

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 40.960779 Longitude: -73.842177

Highridge Plaza Yonkers, NY		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Current Year Estimated Population	19,768	190,157	546,781
	Population Est 23Q1	19,769	190,224	546,421
	Population Est 22Q4	19,781	189,872	545,702
	Population Est 22Q3	19,781	189,729	545,126
	Population Est 22Q2	19,758	189,638	544,907
	Population Est 22Q1	19,749	189,626	544,717
	Population Est 21Q4	19,790	189,731	544,681
	Population Est 21Q3	19,750	189,696	544,723
	Population Est 21Q2	19,756	189,630	543,373
	Population Fcst	19,580	190,282	551,852
	2010 Census Population	18,681	175,993	506,868
	2000 Census Population	18,980	176,130	503,515
	1990 Census Population	18,926	170,231	477,186
	Current Year Daytime Population	19,518	165,286	467,075
	Average Seasonal Population	235	1,926	4,540
	Historical Annual Growth, 1990 – 2000	0.03%	0.34%	0.54%
	Historical Annual Growth, 2000 – 2010	-0.16%	-0.01%	0.07%
	Estimated Annual Growth, 2010 – CY	0.40%	0.54%	0.53%
	Projected Annual Growth, CY to Y5	-0.19%	0.01%	0.18%
	Group Qtrs Est	98	2,974	8,974
	Transient Est Average Last 4 Qtrs	746	1,246	2,003
Households	Current Year Estimated Households	8,097	73,336	202,453
	Households Est 23Q1	8,090	73,316	202,216
	Households Est 22Q4	8,099	73,156	201,892
	Households Est 22Q3	8,101	73,102	201,678
	Households Est 22Q2	8,089	73,067	201,606
	Households Est 22Q1	8,087	73,057	201,527
	Households Est 21Q4	8,102	73,103	201,523
	Households Est 21Q3	8,088	73,089	201,532
	Households Est 21Q2	8,091	73,059	201,014
	Households Fcst	8,018	73,396	204,390
	2010 Census Households	7,898	69,516	189,401
	2000 Census Households	8,064	69,451	187,413
	1990 Census Households	7,651	66,449	179,097
	Historical Annual Growth, 1990 – 2000	0.53%	0.44%	0.45%
	Historical Annual Growth, 2000 – 2010	-0.21%	0.01%	0.11%
	Estimated Annual Growth, 2010 – CY	0.18%	0.38%	0.47%
	Projected Annual Growth, CY to Y5	-0.20%	0.02%	0.19%
	Population per Household	2.43	2.55	2.66

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Highridge Plaza Yonkers, NY		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Income	HH Income \$500,000 or more	4.3%	4.6%	3.9%
	HH Income \$250,000 to \$499,999	5.1%	5.6%	4.7%
	HH Income \$200,000 to \$249,999	11.9%	13.0%	11.0%
	HH Income \$175,000 to \$199,999	8.7%	7.8%	7.4%
	HH Income \$150,000 to \$174,999	7.9%	7.6%	6.7%
	HH Income \$100,000 to 149,999	17.4%	17.7%	16.8%
	HH Income \$75,000 to 99,999	9.4%	10.5%	10.8%
	HH Income \$50,000 to 74,999	12.3%	12.0%	11.8%
	HH Income \$35,000 to 49,999	7.7%	6.6%	7.5%
	HH Income \$25,000 to 34,999	5.2%	4.5%	5.4%
	HH Income \$15,000 to 24,999	4.4%	4.6%	5.7%
	HH Income \$0 to 14,999	5.7%	5.7%	8.3%
	Average Household Income	\$147,108	\$174,925	\$162,151
	Median Household Income	\$114,993	\$116,111	\$101,350
	Per Capita Income	\$60,542	\$68,282	\$60,645
	Average Disposable Income	\$104,789	\$107,264	\$98,237
	Median Disposable Income	\$93,214	\$93,454	\$83,620
	Discretionary HH Income Over \$150,000	7.7%	10.4%	8.7%
	Discretionary HH Income \$125,000 to \$149,999	10.6%	12.4%	10.6%
	Discretionary HH Income \$100,000 to \$124,999	13.6%	10.6%	8.5%
	Discretionary HH Income \$75,000 to \$99,999	14.6%	13.1%	11.5%
	Discretionary HH Income \$50,000 to \$74,999	16.4%	16.9%	16.0%
	Discretionary HH Income \$25,000 to \$49,999	20.4%	19.4%	19.8%
	Discretionary HH Income Under \$25,000	16.7%	17.2%	24.9%
	Average Discretionary HH Income	\$74,900	\$77,063	\$68,488
	Median Discretionary HH Income	\$70,050	\$70,102	\$57,891
	Householder White – Count	4,472	38,381	80,063
	Median HH Income	\$116,619	\$131,050	\$133,508
	Average HH Income	\$114,085	\$122,491	\$123,543
	Householder Black or African-American – Count	671	8,801	44,906
	Median HH Income	\$100,615	\$93,016	\$81,465
	Average HH Income	\$95,281	\$99,670	\$89,372
	Householder Hispanic – Count	1,763	15,964	49,584
	Median HH Income	\$107,847	\$95,540	\$78,576
	Average HH Income	\$113,819	\$102,290	\$89,969
	Householder Asian or Pacific Islander – Count	643	4,891	10,568
	Median HH Income	\$129,797	\$155,207	\$162,928
	Average HH Income	\$120,329	\$132,749	\$134,631
	Householder Other or Pacific Islander – Count	549	5,300	17,332
	Median HH Income	\$130,105	\$117,991	\$94,170
	Average HH Income	\$124,737	\$115,964	\$102,126

