

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 40.960452 Longitude: -73.842348

Highridge Plaza Yonkers, NY		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population	Current Year Estimated Population	91,948	520,992	2,817,112
	Population Est 25Q1	91,973	522,672	2,814,765
	Population Est 24Q4	92,022	522,681	2,809,699
	Population Est 24Q3	91,786	522,235	2,803,865
	Population Est 24Q2	91,715	522,279	2,795,213
	Population Est 24Q1	91,599	521,481	2,789,847
	Population Est 23Q4	91,495	520,426	2,779,832
	Population Est 23Q3	91,376	519,133	2,771,584
	Population Est 23Q2	91,296	518,815	2,769,713
	Population Fcst	91,007	518,891	2,849,689
	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	81,786	459,768	2,710,505
	Average Seasonal Population	792	3,100	13,267
	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	0.44%	0.46%	0.36%
	Projected Annual Growth, CY to Y5	-0.21%	-0.08%	0.23%
	Group Qtrs Est	1,606	9,354	85,928
Transient Est Average Last 4 Qtrs	1,202	1,208	21,507	
Households	Current Year Estimated Households	36,444	195,024	1,050,096
	Households Est 25Q1	36,430	195,619	1,048,729
	Households Est 24Q4	36,458	195,654	1,046,818
	Households Est 24Q3	36,365	195,442	1,044,359
	Households Est 24Q2	36,313	195,471	1,040,921
	Households Est 24Q1	36,265	195,168	1,038,805
	Households Est 23Q4	36,218	194,726	1,034,836
	Households Est 23Q3	36,176	194,223	1,031,595
	Households Est 23Q2	36,144	194,105	1,030,920
	Households Fcst	36,048	194,219	1,062,905
	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	0.28%	0.37%	0.46%
	Projected Annual Growth, CY to Y5	-0.22%	-0.08%	0.24%
Population per Household	2.48	2.62	2.60	

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Highridge Plaza Yonkers, NY		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income	HH Income \$500,000 or more	5.9%	4.5%	2.9%
	HH Income \$250,000 to \$499,999	7.1%	5.4%	3.5%
	HH Income \$200,000 to \$249,999	16.6%	12.5%	8.2%
	HH Income \$175,000 to \$199,999	6.5%	5.8%	4.4%
	HH Income \$150,000 to \$174,999	6.9%	6.4%	5.3%
	HH Income \$100,000 to 149,999	17.5%	16.5%	14.7%
	HH Income \$75,000 to 99,999	9.9%	10.6%	10.6%
	HH Income \$50,000 to 74,999	10.7%	11.9%	13.6%
	HH Income \$35,000 to 49,999	6.5%	7.5%	9.0%
	HH Income \$25,000 to 34,999	3.8%	4.7%	6.8%
	HH Income \$15,000 to 24,999	3.6%	5.6%	8.0%
	HH Income \$0 to 14,999	5.1%	8.5%	12.9%
	Average Household Income	\$183,871	\$159,247	\$120,961
	Median Household Income	\$128,077	\$103,186	\$74,312
	Per Capita Income	\$73,924	\$60,255	\$45,888
	Average Disposable Income	\$116,586	\$100,961	\$81,801
	Median Disposable Income	\$103,179	\$85,020	\$62,724
	Discretionary HH Income Over \$150,000	19.3%	13.4%	7.0%
	Discretionary HH Income \$125,000 to \$149,999	10.7%	7.9%	5.5%
	Discretionary HH Income \$100,000 to \$124,999	11.0%	8.2%	6.1%
	Discretionary HH Income \$75,000 to \$99,999	12.8%	11.4%	8.5%
	Discretionary HH Income \$50,000 to \$74,999	16.0%	15.5%	13.3%
	Discretionary HH Income \$25,000 to \$49,999	17.1%	19.3%	20.9%
	Discretionary HH Income Under \$25,000	13.1%	24.4%	38.7%
	Average Discretionary HH Income	\$89,364	\$72,559	\$53,684
	Median Discretionary HH Income	\$82,464	\$60,015	\$37,004
	Householder White – Count	20,370	69,712	228,538
	Median HH Income	\$139,368	\$139,825	\$135,084
	Average HH Income	\$127,464	\$127,574	\$125,081
	Householder Black or African-American – Count	3,056	40,932	233,813
	Median HH Income	\$94,331	\$83,779	\$63,837
	Average HH Income	\$98,085	\$92,338	\$77,881
	Householder Hispanic – Count	7,812	56,972	443,470
Median HH Income	\$117,797	\$81,076	\$57,559	
Average HH Income	\$117,563	\$92,347	\$73,582	
Householder Asian or Pacific Islander – Count	2,471	9,473	53,904	
Median HH Income	\$154,544	\$162,937	\$123,998	
Average HH Income	\$136,883	\$136,981	\$119,860	
Householder Other or Pacific Islander – Count	2,734	17,935	90,371	
Median HH Income	\$130,684	\$99,661	\$73,444	
Average HH Income	\$123,278	\$105,626	\$87,798	

