

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 17, 2025



Latitude: 42.075068 Longitude: -71.04457

Points West Plaza Brockton, MA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
<b>Population</b>	Current Year Estimated Population	16,153	104,492	168,969
	Population Est 25Q1	16,195	104,755	169,369
	Population Est 24Q4	16,204	104,828	169,445
	Population Est 24Q3	16,209	104,869	169,459
	Population Est 24Q2	16,227	104,955	169,494
	Population Est 24Q1	16,231	104,903	169,474
	Population Est 23Q4	16,181	104,604	169,049
	Population Est 23Q3	16,185	104,664	169,036
	Population Est 23Q2	16,196	104,653	168,911
	Population Fcst	15,822	102,736	166,836
	2010 Census Population	14,311	93,060	152,744
	2000 Census Population	14,384	93,010	151,951
	1990 Census Population	14,306	90,046	147,537
	Current Year Daytime Population	16,613	113,129	174,533
	Average Seasonal Population	9	166	465
	Historical Annual Growth, 1990 – 2000	0.05%	0.32%	0.30%
	Historical Annual Growth, 2000 – 2010	-0.05%	0.01%	0.05%
	Estimated Annual Growth, 2010 – CY	0.84%	0.80%	0.70%
	Projected Annual Growth, CY to Y5	-0.41%	-0.34%	-0.25%
	Group Qtrs Est	249	3,933	4,927
Transient Est Average Last 4 Qtrs	279	1,740	1,826	
<b>Households</b>	Current Year Estimated Households	5,306	35,204	58,233
	Households Est 25Q1	5,318	35,275	58,334
	Households Est 24Q4	5,321	35,310	58,369
	Households Est 24Q3	5,322	35,322	58,374
	Households Est 24Q2	5,330	35,347	58,376
	Households Est 24Q1	5,329	35,326	58,365
	Households Est 23Q4	5,312	35,207	58,194
	Households Est 23Q3	5,314	35,234	58,200
	Households Est 23Q2	5,317	35,227	58,150
	Households Fcst	5,195	34,591	57,493
	2010 Census Households	4,999	32,596	54,244
	2000 Census Households	5,151	32,916	53,905
	1990 Census Households	5,094	31,905	51,059
	Historical Annual Growth, 1990 – 2000	0.11%	0.31%	0.54%
	Historical Annual Growth, 2000 – 2010	-0.30%	-0.10%	0.06%
	Estimated Annual Growth, 2010 – CY	0.41%	0.53%	0.49%
	Projected Annual Growth, CY to Y5	-0.42%	-0.35%	-0.26%
Population per Household	3.00	2.86	2.82	

