



Market Profile

1985 Crompond Rd, Cortlandt Manor, New York, 10567
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 41.29139
Longitude: -73.89363

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	10,304	46,091	77,203
2010 Total Population	10,801	49,054	82,218
2021 Total Population	10,550	48,785	81,506
2021 Group Quarters	108	718	2,174
2026 Total Population	10,350	48,431	80,667
2021-2026 Annual Rate	-0.38%	-0.15%	-0.21%
2021 Total Daytime Population	9,039	42,901	72,435
Workers	4,181	19,629	33,319
Residents	4,858	23,272	39,116
Household Summary			
2000 Households	4,001	16,467	27,387
2000 Average Household Size	2.54	2.75	2.74
2010 Households	4,351	17,736	29,722
2010 Average Household Size	2.46	2.72	2.69
2021 Households	4,254	17,623	29,489
2021 Average Household Size	2.45	2.73	2.69
2026 Households	4,170	17,525	29,201
2026 Average Household Size	2.46	2.72	2.69
2021-2026 Annual Rate	-0.40%	-0.11%	-0.20%
2010 Families	2,797	12,375	20,983
2010 Average Family Size	3.05	3.25	3.22
2021 Families	2,673	12,109	20,538
2021 Average Family Size	3.08	3.28	3.24
2026 Families	2,616	11,976	20,251
2026 Average Family Size	3.09	3.29	3.24
2021-2026 Annual Rate	-0.43%	-0.22%	-0.28%
Housing Unit Summary			
2000 Housing Units	4,128	17,193	28,613
Owner Occupied Housing Units	64.0%	62.3%	67.1%
Renter Occupied Housing Units	32.9%	33.5%	28.6%
Vacant Housing Units	3.1%	4.2%	4.3%
2010 Housing Units	4,572	18,980	31,748
Owner Occupied Housing Units	73.0%	64.2%	67.6%
Renter Occupied Housing Units	22.2%	29.2%	26.1%
Vacant Housing Units	4.8%	6.6%	6.4%
2021 Housing Units	4,585	19,251	32,190
Owner Occupied Housing Units	70.6%	62.3%	65.5%
Renter Occupied Housing Units	22.1%	29.2%	26.1%
Vacant Housing Units	7.2%	8.5%	8.4%
2026 Housing Units	4,585	19,423	32,399
Owner Occupied Housing Units	70.0%	61.5%	64.8%
Renter Occupied Housing Units	21.0%	28.7%	25.3%
Vacant Housing Units	9.1%	9.8%	9.9%
Median Household Income			
2021	\$93,755	\$91,946	\$105,154
2026	\$107,510	\$104,404	\$115,823
Median Home Value			
2021	\$367,914	\$397,702	\$423,238
2026	\$416,803	\$460,177	\$475,470
Per Capita Income			
2021	\$49,623	\$46,098	\$50,649
2026	\$57,411	\$52,070	\$57,105
Median Age			
2010	41.3	39.7	41.3
2021	43.8	41.5	43.6
2026	44.6	42.0	43.9

