

Expanded Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 41.3986/-73.6327

Brewster Square - 2505 Carmel Ave Brewster, NY 10509	3 mi radius		5 mi radius		7 mi radius	
Population						
Estimated Population (2022)	17,312		43,977		92,104	
Projected Population (2027)	17,076		43,496		91,210	
Census Population (2020)	17,551		43,956		92,005	
Census Population (2010)	17,557		44,311		89,664	
Projected Annual Growth (2022 to 2027)	-236	-0.3%	-481	-0.2%	-894	-0.2%
Historical Annual Growth (2020 to 2022)	-239	-0.7%	21	-	99	-
Historical Annual Growth (2010 to 2020)	-6	-	-355	-0.4%	2,342	1.3%
Estimated Population Density (2022)	613 psm		560 psm		599 psm	
Trade Area Size	28.3 sq mi		78.5 sq mi		153.9 sq mi	
Households						
Estimated Households (2022)	6,615		16,330		35,189	
Projected Households (2027)	6,593		16,341		35,308	
Census Households (2020)	6,664		16,263		35,001	
Census Households (2010)	6,413		15,916		32,898	
Estimated Households with Children (2022)	2,035	30.8%	5,301	32.5%	10,996	31.2%
Estimated Average Household Size (2022)	2.57		2.63		2.58	
Average Household Income						
Estimated Average Household Income (2022)	\$131,590		\$141,321		\$151,092	
Projected Average Household Income (2027)	\$168,327		\$180,252		\$193,518	
Estimated Average Family Income (2022)	\$160,109		\$165,050		\$179,412	
Median Household Income						
Estimated Median Household Income (2022)	\$99,331		\$112,507		\$118,124	
Projected Median Household Income (2027)	\$122,659		\$135,363		\$140,616	
Estimated Median Family Income (2022)	\$130,828		\$137,526		\$147,002	
Per Capita Income						
Estimated Per Capita Income (2022)	\$50,515		\$52,669		\$57,848	
Projected Per Capita Income (2027)	\$65,232		\$67,913		\$75,034	
Estimated Per Capita Income 5 Year Growth	\$14,717	29.1%	\$15,243	28.9%	\$17,186	29.7%
Estimated Average Household Net Worth (2022)	\$1,586,120		\$1,810,378		\$1,963,526	
Daytime Demos (2022)						
Total Businesses	968		2,102		4,111	
Total Employees	10,245		20,101		41,645	
Company Headquarter Businesses	50	5.1%	107	5.1%	182	4.4%
Company Headquarter Employees	1,167	11.4%	2,506	12.5%	9,912	23.8%
Employee Population per Business	10.6		9.6		10.1	
Residential Population per Business	17.9		20.9		22.4	

