



Market Profile

Westchester County, NY
Westchester County, NY (36119)
Geography: County

Prepared by Esri

Westchester C...

Population Summary	
2000 Total Population	923,459
2010 Total Population	949,113
2021 Total Population	950,859
2021 Group Quarters	27,689
2026 Total Population	950,137
2021-2026 Annual Rate	-0.02%
2021 Total Daytime Population	938,777
Workers	468,208
Residents	470,569
Household Summary	
2000 Households	337,142
2000 Average Household Size	2.67
2010 Households	347,232
2010 Average Household Size	2.65
2021 Households	348,721
2021 Average Household Size	2.65
2026 Households	348,575
2026 Average Household Size	2.65
2021-2026 Annual Rate	-0.01%
2010 Families	236,419
2010 Average Family Size	3.23
2021 Families	233,267
2021 Average Family Size	3.26
2026 Families	232,069
2026 Average Family Size	3.27
2021-2026 Annual Rate	-0.10%
Housing Unit Summary	
2000 Housing Units	349,445
Owner Occupied Housing Units	58.0%
Renter Occupied Housing Units	38.5%
Vacant Housing Units	3.5%
2010 Housing Units	370,821
Owner Occupied Housing Units	57.7%
Renter Occupied Housing Units	36.0%
Vacant Housing Units	6.4%
2021 Housing Units	380,016
Owner Occupied Housing Units	55.4%
Renter Occupied Housing Units	36.4%
Vacant Housing Units	8.2%
2026 Housing Units	385,075
Owner Occupied Housing Units	54.8%
Renter Occupied Housing Units	35.8%
Vacant Housing Units	9.5%
Median Household Income	
2021	\$104,243
2026	\$117,283
Median Home Value	
2021	\$619,656
2026	\$721,804
Per Capita Income	
2021	\$58,178
2026	\$65,342
Median Age	
2010	40.0
2021	41.5
2026	42.2

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	348,720
<\$15,000	8.7%
\$15,000 - \$24,999	4.6%
\$25,000 - \$34,999	5.2%
\$35,000 - \$49,999	8.3%
\$50,000 - \$74,999	11.6%
\$75,000 - \$99,999	9.7%
\$100,000 - \$149,999	16.0%
\$150,000 - \$199,999	10.6%
\$200,000+	25.3%
Average Household Income	\$158,337

2026 Households by Income

Household Income Base	348,574
<\$15,000	7.4%
\$15,000 - \$24,999	3.8%
\$25,000 - \$34,999	4.4%
\$35,000 - \$49,999	7.2%
\$50,000 - \$74,999	10.7%
\$75,000 - \$99,999	9.3%
\$100,000 - \$149,999	16.6%
\$150,000 - \$199,999	12.2%
\$200,000+	28.4%
Average Household Income	\$177,810

2021 Owner Occupied Housing Units by Value

Total	210,345
<\$50,000	0.6%
\$50,000 - \$99,999	0.7%
\$100,000 - \$149,999	1.4%
\$150,000 - \$199,999	1.8%
\$200,000 - \$249,999	2.0%
\$250,000 - \$299,999	2.3%
\$300,000 - \$399,999	13.4%
\$400,000 - \$499,999	16.6%
\$500,000 - \$749,999	23.3%
\$750,000 - \$999,999	15.5%
\$1,000,000 - \$1,499,999	12.5%
\$1,500,000 - \$1,999,999	4.4%
\$2,000,000 +	5.4%
Average Home Value	\$774,785

2026 Owner Occupied Housing Units by Value

Total	210,815
<\$50,000	0.3%
\$50,000 - \$99,999	0.4%
\$100,000 - \$149,999	0.9%
\$150,000 - \$199,999	1.1%
\$200,000 - \$249,999	1.3%
\$250,000 - \$299,999	1.5%
\$300,000 - \$399,999	9.5%
\$400,000 - \$499,999	13.9%
\$500,000 - \$749,999	23.9%
\$750,000 - \$999,999	18.4%
\$1,000,000 - \$1,499,999	16.8%
\$1,500,000 - \$1,999,999	5.3%
\$2,000,000 +	6.8%
Average Home Value	\$871,808

