

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 40.960779 Longitude: -73.842177

Highridge Plaza Yonkers, NY		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Population</b>	Current Year Estimated Population	91,709	525,304	2,842,687
	Population Est 23Q1	91,714	525,378	2,845,004
	Population Est 22Q4	91,667	524,611	2,835,963
	Population Est 22Q3	91,660	524,025	2,833,227
	Population Est 22Q2	91,615	523,733	2,830,980
	Population Est 22Q1	91,610	523,589	2,832,391
	Population Est 21Q4	91,667	524,114	2,839,017
	Population Est 21Q3	91,621	524,145	2,839,889
	Population Est 21Q2	91,600	523,558	2,835,804
	Population Fcst	91,323	526,349	2,874,151
	2010 Census Population	86,223	487,535	2,675,222
	2000 Census Population	85,951	488,663	2,611,226
	1990 Census Population	84,169	465,054	2,414,188
	Current Year Daytime Population	80,953	453,679	2,671,818
	Average Seasonal Population	1,085	4,096	16,836
	Historical Annual Growth, 1990 – 2000	0.21%	0.50%	0.79%
	Historical Annual Growth, 2000 – 2010	0.03%	-0.02%	0.24%
	Estimated Annual Growth, 2010 – CY	0.43%	0.52%	0.43%
	Projected Annual Growth, CY to Y5	-0.08%	0.04%	0.22%
	Group Qtrs Est	1,606	9,354	85,928
Transient Est Average Last 4 Qtrs	1,244	1,250	22,503	
<b>Households</b>	Current Year Estimated Households	36,325	196,749	1,058,814
	Households Est 23Q1	36,304	196,649	1,059,185
	Households Est 22Q4	36,282	196,308	1,055,703
	Households Est 22Q3	36,283	196,088	1,054,686
	Households Est 22Q2	36,267	195,994	1,053,975
	Households Est 22Q1	36,264	195,931	1,054,301
	Households Est 21Q4	36,286	196,128	1,057,032
	Households Est 21Q3	36,272	196,130	1,057,488
	Households Est 21Q2	36,271	195,907	1,055,928
	Households Fcst	36,133	197,130	1,070,477
	2010 Census Households	34,985	184,738	982,247
	2000 Census Households	35,114	184,471	947,476
	1990 Census Households	33,790	177,832	887,435
	Historical Annual Growth, 1990 – 2000	0.39%	0.37%	0.66%
	Historical Annual Growth, 2000 – 2010	-0.04%	0.01%	0.36%
	Estimated Annual Growth, 2010 – CY	0.26%	0.44%	0.53%
	Projected Annual Growth, CY to Y5	-0.11%	0.04%	0.22%
Population per Household	2.48	2.62	2.60	

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 40.960779 Longitude: -73.842177