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Brewster Square - 2505 Carmel Ave Brewster, NY 10509		3 mi radius		5 mi radius		7 mi radius	
Race & Ethnicity							
White (2022)	12,767	73.7%	33,934	77.2%	71,589	77.7%	
Black or African American (2022)	939	5.4%	2,100	4.8%	4,622	5.0%	
American Indian or Alaska Native (2022)	93	0.5%	171	0.4%	270	0.3%	
Asian (2022)	476	2.7%	1,167	2.7%	3,183	3.5%	
Hawaiian or Pacific Islander (2022)	6	-	9	-	20	-	
Other Race (2022)	409	2.4%	1,044	2.4%	2,612	2.8%	
Two or More Races (2022)	2,623	15.1%	5,552	12.6%	9,809	10.7%	
Not Hispanic or Latino Population (2022)	13,548	78.3%	35,838	81.5%	77,023	83.6%	
Hispanic or Latino Population (2022)	3,764	21.7%	8,139	18.5%	15,081	16.4%	
Not Hispanic or Latino Population (2027)	13,368	78.3%	35,441	81.5%	76,234	83.6%	
Hispanic or Latino Population (2027)	3,708	21.7%	8,055	18.5%	14,976	16.4%	
Not Hispanic or Latino Population (2020)	13,146	74.9%	35,284	80.3%	76,841	83.5%	
Hispanic or Latino Population (2020)	4,406	25.1%	8,672	19.7%	15,164	16.5%	
Not Hispanic or Latino Population (2010)	14,354	81.8%	38,487	86.9%	80,110	89.3%	
Hispanic or Latino Population (2010)	3,203	18.2%	5,823	13.1%	9,554	10.7%	
Projected Hispanic Annual Growth (2022 to 2027)	-56	-0.3%	-84	-0.2%	-105	-0.1%	
Historic Hispanic Annual Growth (2010 to 2022)	561	1.5%	2,316	3.3%	5,527	4.8%	
Age Distribution (2022)							
Age Under 5	826	4.8%	1,983	4.5%	4,122	4.5%	
Age 5 to 9 Years	847	4.9%	2,233	5.1%	4,724	5.1%	
Age 10 to 14 Years	984	5.7%	2,552	5.8%	5,505	6.0%	
Age 15 to 19 Years	1,037	6.0%	2,757	6.3%	5,648	6.1%	
Age 20 to 24 Years	1,046	6.0%	2,518	5.7%	5,022	5.5%	
Age 25 to 29 Years	1,092	6.3%	2,500	5.7%	4,717	5.1%	
Age 30 to 34 Years	1,035	6.0%	2,436	5.5%	4,898	5.3%	
Age 35 to 39 Years	1,151	6.6%	2,716	6.2%	5,603	6.1%	
Age 40 to 44 Years	1,032	6.0%	2,658	6.0%	5,620	6.1%	
Age 45 to 49 Years	1,081	6.2%	2,863	6.5%	6,092	6.6%	
Age 50 to 54 Years	1,291	7.5%	3,298	7.5%	7,037	7.6%	
Age 55 to 59 Years	1,385	8.0%	3,587	8.2%	7,500	8.1%	
Age 60 to 64 Years	1,226	7.1%	3,263	7.4%	7,139	7.8%	
Age 65 to 74 Years	1,879	10.9%	4,845	11.0%	10,677	11.6%	
Age 75 to 84 Years	1,060	6.1%	2,640	6.0%	5,573	6.1%	
Age 85 Years or Over	339	2.0%	1,128	2.6%	2,227	2.4%	
Median Age	42.3		43.3		44.1		
Gender Age Distribution (2022)							
Female Population	8,489	49.0%	21,973	50.0%	46,555	50.5%	
Age 0 to 19 Years	1,778	20.9%	4,631	21.1%	9,767	21.0%	
Age 20 to 64 Years	4,848	57.1%	12,558	57.2%	26,649	57.2%	
Age 65 Years or Over	1,863	21.9%	4,784	21.8%	10,139	21.8%	
Female Median Age	44.9		45.1		45.5		
Male Population	8,823	51.0%	22,004	50.0%	45,549	49.5%	
Age 0 to 19 Years	1,917	21.7%	4,895	22.2%	10,233	22.5%	
Age 20 to 64 Years	5,491	62.2%	13,281	60.4%	26,978	59.2%	
Age 65 Years or Over	1,415	16.0%	3,829	17.4%	8,338	18.3%	
Male Median Age	40.2		41.7		42.8		