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Points West Plaza Brockton, MA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Income	HH Income \$500,000 or more	4.4%	2.8%	3.6%
	HH Income \$250,000 to \$499,999	5.3%	3.3%	4.3%
	HH Income \$200,000 to \$249,999	12.3%	7.8%	10.0%
	HH Income \$175,000 to \$199,999	7.4%	5.1%	5.8%
	HH Income \$150,000 to \$174,999	8.4%	6.9%	7.7%
	HH Income \$100,000 to 149,999	18.6%	17.5%	18.6%
	HH Income \$75,000 to 99,999	11.1%	12.6%	11.9%
	HH Income \$50,000 to 74,999	13.3%	14.4%	13.1%
	HH Income \$35,000 to 49,999	5.0%	8.7%	7.6%
	HH Income \$25,000 to 34,999	7.7%	6.4%	5.3%
	HH Income \$15,000 to 24,999	2.3%	6.9%	5.6%
	HH Income \$0 to 14,999	4.2%	7.5%	6.5%
	Average Household Income	\$156,728	\$116,876	\$131,117
	Median Household Income	\$115,700	\$86,912	\$99,804
	Per Capita Income	\$52,029	\$40,172	\$45,875
	Average Disposable Income	\$108,734	\$88,337	\$97,899
	Median Disposable Income	\$94,963	\$73,230	\$83,230
	Discretionary HH Income Over \$150,000	12.9%	6.3%	9.2%
	Discretionary HH Income \$125,000 to \$149,999	10.7%	6.9%	8.7%
	Discretionary HH Income \$100,000 to \$124,999	9.7%	8.2%	10.1%
	Discretionary HH Income \$75,000 to \$99,999	13.8%	11.6%	12.9%
	Discretionary HH Income \$50,000 to \$74,999	16.9%	16.8%	17.0%
	Discretionary HH Income \$25,000 to \$49,999	19.7%	23.9%	21.0%
	Discretionary HH Income Under \$25,000	16.4%	26.4%	21.0%
	Average Discretionary HH Income	\$79,789	\$62,142	\$71,383
	Median Discretionary HH Income	\$70,316	\$49,707	\$61,787
	Householder White – Count	2,027	12,425	29,067
	Median HH Income	\$119,794	\$89,934	\$108,998
	Average HH Income	\$116,992	\$99,562	\$110,716
	Householder Black or African-American – Count	1,531	10,637	13,283
	Median HH Income	\$129,092	\$92,881	\$98,364
	Average HH Income	\$122,534	\$100,001	\$104,617
	Householder Hispanic – Count	493	3,078	3,863
Median HH Income	\$99,277	\$74,861	\$83,477	
Average HH Income	\$109,870	\$87,295	\$93,777	
Householder Asian or Pacific Islander – Count	76	702	1,385	
Median HH Income	\$45,704	\$110,336	\$121,737	
Average HH Income	\$70,720	\$109,419	\$117,029	
Householder Other or Pacific Islander – Count	1,179	8,362	10,635	
Median HH Income	\$102,996	\$79,221	\$88,026	
Average HH Income	\$112,796	\$90,626	\$97,084	

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Points West Plaza Brockton, MA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
<b>Gender</b>	Male Population	7,774	49,738	81,128
	Female Population	8,379	54,755	87,841
<b>Total Population by Age</b>	Count of Pop 0 to 4 years	798	5,216	8,070
	Count of Pop 0 to 7 years	1,215	7,891	12,092
	Count of Pop 5 - 13	1,720	11,333	17,422
	Count of Pop 14 - 18	909	6,030	9,242
	Count of Pop 19 - 22	915	6,362	9,680
	Count of Pop 22 - 25	669	4,843	7,318
	Count of Pop 25 - 29	1,046	6,619	10,085
	Count of Pop 30 - 34	972	6,466	10,007
	Count of Pop 35 - 39	999	6,934	10,879
	Count of Pop 40 - 44	1,044	6,658	10,794
	Count of Pop 45 - 59	3,098	19,305	32,063
	Count of Pop 60 - 74	2,836	17,286	30,341
	Count of Pop 75 - 84	847	5,548	9,851
	Count of Pop 85+	301	1,891	3,217
	% of Pop 0 to 4 years	4.9%	5.0%	4.8%
	% of Pop 0 to 7 years	7.5%	7.6%	7.2%
	% of Pop 5 - 13	10.6%	10.8%	10.3%
	% of Pop 14 - 18	5.6%	5.8%	5.5%
	% of Pop 19 - 22	5.7%	6.1%	5.7%
	% of Pop 22 - 25	4.1%	4.6%	4.3%
	% of Pop 25 - 29	6.5%	6.3%	6.0%
	% of Pop 30 - 34	6.0%	6.2%	5.9%
	% of Pop 35 - 39	6.2%	6.6%	6.4%
	% of Pop 40 - 44	6.5%	6.4%	6.4%
	% of Pop 45 - 59	19.2%	18.5%	19.0%
	% of Pop 60 - 74	17.6%	16.5%	18.0%
	% of Pop 75 - 84	5.2%	5.3%	5.8%
	% of Pop 85+	1.9%	1.8%	1.9%
Median Age	40.2	38.9	40.8	
Average Age	40.6	39.9	41.1	
<b>Male Population by Age</b>	% of Pop 0 to 4 years	5.2%	5.4%	5.1%
	% of Pop 5 - 13	11.1%	11.6%	10.9%
	% of Pop 14 - 18	5.9%	6.0%	5.7%
	% of Pop 19 - 22	6.1%	6.4%	6.1%
	% of Pop 22 - 25	4.6%	5.0%	4.7%
	% of Pop 25 - 29	6.7%	6.8%	6.4%
	% of Pop 30 - 34	6.1%	6.2%	6.1%
	% of Pop 35 - 39	5.8%	6.4%	6.3%
	% of Pop 40 - 44	6.0%	6.1%	6.2%
	% of Pop 45 - 59	19.2%	18.2%	18.6%
	% of Pop 75 - 84	4.8%	4.6%	5.1%
	% of Pop 60 - 74	17.2%	16.1%	17.5%
	% of Pop 85+	1.2%	1.2%	1.3%
	Median Age	38.7	37.0	39.0
Average Age	39.5	38.6	39.8	