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Highridge Plaza Yonkers, NY		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Gender	Male Population	43,134	245,397	1,327,024
	Female Population	48,814	275,596	1,490,088
Total Population by Age	Count of Pop 0 to 4 years	4,244	27,322	163,982
	Count of Pop 0 to 7 years	6,101	39,220	224,979
	Count of Pop 5 - 13	8,139	52,386	282,599
	Count of Pop 14 - 18	4,244	27,208	143,442
	Count of Pop 19 - 22	4,472	27,702	148,949
	Count of Pop 22 - 25	3,388	20,559	112,938
	Count of Pop 25 - 29	5,033	30,590	182,483
	Count of Pop 30 - 34	4,929	32,452	208,302
	Count of Pop 35 - 39	5,292	33,301	205,125
	Count of Pop 40 - 44	5,512	33,630	187,366
	Count of Pop 45 - 59	18,620	102,271	523,029
	Count of Pop 60 - 74	18,011	90,195	451,948
	Count of Pop 75 - 84	7,188	31,447	150,384
	Count of Pop 85+	2,876	11,930	56,566
	% of Pop 0 to 4 years	4.6%	5.2%	5.8%
	% of Pop 0 to 7 years	6.6%	7.5%	8.0%
	% of Pop 5 - 13	8.9%	10.1%	10.0%
	% of Pop 14 - 18	4.6%	5.2%	5.1%
	% of Pop 19 - 22	4.9%	5.3%	5.3%
	% of Pop 22 - 25	3.7%	3.9%	4.0%
	% of Pop 25 - 29	5.5%	5.9%	6.5%
	% of Pop 30 - 34	5.4%	6.2%	7.4%
	% of Pop 35 - 39	5.8%	6.4%	7.3%
	% of Pop 40 - 44	6.0%	6.5%	6.7%
	% of Pop 45 - 59	20.3%	19.6%	18.6%
	% of Pop 60 - 74	19.6%	17.3%	16.0%
	% of Pop 75 - 84	7.8%	6.0%	5.3%
% of Pop 85+	3.1%	2.3%	2.0%	
Median Age	45.6	41.3	39.0	
Average Age	44.2	41.4	40.1	
Male Population by Age	% of Pop 0 to 4 years	5.0%	5.7%	6.3%
	% of Pop 5 - 13	9.7%	10.9%	10.8%
	% of Pop 14 - 18	4.9%	5.7%	5.5%
	% of Pop 19 - 22	5.1%	5.8%	5.7%
	% of Pop 22 - 25	3.9%	4.3%	4.3%
	% of Pop 25 - 29	5.8%	6.2%	6.8%
	% of Pop 30 - 34	5.5%	6.3%	7.5%
	% of Pop 35 - 39	5.9%	6.3%	7.4%
	% of Pop 40 - 44	5.9%	6.3%	6.6%
	% of Pop 45 - 59	20.3%	19.2%	18.1%
	% of Pop 75 - 84	6.8%	5.3%	4.5%
	% of Pop 60 - 74	18.9%	16.6%	15.2%
	% of Pop 85+	2.1%	1.5%	1.3%
	Median Age	43.4	39.1	37.0
Average Age	42.5	39.7	38.4	