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Highridge Plaza Yonkers, NY		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Gender	Male Population	9,348	89,425	258,249
	Female Population	10,420	100,732	288,533
Total Population by Age	Count of Pop 0 to 4 years	879	9,161	28,310
	Count of Pop 0 to 7 years	1,268	13,532	41,331
	Count of Pop 5 - 13	1,640	18,590	56,784
	Count of Pop 14 - 18	765	9,448	28,929
	Count of Pop 19 - 22	781	9,471	29,246
	Count of Pop 22 - 25	578	6,932	21,609
	Count of Pop 25 - 29	1,012	10,344	32,362
	Count of Pop 30 - 34	1,024	10,457	33,170
	Count of Pop 35 - 39	1,140	11,136	34,067
	Count of Pop 40 - 44	1,148	11,840	35,163
	Count of Pop 45 - 59	4,030	38,810	109,589
	Count of Pop 60 - 74	4,218	35,200	92,596
	Count of Pop 75 - 84	1,823	13,299	32,132
	Count of Pop 85+	732	5,467	12,826
	% of Pop 0 to 4 years	4.4%	4.8%	5.2%
	% of Pop 0 to 7 years	6.4%	7.1%	7.6%
	% of Pop 5 - 13	8.3%	9.8%	10.4%
	% of Pop 14 - 18	3.9%	5.0%	5.3%
	% of Pop 19 - 22	4.0%	5.0%	5.3%
	% of Pop 22 - 25	2.9%	3.6%	4.0%
	% of Pop 25 - 29	5.1%	5.4%	5.9%
	% of Pop 30 - 34	5.2%	5.5%	6.1%
	% of Pop 35 - 39	5.8%	5.9%	6.2%
	% of Pop 40 - 44	5.8%	6.2%	6.4%
	% of Pop 45 - 59	20.4%	20.4%	20.0%
	% of Pop 60 - 74	21.3%	18.5%	16.9%
	% of Pop 75 - 84	9.2%	7.0%	5.9%
	% of Pop 85+	3.7%	2.9%	2.3%
	Median Age	48.8	44.0	41.3
	Average Age	46.4	43.1	41.2
Male Population by Age	% of Pop 0 to 4 years	4.8%	5.2%	5.6%
	% of Pop 5 - 13	9.0%	10.6%	11.2%
	% of Pop 14 - 18	4.2%	5.3%	5.7%
	% of Pop 19 - 22	4.3%	5.3%	5.8%
	% of Pop 22 - 25	3.1%	3.9%	4.3%
	% of Pop 25 - 29	5.5%	5.7%	6.2%
	% of Pop 30 - 34	5.5%	5.6%	6.1%
	% of Pop 35 - 39	6.0%	5.8%	6.2%
	% of Pop 40 - 44	5.8%	6.0%	6.3%
	% of Pop 45 - 59	20.5%	20.3%	19.6%
	% of Pop 75 - 84	8.1%	6.1%	5.1%
	% of Pop 60 - 74	20.5%	18.0%	16.3%
	% of Pop 85+	2.6%	2.0%	1.6%
	Median Age	46.4	42.0	39.1
	Average Age	44.6	41.4	39.6