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	% of Pop 0 to 4 years	4.7%	4.7%	4.5%
	% of Pop 5 - 13	10.3%	10.2%	9.7%
	% of Pop 14 - 18	5.4%	5.5%	5.2%
	% of Pop 19 - 22	5.2%	5.8%	5.4%
	% of Pop 22 - 25	3.7%	4.3%	4.0%
	% of Pop 25 - 29	6.3%	5.9%	5.5%
	% of Pop 30 - 34	6.0%	6.2%	5.8%
	% of Pop 35 - 39	6.5%	6.8%	6.6%
	% of Pop 40 - 44	6.9%	6.6%	6.6%
	% of Pop 45 - 59	19.1%	18.8%	19.3%
	% of Pop 60 - 74	17.9%	17.0%	18.4%
	% of Pop 75 - 84	5.6%	6.0%	6.5%
	% of Pop 85+	2.4%	2.4%	2.5%
	Median Age	41.5	40.5	42.5
Average Age	41.6	41.2	42.4	
<b>Race</b>	Count of White	5,089	33,825	78,792
	Count of Black or African-American	5,769	36,164	45,087
	Count of Asian or Pacific Islander	331	2,331	4,575
	Count of Other races	4,964	32,173	40,516
	White	31.5%	32.4%	46.6%
	Black or African American	35.7%	34.6%	26.7%
	Asian	2.0%	2.2%	2.7%
	Other Races	30.7%	30.8%	24.0%
<b>Language Spoken</b>	Speak English at Home	57.5%	55.5%	64.4%
	Speak Spanish at Home	12.1%	9.9%	7.4%
	Speak French or French Creole at Home	19.2%	21.0%	15.4%
	Speak German at Home	0.3%	0.1%	0.1%
	Speak Other Indo-European Languages at Home	9.4%	10.9%	9.3%
	Speak Russian and Other Slavic Languages at Home	0.0%	0.0%	0.2%
	Speak Chinese at Home	0.1%	0.4%	0.5%
	Speak Korean at Home	0.0%	0.0%	0.1%
	Speak Vietnamese at Home	0.5%	0.6%	0.8%
	Speak Other Asian Languages at Home	0.3%	0.3%	0.4%
	Speak Tagalog and Other Pacific Languages at Home	0.1%	0.3%	0.3%
	Speak Other Language at Home	0.4%	0.9%	1.2%
<b>Hispanic</b>	Hispanic Population	1,988	12,697	16,351
	Hispanic Population Percent	12.3%	12.2%	9.7%
	Mexican	4.2%	3.3%	4.0%
	Puerto Rican	31.6%	44.2%	44.1%
	Cuban	0.7%	1.8%	1.9%
	Dominican	22.3%	12.2%	13.5%
	Central American	15.0%	13.1%	12.2%
	South American	19.7%	18.0%	16.8%
	Other Hispanic	6.5%	7.4%	7.5%
	2000 Hispanic Population Percent	6%	8%	6%
	1990 Hispanic Population Percent	4%	6%	4%