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	% of Pop 0 to 4 years	4.2%	4.8%	5.4%
	% of Pop 5 - 13	8.1%	9.3%	9.3%
	% of Pop 14 - 18	4.4%	4.8%	4.7%
	% of Pop 19 - 22	4.6%	4.9%	4.9%
	% of Pop 22 - 25	3.5%	3.6%	3.7%
	% of Pop 25 - 29	5.2%	5.5%	6.2%
	% of Pop 30 - 34	5.2%	6.2%	7.3%
	% of Pop 35 - 39	5.6%	6.5%	7.2%
	% of Pop 40 - 44	6.1%	6.6%	6.7%
	% of Pop 45 - 59	20.2%	20.1%	19.0%
	% of Pop 60 - 74	20.2%	17.9%	16.8%
	% of Pop 75 - 84	8.7%	6.7%	6.1%
	% of Pop 85+	4.0%	3.0%	2.6%
	Median Age	47.4	43.2	40.9
Average Age	45.8	42.9	41.6	
Race	Count of White	55,237	202,982	739,047
	Count of Black or African-American	8,623	128,333	766,473
	Count of Asian or Pacific Islander	8,478	34,164	189,981
	Count of Other races	19,610	155,514	1,121,611
	White	60.1%	39.0%	26.2%
	Black or African American	9.4%	24.6%	27.2%
	Asian	9.2%	6.6%	6.7%
	Other Races	21.3%	29.8%	39.8%
Language Spoken	Speak English at Home	65.3%	59.9%	49.0%
	Speak Spanish at Home	15.8%	24.9%	36.8%
	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%	5.4%	4.1%
	Speak Russian and Other Slavic Languages at Home	1.6%	1.5%	0.9%
	Speak Chinese at Home	0.8%	0.8%	1.2%
	Speak Korean at Home	1.0%	0.5%	1.1%
	Speak Vietnamese at Home	0.1%	0.1%	0.1%
	Speak Other Asian Languages at Home	2.7%	1.4%	0.8%
	Speak Tagalog and Other Pacific Languages at Home	1.2%	0.7%	0.4%
	Speak Other Language at Home	2.9%	3.3%	3.5%
Hispanic	Hispanic Population	20,633	163,394	1,262,400
	Hispanic Population Percent	22.4%	31.4%	44.8%
	Mexican	10.6%	13.8%	10.6%
	Puerto Rican	31.4%	26.3%	29.6%
	Cuban	2.9%	2.3%	1.7%
	Dominican	27.4%	32.5%	37.6%
	Central American	6.1%	7.4%	5.4%
	South American	17.2%	11.6%	8.6%
	Other Hispanic	4.4%	6.1%	6.5%
	2000 Hispanic Population Percent	9%	19%	40%
	1990 Hispanic Population Percent	4%	13%	34%

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Ancestry	American (percent of total population)	2.3%	1.8%	1.1%
	American	2.2%	1.6%	0.9%
	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)	7.2%	5.4%	5.8%
	Chinese	1.2%	1.1%	1.4%
	Japanese	0.9%	0.5%	0.4%
	Korean	1.1%	0.7%	1.3%
	South Central Asian (ie. Indian)	3.3%	2.6%	2.3%
	South East Asian (ie. Vietnamese)	0.4%	0.3%	0.2%
	Other Asian	0.2%	0.3%	0.3%
	European (percent of total population)	31.4%	17.5%	8.7%
	British	1.9%	1.1%	0.6%
	Dutch	0.1%	0.1%	0.1%
	French	0.3%	0.2%	0.2%
	German	2.6%	1.6%	0.9%
	Italian	12.3%	5.6%	2.7%
	Polish	1.3%	0.9%	0.4%
	Scandinavian	0.4%	0.3%	0.2%
	Scotch/Irish	7.7%	4.4%	1.9%
Other European (ie. Greek/Russian)	4.7%	3.5%	1.9%	
Middle Eastern	1.0%	0.6%	0.4%	
Other Ancestry	15.3%	12.7%	10.1%	
Unclassified Ancestry	9.3%	6.7%	4.3%	
Education (Age 25+)	Adult Population (25 Years or Older)	67,461	365,815	1,965,204
	Elementary (0 to 8)	3.7%	6.2%	10.0%
	Some High School (9 to 11)	4.6%	7.1%	9.6%
	High School Graduate (12)	20.1%	22.1%	23.7%
	Some College (13 to 16)	13.1%	14.5%	15.1%
	Associates Degree Only	7.0%	6.6%	6.9%
	Bachelors Degree Only	27.8%	22.7%	19.3%
	Graduate Degree	23.7%	20.7%	15.3%
	% College (4+)	51.5%	43.4%	34.6%
Household Type	Total Households – count	36,444	195,024	1,050,096
	One Person HHs – count	11,336	57,220	321,456
	Family HHs – count	23,449	128,970	663,854
	Married Couple – count	17,798	84,303	348,674
	w/own children – count	7,202	36,297	149,237
	w/out own children – count	10,595	48,006	199,437
	Male Householder – count	1,748	10,399	68,825
	Female Householder – count	3,902	34,268	246,355
	Non-Family Households – count	1,659	8,833	64,787
	1 Person Household	31.1%	29.3%	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	6.4%	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	25.4%	28.5%	27.4%	