Highridge Plaza Yonkers, NY		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Income</b>	HH Income \$500,000 or more	4.4%	3.5%	2.4%
	HH Income \$250,000 to \$499,999	5.3%	4.2%	2.8%
	HH Income \$200,000 to \$249,999	12.3%	9.8%	6.6%
	HH Income \$175,000 to \$199,999	9.4%	6.3%	4.3%
	HH Income \$150,000 to \$174,999	7.8%	6.5%	5.1%
	HH Income \$100,000 to 149,999	17.6%	16.8%	14.6%
	HH Income \$75,000 to 99,999	10.6%	11.1%	10.8%
	HH Income \$50,000 to 74,999	11.7%	12.7%	14.1%
	HH Income \$35,000 to 49,999	6.3%	8.1%	9.8%
	HH Income \$25,000 to 34,999	5.1%	5.7%	7.4%
	HH Income \$15,000 to 24,999	4.2%	6.2%	8.3%
	HH Income \$0 to 14,999	5.3%	9.1%	13.9%
	Average Household Income	\$171,402	\$145,464	\$110,411
	Median Household Income	\$117,111	\$92,524	\$68,141
	Per Capita Income	\$68,938	\$55,121	\$41,916
	Average Disposable Income	\$107,135	\$92,968	\$76,001
	Median Disposable Income	\$94,211	\$76,913	\$57,633
	Discretionary HH Income Over \$150,000	8.5%	7.5%	4.4%
	Discretionary HH Income \$125,000 to \$149,999	13.3%	9.0%	5.6%
	Discretionary HH Income \$100,000 to \$124,999	11.9%	7.9%	5.6%
	Discretionary HH Income \$75,000 to \$99,999	13.4%	11.3%	8.6%
	Discretionary HH Income \$50,000 to \$74,999	18.0%	16.0%	14.1%
	Discretionary HH Income \$25,000 to \$49,999	19.0%	21.2%	22.6%
	Discretionary HH Income Under \$25,000	15.9%	27.1%	39.1%
	Average Discretionary HH Income	\$77,446	\$64,066	\$49,818
	Median Discretionary HH Income	\$71,492	\$52,364	\$35,408
	Householder White – Count	20,874	72,004	229,053
	Median HH Income	\$125,264	\$125,250	\$123,019
	Average HH Income	\$119,347	\$120,436	\$119,287
	Householder Black or African-American – Count	3,265	42,772	238,866
	Median HH Income	\$94,862	\$76,636	\$58,869
	Average HH Income	\$98,279	\$85,717	\$73,268
	Householder Hispanic – Count	6,916	55,393	451,616
	Median HH Income	\$106,605	\$72,260	\$53,201
	Average HH Income	\$110,842	\$85,093	\$68,576
Householder Asian or Pacific Islander – Count	2,862	9,819	53,495	
Median HH Income	\$125,019	\$149,099	\$114,028	
Average HH Income	\$121,713	\$127,800	\$113,559	
Householder Other or Pacific Islander – Count	2,408	16,761	85,784	
Median HH Income	\$124,105	\$87,838	\$67,618	
Average HH Income	\$119,283	\$97,924	\$82,095	

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 40.960779 Longitude: -73.842177

Highridge Plaza Yonkers, NY		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Gender</b>	Male Population	42,997	247,229	1,337,525
	Female Population	48,713	278,075	1,505,162
<b>Total Population by Age</b>	Count of Pop 0 to 4 years	4,272	27,785	163,916
	Count of Pop 0 to 7 years	6,187	40,140	227,214
	Count of Pop 5 - 13	8,265	54,074	291,754
	Count of Pop 14 - 18	4,256	27,465	145,955
	Count of Pop 19 - 22	4,433	27,725	151,346
	Count of Pop 22 - 25	3,335	20,436	114,923
	Count of Pop 25 - 29	4,982	31,279	190,427
	Count of Pop 30 - 34	4,971	33,022	210,526
	Count of Pop 35 - 39	5,315	33,770	204,267
	Count of Pop 40 - 44	5,570	34,056	187,617
	Count of Pop 45 - 59	18,816	103,906	532,014
	Count of Pop 60 - 74	17,700	89,190	446,857
	Count of Pop 75 - 84	6,920	30,558	146,535
	Count of Pop 85+	2,875	12,039	56,549
	% of Pop 0 to 4 years	4.7%	5.3%	5.8%
	% of Pop 0 to 7 years	6.7%	7.6%	8.0%
	% of Pop 5 - 13	9.0%	10.3%	10.3%
	% of Pop 14 - 18	4.6%	5.2%	5.1%
	% of Pop 19 - 22	4.8%	5.3%	5.3%
	% of Pop 22 - 25	3.6%	3.9%	4.0%
	% of Pop 25 - 29	5.4%	6.0%	6.7%
	% of Pop 30 - 34	5.4%	6.3%	7.4%
	% of Pop 35 - 39	5.8%	6.4%	7.2%
	% of Pop 40 - 44	6.1%	6.5%	6.6%
	% of Pop 45 - 59	20.5%	19.8%	18.7%
	% of Pop 60 - 74	19.3%	17.0%	15.7%
	% of Pop 75 - 84	7.5%	5.8%	5.2%
	% of Pop 85+	3.1%	2.3%	2.0%
Median Age	45.4	41.0	38.7	
Average Age	44.0	41.2	39.9	
<b>Male Population by Age</b>	% of Pop 0 to 4 years	5.1%	5.7%	6.3%
	% of Pop 5 - 13	9.9%	11.1%	11.1%
	% of Pop 14 - 18	4.9%	5.7%	5.5%
	% of Pop 19 - 22	5.1%	5.7%	5.7%
	% of Pop 22 - 25	3.8%	4.2%	4.3%
	% of Pop 25 - 29	5.7%	6.3%	7.0%
	% of Pop 30 - 34	5.6%	6.3%	7.5%
	% of Pop 35 - 39	5.9%	6.3%	7.2%
	% of Pop 40 - 44	6.0%	6.3%	6.5%
	% of Pop 45 - 59	20.6%	19.4%	18.2%
	% of Pop 75 - 84	6.5%	5.0%	4.3%
	% of Pop 60 - 74	18.7%	16.3%	14.9%
	% of Pop 85+	2.2%	1.5%	1.3%
	Median Age	43.3	38.9	36.7
Average Age	42.4	39.5	38.2	