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Points West Plaza Brockton, MA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
<b>Ancestry</b>	American (percent of total population)	1.6%	1.8%	2.6%
	American	1.4%	1.5%	2.4%
	Native American (ie. Indian/Eskimo)	0.2%	0.2%	0.2%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
	Asian (percent of total population)	1.2%	1.4%	1.7%
	Chinese	0.3%	0.4%	0.6%
	Japanese	0.0%	0.0%	0.1%
	Korean	0.0%	0.1%	0.1%
	South Central Asian (ie. Indian)	0.1%	0.2%	0.3%
	South East Asian (ie. Vietnamese)	0.1%	0.4%	0.4%
	Other Asian	0.6%	0.2%	0.2%
	European (percent of total population)	16.1%	16.4%	25.4%
	British	1.4%	2.2%	3.4%
	Dutch	0.0%	0.0%	0.1%
	French	0.8%	1.0%	1.2%
	German	0.9%	0.9%	1.4%
	Italian	3.1%	3.0%	4.7%
	Polish	0.3%	0.6%	0.9%
	Scandinavian	1.1%	0.7%	1.1%
	Scotch/Irish	6.4%	6.5%	10.6%
Other European (ie. Greek/Russian)	2.2%	1.4%	2.0%	
Middle Eastern	0.3%	0.3%	0.7%	
Other Ancestry	17.1%	17.3%	16.0%	
Unclassified Ancestry	16.1%	15.7%	16.2%	
<b>Education (Age 25+)</b>	Adult Population (25 Years or Older)	11,143	70,709	117,237
	Elementary (0 to 8)	8.1%	10.8%	8.0%
	Some High School (9 to 11)	6.0%	7.2%	6.2%
	High School Graduate (12)	36.3%	32.7%	31.0%
	Some College (13 to 16)	15.6%	18.7%	17.6%
	Associates Degree Only	8.7%	7.4%	8.4%
	Bachelors Degree Only	18.0%	15.7%	18.7%
	Graduate Degree	7.2%	7.5%	10.0%
	% College (4+)	25.3%	23.2%	28.8%
<b>Household Type</b>	Total Households – count	5,306	35,204	58,233
	One Person HHs – count	1,172	9,099	14,235
	Family HHs – count	3,957	24,532	41,141
	Married Couple – count	2,576	14,020	26,633
	w/own children – count	1,389	6,201	11,183
	w/out own children – count	1,187	7,819	15,449
	Male Householder – count	290	2,827	3,973
	Female Householder – count	1,091	7,686	10,535
	Non-Family Households – count	177	1,572	2,857
	1 Person Household	22.1%	25.8%	24.4%
	2 Person Household	26.0%	25.9%	27.7%
	3 Person Household	18.8%	18.4%	18.4%
	4 Person Household	16.3%	15.0%	15.8%
	5 Person Household	9.4%	8.3%	8.0%
6 Person Household	3.8%	3.7%	3.3%	
7+ Person Household	3.5%	2.8%	2.4%	
% Households With Children	38.6%	31.8%	30.7%	