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	949,113
0 - 4	6.0%
5 - 9	6.7%
10 - 14	6.9%
15 - 24	12.5%
25 - 34	11.4%
35 - 44	14.0%
45 - 54	15.7%
55 - 64	12.1%
65 - 74	7.2%
75 - 84	5.0%
85 +	2.4%
18 +	76.0%
2021 Population by Age	
Total	950,859
0 - 4	5.3%
5 - 9	5.9%
10 - 14	6.7%
15 - 24	12.6%
25 - 34	11.5%
35 - 44	12.3%
45 - 54	13.2%
55 - 64	13.7%
65 - 74	10.3%
75 - 84	5.7%
85 +	2.8%
18 +	77.9%
2026 Population by Age	
Total	950,137
0 - 4	5.3%
5 - 9	5.7%
10 - 14	6.0%
15 - 24	11.8%
25 - 34	12.0%
35 - 44	12.7%
45 - 54	12.6%
55 - 64	13.0%
65 - 74	11.0%
75 - 84	6.9%
85 +	2.9%
18 +	79.1%
2010 Population by Sex	
Males	456,661
Females	492,452
2021 Population by Sex	
Males	459,545
Females	491,314
2026 Population by Sex	
Males	460,737
Females	489,400

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	949,113
White Alone	68.1%
Black Alone	14.6%
American Indian Alone	0.4%
Asian Alone	5.4%
Pacific Islander Alone	0.0%
Some Other Race Alone	8.3%
Two or More Races	3.2%
Hispanic Origin	21.8%
Diversity Index	67.8
2021 Population by Race/Ethnicity	
Total	950,859
White Alone	63.6%
Black Alone	15.5%
American Indian Alone	0.5%
Asian Alone	6.4%
Pacific Islander Alone	0.1%
Some Other Race Alone	10.1%
Two or More Races	3.9%
Hispanic Origin	26.6%
Diversity Index	73.7
2026 Population by Race/Ethnicity	
Total	950,137
White Alone	61.6%
Black Alone	15.8%
American Indian Alone	0.6%
Asian Alone	6.8%
Pacific Islander Alone	0.1%
Some Other Race Alone	11.0%
Two or More Races	4.2%
Hispanic Origin	29.3%
Diversity Index	76.0
2010 Population by Relationship and Household Type	
Total	949,113
In Households	97.0%
In Family Households	83.0%
Householder	24.9%
Spouse	18.7%
Child	31.9%
Other relative	5.1%
Nonrelative	2.4%
In Nonfamily Households	14.0%
In Group Quarters	3.0%
Institutionalized Population	1.4%
Noninstitutionalized Population	1.6%

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	660,545
Less than 9th Grade	5.7%
9th - 12th Grade, No Diploma	5.2%
High School Graduate	16.4%
GED/Alternative Credential	2.3%
Some College, No Degree	12.9%
Associate Degree	6.4%
Bachelor's Degree	25.3%
Graduate/Professional Degree	25.9%
2021 Population 15+ by Marital Status	
Total	780,711
Never Married	34.4%
Married	51.6%
Widowed	5.5%
Divorced	8.4%
2021 Civilian Population 16+ in Labor Force	
Civilian Population 16+	519,721
Population 16+ Employed	92.6%
Population 16+ Unemployment rate	7.4%
Population 16-24 Employed	10.5%
Population 16-24 Unemployment rate	12.8%
Population 25-54 Employed	59.3%
Population 25-54 Unemployment rate	6.9%
Population 55-64 Employed	20.1%
Population 55-64 Unemployment rate	5.2%
Population 65+ Employed	10.0%
Population 65+ Unemployment rate	8.5%
2021 Employed Population 16+ by Industry	
Total	481,476
Agriculture/Mining	0.2%
Construction	6.8%
Manufacturing	3.5%
Wholesale Trade	2.3%
Retail Trade	8.1%
Transportation/Utilities	4.7%
Information	3.0%
Finance/Insurance/Real Estate	10.8%
Services	56.3%
Public Administration	4.2%
2021 Employed Population 16+ by Occupation	
Total	481,476
White Collar	70.9%
Management/Business/Financial	22.8%
Professional	30.3%
Sales	8.6%
Administrative Support	9.2%
Services	16.0%
Blue Collar	13.1%
Farming/Forestry/Fishing	0.1%
Construction/Extraction	4.7%
Installation/Maintenance/Repair	1.7%
Production	1.7%
Transportation/Material Moving	5.0%