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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2021 Households by Income			
Household Income Base	4,254	17,623	29,489
<\$15,000	4.7%	6.9%	5.8%
\$15,000 - \$24,999	4.1%	5.4%	4.5%
\$25,000 - \$34,999	7.1%	6.2%	5.4%
\$35,000 - \$49,999	9.1%	10.7%	8.8%
\$50,000 - \$74,999	15.4%	13.3%	12.4%
\$75,000 - \$99,999	12.1%	10.2%	10.1%
\$100,000 - \$149,999	18.7%	17.8%	19.5%
\$150,000 - \$199,999	11.8%	11.7%	13.0%
\$200,000+	17.0%	17.7%	20.5%
Average Household Income	\$125,192	\$127,177	\$139,311
2026 Households by Income			
Household Income Base	4,170	17,525	29,201
<\$15,000	3.9%	6.3%	5.1%
\$15,000 - \$24,999	3.2%	4.4%	3.6%
\$25,000 - \$34,999	5.9%	5.2%	4.4%
\$35,000 - \$49,999	7.7%	9.4%	7.7%
\$50,000 - \$74,999	13.1%	12.5%	11.4%
\$75,000 - \$99,999	12.1%	9.8%	9.6%
\$100,000 - \$149,999	19.3%	18.6%	19.9%
\$150,000 - \$199,999	13.8%	13.4%	14.7%
\$200,000+	21.0%	20.4%	23.6%
Average Household Income	\$144,992	\$143,429	\$157,064
2021 Owner Occupied Housing Units by Value			
Total	3,239	11,994	21,070
<\$50,000	0.6%	0.5%	0.5%
\$50,000 - \$99,999	1.9%	1.0%	0.7%
\$100,000 - \$149,999	1.7%	1.1%	0.8%
\$150,000 - \$199,999	3.2%	1.8%	1.7%
\$200,000 - \$249,999	7.5%	4.8%	4.3%
\$250,000 - \$299,999	11.3%	6.8%	5.8%
\$300,000 - \$399,999	35.1%	34.8%	30.6%
\$400,000 - \$499,999	19.1%	21.2%	24.2%
\$500,000 - \$749,999	9.6%	16.6%	19.0%
\$750,000 - \$999,999	6.7%	6.3%	6.5%
\$1,000,000 - \$1,499,999	2.8%	3.2%	3.3%
\$1,500,000 - \$1,999,999	0.0%	0.2%	0.8%
\$2,000,000 +	0.6%	1.7%	1.9%
Average Home Value	\$432,186	\$493,593	\$518,749
2026 Owner Occupied Housing Units by Value			
Total	3,208	11,943	20,982
<\$50,000	0.4%	0.3%	0.3%
\$50,000 - \$99,999	0.9%	0.5%	0.3%
\$100,000 - \$149,999	1.0%	0.6%	0.4%
\$150,000 - \$199,999	2.1%	1.1%	1.1%
\$200,000 - \$249,999	4.7%	3.0%	2.8%
\$250,000 - \$299,999	8.8%	4.8%	4.1%
\$300,000 - \$399,999	28.9%	27.2%	23.6%
\$400,000 - \$499,999	19.1%	20.8%	23.1%
\$500,000 - \$749,999	11.8%	20.1%	23.2%
\$750,000 - \$999,999	14.5%	11.5%	10.5%
\$1,000,000 - \$1,499,999	6.4%	6.1%	5.7%
\$1,500,000 - \$1,999,999	0.0%	0.3%	1.2%
\$2,000,000 +	1.4%	3.7%	3.8%
Average Home Value	\$539,793	\$603,230	\$620,201