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 40.960779 Longitude: -73.842177

Highridge Plaza Yonkers, NY		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
	% of Pop 0 to 4 years	4.3%	4.9%	5.3%
	% of Pop 5 - 13	8.2%	9.5%	9.5%
	% of Pop 14 - 18	4.4%	4.8%	4.8%
	% of Pop 19 - 22	4.6%	4.9%	5.0%
	% of Pop 22 - 25	3.5%	3.6%	3.8%
	% of Pop 25 - 29	5.2%	5.7%	6.4%
	% of Pop 30 - 34	5.3%	6.2%	7.3%
	% of Pop 35 - 39	5.7%	6.5%	7.1%
	% of Pop 40 - 44	6.1%	6.6%	6.7%
	% of Pop 45 - 59	20.4%	20.2%	19.1%
	% of Pop 60 - 74	19.9%	17.6%	16.5%
	% of Pop 75 - 84	8.5%	6.5%	5.9%
	% of Pop 85+	4.0%	3.0%	2.6%
	Median Age	47.1	42.9	40.6
Average Age	45.5	42.6	41.4	
Race	Count of White	55,875	210,998	770,898
	Count of Black or African-American	9,072	131,701	780,536
	Count of Asian or Pacific Islander	9,047	34,670	188,660
	Count of Other races	17,714	147,935	1,102,592
	White	60.9%	40.2%	27.1%
	Black or African American	9.9%	25.1%	27.5%
	Asian	9.9%	6.6%	6.6%
	Other Races	19.3%	28.2%	38.8%
Language Spoken	Speak English at Home	65.6%	59.8%	48.3%
	Speak Spanish at Home	14.9%	25.0%	37.9%
	Speak French or French Creole at Home	0.4%	1.1%	1.7%
	Speak German at Home	0.5%	0.4%	0.3%
	Speak Other Indo-European Languages at Home	7.7%	5.1%	3.8%
	Speak Russian and Other Slavic Languages at Home	1.5%	1.4%	0.9%
	Speak Chinese at Home	1.2%	0.9%	1.1%
	Speak Korean at Home	1.1%	0.5%	1.1%
	Speak Vietnamese at Home	0.1%	0.1%	0.1%
	Speak Other Asian Languages at Home	3.1%	1.5%	0.8%
	Speak Tagalog and Other Pacific Languages at Home	1.2%	0.6%	0.4%
	Speak Other Language at Home	2.8%	3.4%	3.5%
Hispanic	Hispanic Population	19,804	163,806	1,289,350
	Hispanic Population Percent	21.6%	31.2%	45.4%
	Mexican	9.3%	13.7%	10.3%
	Puerto Rican	31.4%	27.4%	30.4%
	Cuban	3.2%	2.3%	1.7%
	Dominican	26.3%	30.7%	36.8%
	Central American	4.2%	7.0%	5.6%
	South American	17.9%	11.4%	8.2%
	Other Hispanic	7.7%	7.4%	7.0%
	2000 Hispanic Population Percent	9%	19%	40%
1990 Hispanic Population Percent	4%	13%	34%	