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	% of Pop 0 to 4 years	4.1%	4.4%	4.8%
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	% of Pop 19 - 22	3.6%	4.7%	5.0%
	% of Pop 22 - 25	2.7%	3.4%	3.7%
	% of Pop 25 - 29	4.8%	5.2%	5.6%
	% of Pop 30 - 34	4.9%	5.4%	6.0%
	% of Pop 35 - 39	5.6%	5.9%	6.3%
	% of Pop 40 - 44	5.8%	6.4%	6.6%
	% of Pop 45 - 59	20.3%	20.5%	20.4%
	% of Pop 60 - 74	22.1%	19.0%	17.5%
	% of Pop 75 - 84	10.2%	7.8%	6.6%
	% of Pop 85+	4.7%	3.7%	3.0%
	Median Age	51.0	45.7	43.1
	Average Age	48.1	44.5	42.7
Race	Count of White	11,483	105,730	232,964
	Count of Black or African-American	1,840	25,575	136,443
	Count of Asian or Pacific Islander	2,150	16,171	36,196
	Count of Other races	4,296	42,681	141,179
	White	58.1%	55.6%	42.6%
	Black or African American	9.3%	13.4%	25.0%
	Asian	10.9%	8.5%	6.6%
	Other Races	21.7%	22.4%	25.8%
Language Spoken	Speak English at Home	65.0%	63.4%	62.5%
	Speak Spanish at Home	16.7%	18.7%	22.1%
	Speak French or French Creole at Home	0.2%	0.6%	1.3%
	Speak German at Home	0.3%	0.6%	0.5%
	Speak Other Indo-European Languages at Home	6.6%	6.5%	5.2%
	Speak Russian and Other Slavic Languages at Home	1.7%	1.9%	1.4%
	Speak Chinese at Home	1.1%	1.2%	1.0%
	Speak Korean at Home	0.7%	0.8%	0.6%
	Speak Vietnamese at Home	0.0%	0.1%	0.1%
	Speak Other Asian Languages at Home	3.5%	2.5%	1.5%
	Speak Tagalog and Other Pacific Languages at Home	2.0%	0.9%	0.6%
	Speak Other Language at Home	2.2%	2.6%	3.2%
Hispanic	Hispanic Population	4,645	46,598	153,341
	Hispanic Population Percent	23.5%	24.5%	28.0%
	Mexican	3.8%	10.8%	18.8%
	Puerto Rican	31.9%	28.6%	25.2%
	Cuban	2.3%	2.8%	2.3%
	Dominican	24.1%	27.5%	25.4%
	Central American	1.5%	6.9%	8.9%
	South American	29.6%	15.9%	12.3%
	Other Hispanic	6.7%	7.5%	7.0%
	2000 Hispanic Population Percent	10%	12%	17%
	1990 Hispanic Population Percent	4%	6%	12%

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Ancestry	American (percent of total population)	3.9%	3.1%	2.8%
	American	3.8%	3.0%	2.6%
	Native American (ie. Indian/Eskimo)	0.1%	0.1%	0.2%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
	Asian (percent of total population)	10.7%	8.3%	6.5%
	Chinese	1.5%	1.5%	1.2%
	Japanese	0.5%	0.8%	0.5%
	Korean	1.0%	0.9%	0.7%
	South Central Asian (ie. Indian)	5.3%	3.1%	2.6%
	South East Asian (ie. Vietnamese)	2.2%	1.6%	1.2%
	Other Asian	0.2%	0.3%	0.3%
	European (percent of total population)	33.5%	31.1%	22.7%
	British	1.3%	1.8%	1.4%
	Dutch	0.1%	0.1%	0.1%
	French	0.3%	0.4%	0.4%
	German	2.6%	2.6%	2.1%
	Italian	14.4%	11.7%	7.4%
	Polish	1.8%	1.6%	1.2%
	Scandinavian	0.3%	0.4%	0.3%
	Scotch/Irish	7.9%	7.4%	5.6%
	Other European (ie. Greek/Russian)	4.6%	5.1%	4.2%
	Middle Eastern	0.7%	0.9%	0.7%
	Other Ancestry	19.5%	22.5%	29.2%
	Unclassified Ancestry	8.2%	9.5%	10.0%
Education (Age 25+)	Adult Population (25 Years or Older)	15,126	136,554	381,903
	Elementary (0 to 8)	3.1%	4.5%	6.2%
	Some High School (9 to 11)	3.7%	5.3%	6.9%
	High School Graduate (12)	21.7%	18.7%	21.0%
	Some College (13 to 16)	14.3%	13.6%	14.0%
	Associates Degree Only	7.8%	7.1%	7.0%
	Bachelors Degree Only	29.1%	25.7%	22.4%
	Graduate Degree	20.4%	25.0%	22.5%
	% College (4+)	49.5%	50.7%	44.8%
Household Type	Total Households – count	8,097	73,336	202,453
	One Person HHs – count	2,609	21,649	57,714
	Family HHs – count	5,175	48,381	135,609
	Married Couple – count	4,116	36,508	92,101
	w/own children – count	1,709	15,640	40,960
	w/out own children – count	2,407	20,867	51,141
	Male Householder – count	430	3,419	10,075
	Female Householder – count	630	8,455	33,433
	Non-Family Households – count	313	3,306	9,130
	1 Person Household	32.2%	29.5%	28.5%
	2 Person Household	30.0%	28.6%	27.0%
	3 Person Household	15.0%	16.3%	16.9%
	4 Person Household	13.4%	15.0%	15.3%
	5 Person Household	6.2%	6.9%	7.5%
	6 Person Household	1.9%	2.3%	2.9%
	7+ Person Household	1.2%	1.4%	1.8%
	% Households With Children	24.7%	27.6%	29.1%