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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2010 Population by Age			
Total	10,799	49,054	82,220
0 - 4	5.9%	6.3%	5.7%
5 - 9	6.1%	6.8%	6.6%
10 - 14	5.8%	6.7%	7.0%
15 - 24	10.6%	11.8%	11.8%
25 - 34	12.4%	11.9%	10.4%
35 - 44	14.7%	14.8%	14.3%
45 - 54	17.3%	17.0%	17.4%
55 - 64	14.1%	12.6%	13.2%
65 - 74	6.8%	6.3%	6.9%
75 - 84	4.4%	4.0%	4.6%
85 +	1.8%	1.8%	2.3%
18 +	78.2%	75.9%	76.1%
2021 Population by Age			
Total	10,550	48,786	81,505
0 - 4	5.0%	5.4%	5.0%
5 - 9	5.5%	5.8%	5.5%
10 - 14	6.4%	6.5%	6.3%
15 - 24	10.3%	11.8%	11.8%
25 - 34	11.3%	12.3%	11.5%
35 - 44	13.1%	12.6%	11.6%
45 - 54	13.7%	13.5%	13.4%
55 - 64	15.0%	14.6%	15.4%
65 - 74	11.9%	10.4%	11.1%
75 - 84	5.5%	4.9%	5.7%
85 +	2.3%	2.2%	2.7%
18 +	79.3%	78.1%	79.0%
2026 Population by Age			
Total	10,351	48,431	80,669
0 - 4	5.0%	5.5%	5.0%
5 - 9	5.3%	5.6%	5.3%
10 - 14	5.7%	5.7%	5.6%
15 - 24	10.6%	11.2%	10.9%
25 - 34	11.1%	12.6%	11.8%
35 - 44	12.8%	13.2%	12.7%
45 - 54	13.6%	12.6%	12.2%
55 - 64	13.7%	13.6%	14.2%
65 - 74	12.4%	11.3%	12.2%
75 - 84	7.4%	6.4%	7.2%
85 +	2.5%	2.3%	2.9%
18 +	80.3%	79.5%	80.4%
2010 Population by Sex			
Males	5,150	24,056	40,282
Females	5,651	24,998	41,936
2021 Population by Sex			
Males	5,073	24,020	40,092
Females	5,477	24,766	41,414
2026 Population by Sex			
Males	5,015	23,945	39,817
Females	5,335	24,486	40,851

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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2010 Population by Race/Ethnicity			
Total	10,801	49,054	82,218
White Alone	61.9%	67.3%	75.7%
Black Alone	19.2%	14.8%	10.4%
American Indian Alone	0.4%	0.4%	0.3%
Asian Alone	4.2%	3.6%	3.5%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	9.8%	9.6%	6.7%
Two or More Races	4.4%	4.2%	3.4%
Hispanic Origin	23.9%	25.3%	19.3%
Diversity Index	73.1	70.4	59.8
2021 Population by Race/Ethnicity			
Total	10,549	48,785	81,506
White Alone	56.6%	61.8%	70.7%
Black Alone	20.9%	16.3%	11.8%
American Indian Alone	0.4%	0.4%	0.3%
Asian Alone	4.7%	4.2%	4.2%
Pacific Islander Alone	0.1%	0.1%	0.0%
Some Other Race Alone	11.9%	12.1%	8.6%
Two or More Races	5.4%	5.1%	4.3%
Hispanic Origin	29.2%	31.5%	24.9%
Diversity Index	78.5	76.7	67.7
2026 Population by Race/Ethnicity			
Total	10,349	48,432	80,667
White Alone	54.4%	59.3%	68.4%
Black Alone	21.4%	16.8%	12.4%
American Indian Alone	0.4%	0.5%	0.4%
Asian Alone	5.0%	4.5%	4.5%
Pacific Islander Alone	0.1%	0.1%	0.0%
Some Other Race Alone	13.0%	13.3%	9.6%
Two or More Races	5.7%	5.5%	4.7%
Hispanic Origin	32.2%	34.9%	28.1%
Diversity Index	80.6	79.1	71.1