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2010 Households by Type	
Total	347,232
Households with 1 Person	27.2%
Households with 2+ People	72.8%
Family Households	68.1%
Husband-wife Families	51.0%
With Related Children	25.6%
Other Family (No Spouse Present)	17.1%
Other Family with Male Householder	4.3%
With Related Children	2.0%
Other Family with Female Householder	12.8%
With Related Children	7.4%
Nonfamily Households	4.7%
All Households with Children	35.3%
Multigenerational Households	4.1%
Unmarried Partner Households	4.9%
Male-female	4.1%
Same-sex	0.8%
2010 Households by Size	
Total	347,232
1 Person Household	27.2%
2 Person Household	28.5%
3 Person Household	16.5%
4 Person Household	15.7%
5 Person Household	7.4%
6 Person Household	2.7%
7 + Person Household	1.9%
2010 Households by Tenure and Mortgage Status	
Total	347,232
Owner Occupied	61.6%
Owned with a Mortgage/Loan	43.0%
Owned Free and Clear	18.6%
Renter Occupied	38.4%
2021 Affordability, Mortgage and Wealth	
Housing Affordability Index	78
Percent of Income for Mortgage	25.0%
Wealth Index	201
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	370,821
Housing Units Inside Urbanized Area	96.5%
Housing Units Inside Urbanized Cluster	0.3%
Rural Housing Units	3.3%
2010 Population By Urban/ Rural Status	
Total Population	949,113
Population Inside Urbanized Area	96.4%
Population Inside Urbanized Cluster	0.3%
Rural Population	3.3%

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.

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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		Westchester C...
Top 3 Tapestry Segments		
1.		Top Tier (1A)
2.		City Lights (8A)
3.		Pleasantville (2B)
2021 Consumer Spending		
Apparel & Services: Total \$		\$1,259,867,296
Average Spent		\$3,612.82
Spending Potential Index		170
Education: Total \$		\$1,232,869,271
Average Spent		\$3,535.40
Spending Potential Index		205
Entertainment/Recreation: Total \$		\$1,834,925,370
Average Spent		\$5,261.87
Spending Potential Index		163
Food at Home: Total \$		\$3,133,965,618
Average Spent		\$8,987.03
Spending Potential Index		165
Food Away from Home: Total \$		\$2,215,746,137
Average Spent		\$6,353.92
Spending Potential Index		167
Health Care: Total \$		\$3,316,602,365
Average Spent		\$9,510.76
Spending Potential Index		152
HH Furnishings & Equipment: Total \$		\$1,295,113,519
Average Spent		\$3,713.90
Spending Potential Index		165
Personal Care Products & Services: Total \$		\$525,508,835
Average Spent		\$1,506.96
Spending Potential Index		168
Shelter: Total \$		\$12,653,240,922
Average Spent		\$36,284.71
Spending Potential Index		180
Support Payments/Cash Contributions/Gifts in Kind: Total \$		\$1,265,110,262
Average Spent		\$3,627.86
Spending Potential Index		152
Travel: Total \$		\$1,532,228,049
Average Spent		\$4,393.85
Spending Potential Index		174
Vehicle Maintenance & Repairs: Total \$		\$578,546,215
Average Spent		\$1,659.05
Spending Potential Index		150

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.

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