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 40.960779 Longitude: -73.842177

Highridge Plaza Yonkers, NY		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Ancestry</b>	American (percent of total population)	3.2%	2.6%	1.7%
	American	3.1%	2.4%	1.5%
	Native American (ie. Indian/Eskimo)	0.1%	0.2%	0.2%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
	Asian (percent of total population)	9.7%	6.5%	6.5%
	Chinese	1.5%	1.1%	1.2%
	Japanese	0.9%	0.5%	0.4%
	Korean	1.3%	0.7%	1.3%
	South Central Asian (ie. Indian)	3.8%	2.7%	2.2%
	South East Asian (ie. Vietnamese)	1.9%	1.2%	1.0%
	Other Asian	0.3%	0.4%	0.3%
	European (percent of total population)	35.6%	20.9%	10.6%
	British	1.9%	1.2%	0.7%
	Dutch	0.1%	0.1%	0.1%
	French	0.4%	0.3%	0.2%
	German	2.9%	1.9%	1.1%
	Italian	14.2%	6.8%	3.3%
	Polish	1.5%	1.1%	0.6%
	Scandinavian	0.5%	0.3%	0.2%
	Scotch/Irish	8.8%	5.3%	2.2%
Other European (ie. Greek/Russian)	5.3%	3.9%	2.3%	
Middle Eastern	0.9%	0.7%	0.5%	
Other Ancestry	20.0%	28.6%	27.8%	
Unclassified Ancestry	9.1%	9.6%	7.5%	
<b>Education (Age 25+)</b>	Adult Population (25 Years or Older)	67,149	367,820	1,974,793
	Elementary (0 to 8)	3.6%	6.5%	10.3%
	Some High School (9 to 11)	4.2%	7.4%	9.9%
	High School Graduate (12)	19.7%	21.7%	23.8%
	Some College (13 to 16)	13.8%	15.0%	15.3%
	Associates Degree Only	7.3%	7.1%	7.1%
	Bachelors Degree Only	27.4%	21.8%	18.8%
	Graduate Degree	24.0%	20.4%	14.8%
	% College (4+)	51.4%	42.2%	33.6%
<b>Household Type</b>	Total Households – count	36,325	196,749	1,058,814
	One Person HHs – count	11,286	57,792	323,854
	Family HHs – count	23,489	129,819	671,234
	Married Couple – count	18,099	84,715	352,373
	w/own children – count	7,703	36,806	154,577
	w/out own children – count	10,396	47,909	197,797
	Male Householder – count	1,799	10,309	68,828
	Female Householder – count	3,592	34,794	250,032
	Non-Family Households – count	1,549	9,138	63,726
	1 Person Household	31.1%	29.4%	30.6%
	2 Person Household	29.1%	27.0%	26.6%
	3 Person Household	15.7%	17.0%	17.2%
	4 Person Household	14.2%	14.7%	13.4%
	5 Person Household	6.5%	7.3%	6.9%
6 Person Household	2.2%	2.8%	3.1%	
7+ Person Household	1.2%	1.9%	2.2%	
% Households With Children	26.2%	28.5%	28.1%	

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 40.960779 Longitude: -73.842177

