	24.9%	31.9%	
Unclassified Ancestry	7.4%	8.6%	8.9%	
Education (Age 25+)	Adult Population (25 Years or Older)	14,451	129,653	364,349
	Elementary (0 to 8)	2.2%	4.4%	6.3%
	Some High School (9 to 11)	4.6%	6.2%	7.7%
	High School Graduate (12)	21.3%	19.7%	21.8%
	Some College (13 to 16)	15.7%	14.0%	14.2%
	Associates Degree Only	7.4%	6.8%	6.9%
	Bachelors Degree Only	28.0%	24.9%	21.3%
	Graduate Degree	20.7%	24.1%	21.8%
% College (4+)	48.8%	49.0%	43.1%	
Household Type	Total Households – count	8,346	72,437	196,965
	One Person HHs – count	2,787	22,362	57,807
	Family HHs – count	5,342	47,374	130,510
	Married Couple – count	4,065	35,322	88,141
	w/own children – count	1,552	15,110	39,166
	w/out own children – count	2,512	20,212	48,976
	Male Householder – count	525	3,383	10,728
	Female Householder – count	752	8,668	31,641
	Non-Family Households – count	217	2,702	8,647
	1 Person Household	33.4%	30.9%	29.3%
	2 Person Household	31.3%	29.3%	27.3%
	3 Person Household	15.1%	16.0%	16.7%
	4 Person Household	11.9%	13.9%	14.5%
	5 Person Household	5.4%	6.3%	7.3%
	6 Person Household	1.8%	2.3%	2.8%
	7+ Person Household	1.1%	1.3%	2.0%
% Households With Children	26.4%	27.7%	29.2%	

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Highridge Plaza				
Yonkers, NY				
	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	
	Total Housing Units	8,704	76,805	209,716
	Owner Occupied Percent	73.0%	61.2%	49.5%
	Renter Occupied Percent	22.9%	33.1%	44.4%
	Vacant Housing Percent	4.1%	5.7%	6.1%
	Total Housing Units (Census 2000)	8,355	71,750	194,659
	For Rent (Census 2000)	12%	36%	45%
	For Sale (Census 2000)	48%	29%	21%
	Rented or Sold, (Census 2000)	2%	13%	13%
	Seasonal (Census 2014)	15%	8%	6%
	Other (Census 2000)	3%	7%	10%
Homes Built By Year	Homes Built 1990 to 2000	3%	3%	3%
	Homes Built 1980 to 1989	2%	4%	4%
	Homes Built 1970 to 1979	10%	9%	9%
	Homes Built 1960 to 1969	25%	16%	15%
	Homes Built 1950 to 1959	32%	23%	21%
	Homes Built 1940 to 1949	9%	12%	14%
	Homes Built Before 1939	18%	32%	35%
Units in Structure	1 Unit	51%	42%	37%
	2 - 9 Units	12%	24%	28%
	Greater than 10 Units	37%	34%	35%
	Mobilie Trailer	0%	0%	0%
	Other Units	0%	0%	0%
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	8.6%	15.5%	15.9%
	Property Value \$750,000 to \$999,999	26.0%	19.9%	20.1%
	Property Value \$500,000 to \$749,999	28.8%	23.4%	23.5%
	Property Value \$400,000 to \$499,999	7.1%	10.0%	9.6%
	Property Value \$300,000, to \$399,999	7.1%	7.0%	6.4%
	Property Value \$200,000 to \$299,999	9.6%	9.3%	7.5%
	Property Value \$150,000 to \$199,999	5.9%	3.8%	3.2%
	Property Value \$100,000 to \$149,999	4.3%	2.4%	2.7%
	Property Value \$60,000 to \$99,999	0.6%	0.9%	1.1%
	Property Value \$40,000 to \$59,999	0.0%	0.2%	0.3%
	Property Value \$0 to \$39,999	1.1%	0.7%	0.9%
	Median Home Value	\$620,386	\$630,368	\$647,163
	Median Rent	\$756	\$838	\$773
Wealth per Household	\$0 and under - percent	15.7%	16.5%	17.7%
	\$1 to \$4999 - percent	7.3%	7.9%	8.9%
	\$5k to \$9999 - percent	4.0%	4.2%	4.6%
	\$10k to \$24999 - percent	5.9%	6.0%	6.3%
	\$25k to \$49999 - percent	6.6%	6.6%	6.7%
	\$50k to \$99999 - percent	10.2%	10.0%	9.9%
	\$100k to \$249999 - percent	18.9%	18.3%	17.6%
	\$250k to \$499999 - percent	14.4%	13.9%	13.1%
	\$500k+ - percent	16.9%	16.5%	15.2%
	Median HH Wealth	\$101,650	\$93,310	\$79,391
	Avg HH Wealth	\$267,824	\$260,365	\$243,636





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		<b>1.00 Mile Radius</b>	<b>3.00 Mile Radius</b>	<b>5.00 Mile Radius</b>
	Travel to Work in Less than 5 Minutes	0.8%	1.6%	1.6%
	Travel to Work in 5 to 9 Minutes	5.1%	6.1%	5.7%
	Travel to Work in 10 to 14 Minutes	10.3%	10.5%	9.9%
	Travel to Work in 15 to 19 Minutes	15.5%	13.3%	12.3%
	Travel to Work in 20 to 29 Minutes	23.0%	19.2%	17.9%
	Travel to Work in 30 to 44 Minutes	20.1%	20.5%	21.2%
	Travel to Work in 45 to 59 Minutes	9.4%	11.9%	11.4%
	Travel to Work in 60 Minutes or more	16.0%	17.0%	20.0%
	Average Travel Time to Work	31	32	33
<b>Vehicles per HH</b>	No Vehicles	12.1%	14.4%	22.1%
	1 Vehicle	40.3%	40.1%	38.4%
	2 Vehicles	34.2%	31.6%	28.1%
	3 or more vehicles	13.5%	13.9%	11.4%
	Average Number of Vehicles	1.55	1.50	1.33
<b>Change</b>	Births (last 12 months)	170	1,790	5,550
	Deaths (last 12 months)	297	2,241	5,592
	Migration (last 12 months)	-690	-2,080	-5,624
<b>Work place</b>	Workplace Establishments	505	5,151	13,306
	Workplace Employees (FTE)	5,919	52,979	146,782