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Highridge Plaza Yonkers, NY		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Housing	Total Housing Units	38,259	205,361	1,106,455
	Owner Occupied Percent	64.1%	47.9%	28.0%
	Renter Occupied Percent	31.1%	47.0%	66.9%
	Vacant Housing Percent	4.7%	5.0%	5.1%
	Total Housing Units (Census 2000)	36,267	192,127	1,001,107
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	23.9%	22.6%	23.0%
	Property Value \$750,000 to \$999,999	21.6%	19.8%	19.9%
	Property Value \$500,000 to \$749,999	17.8%	18.1%	18.9%
	Property Value \$400,000 to \$499,999	6.4%	6.7%	6.6%
	Property Value \$300,000, to \$399,999	7.6%	7.9%	6.4%
	Property Value \$200,000 to \$299,999	9.4%	8.3%	6.2%
	Property Value \$150,000 to \$199,999	2.8%	3.3%	2.2%
	Property Value \$100,000 to \$149,999	1.1%	2.2%	1.8%
	Property Value \$60,000 to \$99,999	0.5%	1.0%	1.4%
	Property Value \$40,000 to \$59,999	0.1%	0.6%	1.1%
	Property Value \$0 to \$39,999	1.3%	1.5%	2.8%
	Median Home Value	\$782,970	\$755,142	\$784,609
Wealth per Household	\$0 and under - percent	16.0%	17.7%	19.8%
	\$1 to \$4999 - percent	7.4%	8.8%	10.6%
	\$5k to \$9999 - percent	4.1%	4.6%	5.3%
	\$10k to \$24999 - percent	5.9%	6.3%	6.8%
	\$25k to \$49999 - percent	6.6%	6.6%	6.7%
	\$50k to \$99999 - percent	10.1%	9.9%	9.7%
	\$100k to \$249999 - percent	18.6%	17.6%	16.4%
	\$250k to \$499999 - percent	14.3%	13.1%	11.7%
	\$500k+ - percent	17.2%	15.3%	13.0%
	Median HH Wealth	\$99,980	\$79,731	\$54,350
	Avg HH Wealth	\$269,269	\$244,460	\$214,621
Economic Viability	Economic Viability Local	279	270	269
	Economic Viability Indexed	101	97	97
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	48,561	263,312	1,337,289
	Managerial/Executive	21.4%	17.9%	15.1%
	Professional Specialty	31.0%	28.4%	24.6%
	Healthcare Support	2.9%	5.9%	8.2%
	Sales	9.5%	8.4%	8.2%
	Office & Administrative Support	12.0%	10.4%	10.5%
	Protective Service	3.2%	3.5%	3.5%
	Food Preparation	3.0%	4.0%	5.5%
	Building Maintenance & Cleaning	1.9%	3.6%	5.3%
	Personal Care	2.7%	3.0%	3.7%
	Farming, Fishing, & Forestry	0.1%	0.1%	0.1%
	Construction	6.3%	6.4%	5.6%
	Production & Transportation	6.0%	8.4%	9.8%
	Percent White Collar Workers	76.8%	71.0%	66.6%
	Percent Blue Collar Workers	23.2%	29.0%	33.4%

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	Agriculture/Mining/Construction	6.4%	6.2%	5.2%
	Manufacturing	3.0%	3.5%	3.3%
	Transportation	4.4%	5.9%	6.6%
	Information	3.1%	2.6%	2.6%
	Wholesale/Retail	11.8%	10.6%	11.1%
	Finance, Insurance, Real Estate	11.2%	8.5%	7.8%
	Professional Services	10.2%	8.2%	7.4%
	Management Services	0.5%	0.3%	0.1%
	Administrative/Waste Services	2.8%	4.1%	4.9%
	Educational Services	30.3%	33.7%	32.9%
	Entertainment Services	6.6%	7.3%	9.5%
	Other Professional Services	4.5%	4.7%	5.1%
	Public Administration	5.2%	4.4%	3.6%
Vehicles per HH	No Vehicles	10.1%	26.2%	50.6%
	1 Vehicle	45.1%	39.4%	30.7%
	2 Vehicles	30.7%	24.9%	13.9%
	3 or more vehicles	14.1%	9.5%	4.8%
	Average Number of Vehicles	1.53	1.21	0.74
Change	Births (last 12 months)	796	5,124	30,201
	Deaths (last 12 months)	900	4,035	19,470
	Migration (last 12 months)	374	-2,062	12,627
Work place	Workplace Establishments	3,082	13,441	63,813
	Workplace Employees (FTE)	25,004	131,066	805,761