Highridge Plaza Yonkers, NY		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Housing</b>	Total Housing Units	38,132	207,165	1,115,345
	Owner Occupied Percent	64.2%	47.7%	27.8%
	Renter Occupied Percent	31.1%	47.2%	67.1%
	Vacant Housing Percent	4.7%	5.0%	5.1%
	Total Housing Units (Census 2000)	36,267	192,127	1,001,107
<b>Home Value (Owner Occupied)</b>	Property Value \$1,000,000 or more	17.8%	17.3%	17.7%
	Property Value \$750,000 to \$999,999	21.5%	19.6%	20.1%
	Property Value \$500,000 to \$749,999	21.6%	21.3%	22.0%
	Property Value \$400,000 to \$499,999	6.7%	7.3%	7.6%
	Property Value \$300,000, to \$399,999	7.8%	8.2%	7.1%
	Property Value \$200,000 to \$299,999	9.3%	8.6%	6.5%
	Property Value \$150,000 to \$199,999	4.4%	3.8%	2.6%
	Property Value \$100,000 to \$149,999	1.7%	2.7%	2.2%
	Property Value \$60,000 to \$99,999	0.6%	1.5%	1.5%
	Property Value \$40,000 to \$59,999	0.1%	0.6%	1.2%
	Property Value \$0 to \$39,999	1.1%	1.6%	2.9%
	Median Home Value	\$710,097	\$684,299	\$710,865
<b>Wealth per Household</b>	\$0 and under - percent	15.9%	17.8%	19.9%
	\$1 to \$4999 - percent	7.4%	9.0%	10.7%
	\$5k to \$9999 - percent	4.1%	4.7%	5.3%
	\$10k to \$24999 - percent	5.9%	6.3%	6.8%
	\$25k to \$49999 - percent	6.5%	6.6%	6.7%
	\$50k to \$99999 - percent	10.0%	9.8%	9.6%
	\$100k to \$249999 - percent	18.6%	17.5%	16.4%
	\$250k to \$499999 - percent	14.3%	13.0%	11.6%
	\$500k+ - percent	17.3%	15.2%	12.9%
	Median HH Wealth	\$100,761	\$78,360	\$52,894
	Avg HH Wealth	\$270,055	\$243,027	\$213,210
<b>Economic Viability</b>	Economic Viability Local	265	259	261
	Economic Viability Indexed	98	96	96
<b>Occupation (Employed Civilians Age 16+)</b>	Employed Civilian Pop 16+ by Occupation	47,741	262,586	1,342,002
	Managerial/Executive	21.1%	17.3%	14.6%
	Professional Specialty	31.2%	28.3%	24.0%
	Healthcare Support	3.1%	5.6%	7.8%
	Sales	9.2%	8.5%	8.3%
	Office & Administrative Support	12.9%	10.7%	10.8%
	Protective Service	2.6%	3.5%	3.5%
	Food Preperation	3.0%	4.1%	5.7%
	Building Maintenance & Cleaning	2.0%	3.6%	5.6%
	Personal Care	2.7%	3.1%	3.8%
	Farming, Fishing, & Forestry	0.1%	0.1%	0.1%
	Construction	6.2%	6.6%	5.7%
	Production & Transportation	6.0%	8.7%	10.0%
	Percent White Collar Workers	77.5%	70.4%	65.5%
	Percent Blue Collar Workers	22.5%	29.6%	34.5%

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 40.960779 Longitude: -73.842177

Highridge Plaza Yonkers, NY		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
	Agriculture/Mining/Construction	6.7%	6.2%	5.2%
	Manufacturing	3.0%	3.3%	3.3%
	Transportation	4.4%	5.9%	6.5%
	Information	3.0%	2.5%	2.5%
	Wholesale/Retail	10.6%	10.6%	11.2%
	Finance, Insurance, Real Estate	12.1%	9.0%	7.9%
	Professional Services	10.0%	8.2%	7.1%
	Management Services	0.5%	0.3%	0.1%
	Administrative/Waste Services	2.4%	3.8%	4.8%
	Educational Services	30.7%	33.2%	32.3%
	Entertainment Services	6.3%	7.7%	10.0%
	Other Professional Services	5.4%	4.9%	5.1%
	Public Administration	4.9%	4.6%	3.7%
<b>Vehicles per HH</b>	No Vehicles	10.6%	27.0%	50.6%
	1 Vehicle	43.6%	38.4%	30.6%
	2 Vehicles	31.3%	25.1%	13.9%
	3 or more vehicles	14.5%	9.4%	4.9%
	Average Number of Vehicles	1.54	1.20	0.75
<b>Change</b>	Births (last 12 months)	792	5,176	30,643
	Deaths (last 12 months)	905	4,123	19,853
	Migration (last 12 months)	244	831	2,376
<b>Work place</b>	Workplace Establishments	3,083	13,372	63,868
	Workplace Employees (FTE)	25,611	132,801	812,008