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Highridge Plaza Yonkers, NY		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Housing	Total Housing Units	8,432	77,098	213,538
	Owner Occupied Percent	71.2%	61.4%	51.4%
	Renter Occupied Percent	24.9%	33.8%	43.4%
	Vacant Housing Percent	4.0%	4.9%	5.2%
	Total Housing Units (Census 2000)	8,265	72,019	195,119
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	15.6%	20.0%	19.1%
	Property Value \$750,000 to \$999,999	25.4%	20.2%	19.7%
	Property Value \$500,000 to \$749,999	22.2%	20.3%	21.6%
	Property Value \$400,000 to \$499,999	5.6%	6.4%	7.0%
	Property Value \$300,000, to \$399,999	8.0%	8.1%	7.5%
	Property Value \$200,000 to \$299,999	9.6%	9.2%	7.5%
	Property Value \$150,000 to \$199,999	7.0%	3.9%	3.5%
	Property Value \$100,000 to \$149,999	2.7%	2.0%	2.3%
	Property Value \$60,000 to \$99,999	1.0%	0.8%	1.3%
	Property Value \$40,000 to \$59,999	0.1%	0.2%	0.2%
	Property Value \$0 to \$39,999	1.2%	1.0%	1.1%
	Median Home Value	\$658,570	\$677,706	\$674,061
Wealth per Household	\$0 and under - percent	15.6%	16.3%	17.4%
	\$1 to \$4999 - percent	7.2%	7.7%	8.6%
	\$5k to \$9999 - percent	4.0%	4.2%	4.5%
	\$10k to \$24999 - percent	5.9%	6.0%	6.2%
	\$25k to \$49999 - percent	6.6%	6.6%	6.6%
	\$50k to \$99999 - percent	10.2%	10.0%	9.9%
	\$100k to \$249999 - percent	18.9%	18.4%	17.7%
	\$250k to \$499999 - percent	14.5%	14.1%	13.3%
	\$500k+ - percent	17.3%	17.0%	15.7%
	Median HH Wealth	\$105,201	\$97,044	\$83,543
	Avg HH Wealth	\$271,899	\$266,277	\$249,730
Economic Viability	Economic Viability Local	266	262	264
	Economic Viability Indexed	99	97	98
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	10,391	97,575	275,701
	Managerial/Executive	22.2%	21.5%	18.7%
	Professional Specialty	31.6%	31.5%	29.6%
	Healthcare Support	2.9%	3.5%	4.8%
	Sales	10.0%	9.0%	8.7%
	Office & Administrative Support	13.4%	10.8%	10.4%
	Protective Service	2.5%	3.1%	3.2%
	Food Preperation	2.8%	3.1%	3.6%
	Building Maintenance & Cleaning	2.0%	2.4%	3.2%
	Personal Care	2.0%	2.4%	2.9%
	Farming, Fishing, & Forestry	0.2%	0.1%	0.1%
	Construction	5.6%	6.1%	6.6%
	Production & Transportation	4.8%	6.3%	8.1%
	Percent White Collar Workers	80.1%	76.3%	72.2%
	Percent Blue Collar Workers	19.9%	23.7%	27.8%

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	Agriculture/Mining/Construction	6.4%	5.8%	6.3%
	Manufacturing	2.6%	3.4%	3.4%
	Transportation	3.3%	4.6%	5.4%
	Information	3.0%	2.9%	2.7%
	Wholesale/Retail	10.8%	10.1%	10.6%
	Finance, Insurance, Real Estate	9.5%	11.4%	9.4%
	Professional Services	11.2%	9.8%	9.3%
	Management Services	0.4%	0.4%	0.2%
	Administrative/Waste Services	2.3%	3.0%	3.6%
	Educational Services	34.0%	31.6%	32.1%
	Entertainment Services	5.9%	6.8%	7.4%
	Other Professional Services	5.6%	5.2%	5.0%
	Public Administration	4.9%	5.0%	4.5%
Vehicles per HH	No Vehicles	7.8%	13.5%	22.2%
	1 Vehicle	43.9%	40.5%	38.8%
	2 Vehicles	32.7%	32.9%	28.2%
	3 or more vehicles	15.6%	13.1%	10.8%
	Average Number of Vehicles	1.61	1.50	1.31
Change	Births (last 12 months)	157	1,699	5,303
	Deaths (last 12 months)	228	1,742	4,331
	Migration (last 12 months)	87	659	1,188
Work place	Workplace Establishments	670	5,614	14,866
	Workplace Employees (FTE)	6,200	48,333	132,794