2010 Population by Relationship and Household Type			
Total	10,801	49,054	82,218
In Households	99.0%	98.5%	97.3%
In Family Households	81.8%	85.1%	84.5%
Householder	25.3%	25.3%	25.5%
Spouse	19.1%	19.0%	20.0%
Child	29.4%	32.2%	32.0%
Other relative	5.2%	5.7%	4.6%
Nonrelative	2.7%	3.0%	2.3%
In Nonfamily Households	17.2%	13.4%	12.8%
In Group Quarters	1.0%	1.5%	2.7%
Institutionalized Population	0.9%	0.8%	1.9%
Noninstitutionalized Population	0.1%	0.8%	0.8%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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2021 Population 25+ by Educational Attainment			
Total	7,676	34,359	58,254
Less than 9th Grade	3.2%	6.1%	4.4%
9th - 12th Grade, No Diploma	6.0%	5.6%	4.5%
High School Graduate	22.4%	19.7%	19.8%
GED/Alternative Credential	2.9%	2.6%	2.4%
Some College, No Degree	13.8%	16.1%	16.1%
Associate Degree	9.1%	8.8%	8.1%
Bachelor's Degree	25.5%	23.4%	24.9%
Graduate/Professional Degree	17.0%	17.7%	19.8%
2021 Population 15+ by Marital Status			
Total	8,765	40,124	67,865
Never Married	34.3%	34.8%	32.0%
Married	43.0%	48.7%	52.7%
Widowed	10.1%	6.0%	5.6%
Divorced	12.6%	10.6%	9.7%
2021 Civilian Population 16+ in Labor Force			
Civilian Population 16+	6,141	28,020	46,029
Population 16+ Employed	93.8%	92.1%	93.0%
Population 16+ Unemployment rate	6.2%	7.9%	7.0%
Population 16-24 Employed	8.9%	11.0%	10.6%
Population 16-24 Unemployment rate	16.2%	14.8%	13.8%
Population 25-54 Employed	61.0%	62.6%	59.9%
Population 25-54 Unemployment rate	6.0%	6.2%	5.5%
Population 55-64 Employed	19.0%	18.5%	20.3%
Population 55-64 Unemployment rate	2.5%	6.7%	5.7%
Population 65+ Employed	11.1%	7.9%	9.1%
Population 65+ Unemployment rate	4.0%	13.0%	11.0%
2021 Employed Population 16+ by Industry			
Total	5,761	25,810	42,803
Agriculture/Mining	0.3%	0.1%	0.2%
Construction	8.2%	8.5%	7.9%
Manufacturing	3.8%	3.4%	3.5%
Wholesale Trade	1.8%	2.0%	2.1%
Retail Trade	9.7%	9.5%	9.1%
Transportation/Utilities	7.5%	6.3%	5.7%
Information	2.8%	2.9%	3.1%
Finance/Insurance/Real Estate	7.9%	6.8%	7.7%
Services	51.2%	55.7%	55.9%
Public Administration	6.8%	4.8%	5.0%
2021 Employed Population 16+ by Occupation			
Total	5,761	25,811	42,802
White Collar	67.6%	63.9%	67.7%
Management/Business/Financial	19.6%	18.0%	19.5%
Professional	29.7%	28.5%	29.9%
Sales	8.9%	8.4%	8.6%
Administrative Support	9.4%	9.1%	9.6%
Services	13.7%	17.5%	15.8%
Blue Collar	18.7%	18.6%	16.5%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	7.4%	6.1%	5.5%
Installation/Maintenance/Repair	2.2%	2.1%	2.2%
Production	2.2%	2.6%	2.2%
Transportation/Material Moving	7.0%	7.7%	6.6%