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Points West Plaza Brockton, MA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
<b>Housing</b>	Total Housing Units	5,506	36,892	60,724
	Owner Occupied Percent	67.2%	55.7%	64.3%
	Renter Occupied Percent	29.2%	39.7%	31.6%
	Vacant Housing Percent	3.6%	4.6%	4.1%
	Total Housing Units (Census 2000)	5,291	34,112	55,471
<b>Home Value (Owner Occupied)</b>	Property Value \$1,000,000 or more	5.9%	4.0%	6.1%
	Property Value \$750,000 to \$999,999	13.9%	13.5%	18.3%
	Property Value \$500,000 to \$749,999	39.7%	33.8%	34.7%
	Property Value \$400,000 to \$499,999	20.3%	20.4%	18.3%
	Property Value \$300,000, to \$399,999	11.6%	15.3%	12.2%
	Property Value \$200,000 to \$299,999	5.9%	8.0%	5.8%
	Property Value \$150,000 to \$199,999	0.2%	0.8%	0.6%
	Property Value \$100,000 to \$149,999	0.1%	0.7%	0.5%
	Property Value \$60,000 to \$99,999	0.4%	0.5%	0.4%
	Property Value \$40,000 to \$59,999	0.8%	0.9%	0.6%
	Property Value \$0 to \$39,999	1.1%	1.7%	1.4%
	Median Home Value	\$560,494	\$513,444	\$573,304
<b>Wealth per Household</b>	\$0 and under - percent	17.3%	18.4%	17.4%
	\$1 to \$4999 - percent	8.5%	9.5%	8.6%
	\$5k to \$9999 - percent	4.5%	4.9%	4.5%
	\$10k to \$24999 - percent	6.3%	6.5%	6.3%
	\$25k to \$49999 - percent	6.9%	6.9%	6.8%
	\$50k to \$99999 - percent	10.4%	10.2%	10.3%
	\$100k to \$249999 - percent	18.2%	17.6%	18.1%
	\$250k to \$499999 - percent	13.2%	12.5%	13.2%
	\$500k+ - percent	14.7%	13.5%	14.7%
	Median HH Wealth	\$81,214	\$68,921	\$80,827
	Avg HH Wealth	\$240,334	\$224,946	\$240,304
<b>Economic Viability</b>	Economic Viability Local	256	259	265
	Economic Viability Indexed	92	93	96
<b>Occupation (Employed Civilians Age 16+)</b>	Employed Civilian Pop 16+ by Occupation	8,475	52,134	87,944
	Managerial/Executive	15.8%	12.3%	15.2%
	Professional Specialty	16.8%	19.0%	21.6%
	Healthcare Support	6.8%	9.1%	7.0%
	Sales	11.2%	7.8%	8.1%
	Office & Administrative Support	10.3%	11.2%	10.7%
	Protective Service	3.5%	2.4%	2.4%
	Food Preparation	5.2%	5.2%	4.9%
	Building Maintenance & Cleaning	4.8%	4.9%	4.2%
	Personal Care	3.7%	3.3%	3.3%
	Farming, Fishing, & Forestry	0.0%	0.2%	0.1%
	Construction	7.1%	8.9%	8.8%
	Production & Transportation	14.7%	15.7%	13.7%
	Percent White Collar Workers	60.9%	59.5%	62.6%
	Percent Blue Collar Workers	39.1%	40.5%	37.4%

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	Agriculture/Mining/Construction	6.5%	8.2%	8.3%
	Manufacturing	5.9%	7.6%	7.5%
	Transportation	5.2%	7.1%	6.4%
	Information	1.2%	1.2%	1.5%
	Wholesale/Retail	17.4%	13.6%	13.1%
	Finance, Insurance, Real Estate	8.4%	5.4%	6.3%
	Professional Services	3.5%	4.0%	5.7%
	Management Services	0.0%	0.0%	0.0%
	Administrative/Waste Services	2.9%	4.3%	4.1%
	Educational Services	30.0%	31.4%	30.6%
	Entertainment Services	8.6%	8.3%	7.8%
	Other Professional Services	4.6%	4.5%	4.6%
	Public Administration	5.7%	4.2%	4.2%
<b>Vehicles per HH</b>	No Vehicles	9.5%	16.9%	11.6%
	1 Vehicle	27.4%	34.3%	31.7%
	2 Vehicles	38.8%	31.6%	36.4%
	3 or more vehicles	24.3%	17.1%	20.4%
	Average Number of Vehicles	1.84	1.55	1.74
<b>Change</b>	Births (last 12 months)	150	988	1,511
	Deaths (last 12 months)	117	733	1,293
	Migration (last 12 months)	-99	-652	-612
<b>Work place</b>	Workplace Establishments	433	3,501	5,336
	Workplace Employees (FTE)	5,350	40,185	60,017