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February 15, 2022



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2010 Households by Type			
Total	4,351	17,735	29,722
Households with 1 Person	30.1%	25.3%	24.8%
Households with 2+ People	69.9%	74.7%	75.2%
Family Households	64.3%	69.8%	70.6%
Husband-wife Families	48.3%	52.3%	55.3%
With Related Children	22.5%	26.5%	27.7%
Other Family (No Spouse Present)	16.0%	17.5%	15.3%
Other Family with Male Householder	4.0%	4.8%	4.3%
With Related Children	2.1%	2.4%	2.1%
Other Family with Female Householder	12.0%	12.7%	11.0%
With Related Children	6.9%	7.7%	6.5%
Nonfamily Households	5.6%	5.0%	4.6%
All Households with Children	31.9%	37.0%	36.6%
Multigenerational Households	4.1%	4.5%	4.1%
Unmarried Partner Households	5.7%	5.8%	5.3%
Male-female	4.8%	4.9%	4.4%
Same-sex	0.9%	0.9%	0.9%
2010 Households by Size			
Total	4,350	17,734	29,720
1 Person Household	30.1%	25.3%	24.8%
2 Person Household	29.4%	28.2%	28.9%
3 Person Household	17.2%	17.7%	17.8%
4 Person Household	13.4%	16.6%	17.1%
5 Person Household	5.3%	7.2%	7.0%
6 Person Household	2.6%	2.8%	2.6%
7 + Person Household	2.0%	2.2%	1.8%
2010 Households by Tenure and Mortgage Status			
Total	4,351	17,736	29,722
Owner Occupied	76.7%	68.7%	72.2%
Owned with a Mortgage/Loan	61.5%	53.6%	55.7%
Owned Free and Clear	15.2%	15.1%	16.4%
Renter Occupied	23.3%	31.3%	27.8%
2021 Affordability, Mortgage and Wealth			
Housing Affordability Index	109	98	106
Percent of Income for Mortgage	16.5%	18.1%	16.9%
Wealth Index	159	158	185
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	4,572	18,980	31,748
Housing Units Inside Urbanized Area	100.0%	97.6%	95.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	2.4%	5.0%
2010 Population By Urban/ Rural Status			
Total Population	10,801	49,054	82,218
Population Inside Urbanized Area	100.0%	98.0%	95.5%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	2.0%	4.5%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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Top 3 Tapestry Segments			
1.	City Lights (8A)	City Lights (8A)	Pleasantville (2B)
2.	Pleasantville (2B)	Pleasantville (2B)	City Lights (8A)
3.	Savvy Suburbanites (1D)	Diverse Convergence (13A)	Savvy Suburbanites (1D)
2021 Consumer Spending			
Apparel & Services: Total \$	\$11,976,490	\$50,932,208	\$91,944,718
Average Spent	\$2,815.35	\$2,890.10	\$3,117.93
Spending Potential Index	133	136	147
Education: Total \$	\$11,927,740	\$50,678,156	\$92,434,742
Average Spent	\$2,803.89	\$2,875.68	\$3,134.55
Spending Potential Index	162	167	182
Entertainment/Recreation: Total \$	\$17,748,965	\$74,424,326	\$136,984,676
Average Spent	\$4,172.30	\$4,223.14	\$4,645.28
Spending Potential Index	129	131	144
Food at Home: Total \$	\$30,111,764	\$127,732,634	\$231,121,289
Average Spent	\$7,078.46	\$7,248.06	\$7,837.54
Spending Potential Index	130	133	144
Food Away from Home: Total \$	\$21,176,313	\$89,875,435	\$162,009,325
Average Spent	\$4,977.98	\$5,099.89	\$5,493.89
Spending Potential Index	131	134	145
Health Care: Total \$	\$32,104,178	\$133,633,869	\$249,408,005
Average Spent	\$7,546.82	\$7,582.92	\$8,457.66
Spending Potential Index	121	122	136
HH Furnishings & Equipment: Total \$	\$12,513,476	\$52,332,663	\$96,660,222
Average Spent	\$2,941.58	\$2,969.57	\$3,277.84
Spending Potential Index	130	132	145
Personal Care Products & Services: Total \$	\$5,027,470	\$21,219,830	\$38,792,199
Average Spent	\$1,181.82	\$1,204.10	\$1,315.48
Spending Potential Index	132	134	147
Shelter: Total \$	\$121,982,564	\$518,172,378	\$933,576,124
Average Spent	\$28,674.79	\$29,403.19	\$31,658.45
Spending Potential Index	142	146	157
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$11,991,798	\$49,279,210	\$93,253,809
Average Spent	\$2,818.95	\$2,796.30	\$3,162.33
Spending Potential Index	118	117	132
Travel: Total \$	\$14,878,148	\$61,928,475	\$114,976,359
Average Spent	\$3,497.45	\$3,514.07	\$3,898.96
Spending Potential Index	138	139	154
Vehicle Maintenance & Repairs: Total \$	\$5,572,598	\$23,311,374	\$43,018,889
Average Spent	\$1,309.97	\$1,322.78	\$1,458.81
Spending Potential Index	118	119	132

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.