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Household Income Distribution (2022)						
HH Income \$200,000 or More	1,072	16.2%	3,164	19.4%	7,745	22.0%
HH Income \$150,000 to \$199,999	657	9.9%	1,912	11.7%	4,028	11.4%
HH Income \$100,000 to \$149,999	1,717	26.0%	4,046	24.8%	8,101	23.0%
HH Income \$75,000 to \$99,999	802	12.1%	2,008	12.3%	4,380	12.4%
HH Income \$50,000 to \$74,999	780	11.8%	2,010	12.3%	4,535	12.9%
HH Income \$35,000 to \$49,999	415	6.3%	1,065	6.5%	2,209	6.3%
HH Income \$25,000 to \$34,999	351	5.3%	756	4.6%	1,430	4.1%
HH Income \$15,000 to \$24,999	434	6.6%	738	4.5%	1,418	4.0%
HH Income Under \$15,000	387	5.9%	631	3.9%	1,345	3.8%
HH Income \$35,000 or More	5,443	82.3%	14,206	87.0%	30,997	88.1%
HH Income \$75,000 or More	4,249	64.2%	11,130	68.2%	24,253	68.9%
Housing (2022)						
Total Housing Units	7,009		17,427		37,745	
Housing Units Occupied	6,615	94.4%	16,330	93.7%	35,189	93.2%
Housing Units Owner-Occupied	4,898	74.0%	13,146	80.5%	28,255	80.3%
Housing Units, Renter-Occupied	1,717	26.0%	3,184	19.5%	6,934	19.7%
Housing Units, Vacant	395	6.0%	1,096	6.7%	2,556	7.3%
Marital Status (2022)						
Never Married	4,765	32.5%	10,952	29.4%	21,187	27.2%
Currently Married	6,908	47.1%	18,865	50.7%	41,512	53.4%
Separated	610	4.2%	1,326	3.6%	2,432	3.1%
Widowed	1,280	8.7%	3,104	8.3%	5,885	7.6%
Divorced	1,093	7.5%	2,961	8.0%	6,736	8.7%
Household Type (2022)						
Population Family	14,410	83.2%	37,514	85.3%	78,595	85.3%
Population Non-Family	2,608	15.1%	5,515	12.5%	12,260	13.3%
Population Group Quarters	294	1.7%	948	2.2%	1,250	1.4%
Family Households	4,574	69.1%	11,904	72.9%	25,172	71.5%
Non-Family Households	2,041	30.9%	4,427	27.1%	10,017	28.5%
Married Couple with Children	1,599	23.1%	4,241	22.5%	8,869	21.4%
Average Family Household Size	3.2		3.2		3.1	
Household Size (2022)						
1 Person Households	1,713	25.9%	3,681	22.5%	8,404	23.9%
2 Person Households	2,302	34.8%	5,637	34.5%	12,127	34.5%
3 Person Households	1,042	15.7%	2,817	17.2%	5,950	16.9%
4 Person Households	908	13.7%	2,547	15.6%	5,444	15.5%
5 Person Households	399	6.0%	1,112	6.8%	2,277	6.5%
6 or More Person Households	250	3.8%	538	3.3%	987	2.8%
Household Vehicles (2022)						
Households with 0 Vehicles Available	372	5.6%	745	4.6%	1,340	3.8%
Households with 1 Vehicles Available	2,079	31.4%	4,568	28.0%	10,004	28.4%
Households with 2 or More Vehicles Available	4,163	62.9%	11,018	67.5%	23,845	67.8%
Total Vehicles Available	12,661		33,166		70,437	
Average Vehicles Per Household	1.9		2.0		2.0	

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Brewster, NY 10509

3 mi radius

5 mi radius

7 mi radius

Labor Force (2022)

	3 mi radius	5 mi radius	7 mi radius
Estimated Labor Population Age 16 Years or Over	14,431	36,611	76,543
Estimated Civilian Employed	9,066 62.8%	22,762 62.2%	48,791 63.7%
Estimated Civilian Unemployed	228 1.6%	676 1.8%	1,371 1.8%
Estimated in Armed Forces	-	-	-
Estimated Not in Labor Force	5,137 35.6%	13,174 36.0%	26,381 34.5%
Unemployment Rate	1.6%	1.8%	1.8%

Occupation (2022)

	3 mi radius	5 mi radius	7 mi radius
Occupation: Population Age 16 Years or Over	9,066	22,762	48,791
Management, Business, Financial Operations	1,940 21.4%	5,548 24.4%	11,879 24.3%
Professional, Related	2,193 24.2%	5,977 26.3%	13,951 28.6%
Service	1,862 20.5%	3,916 17.2%	7,842 16.1%
Sales, Office	1,519 16.8%	3,819 16.8%	8,466 17.4%
Farming, Fishing, Forestry	3 -	10 -	22 -
Construct, Extraction, Maintenance	924 10.2%	2,085 9.2%	3,714 7.6%
Production, Transport Material Moving	625 6.9%	1,407 6.2%	2,917 6.0%
White Collar Workers	5,652 62.3%	15,344 67.4%	34,296 70.3%
Blue Collar Workers	3,414 37.7%	7,418 32.6%	14,495 29.7%

Consumer Expenditure (2022)

	3 mi radius	5 mi radius	7 mi radius
Total Household Expenditure	\$567.43 M	\$1.48 B	\$3.37 B
Total Non-Retail Expenditure	\$300.47 M 53.0%	\$784.9 M 53.0%	\$1.79 B 53.1%
Total Retail Expenditure	\$266.96 M 47.0%	\$695.86 M 47.0%	\$1.58 B 46.9%
Apparel	\$20.24 M 3.6%	\$53.16 M 3.6%	\$121.08 M 3.6%
Contributions	\$19.69 M 3.5%	\$52.29 M 3.5%	\$120.57 M 3.6%
Education	\$18.75 M 3.3%	\$50.47 M 3.4%	\$117.11 M 3.5%
Entertainment	\$32.86 M 5.8%	\$86.43 M 5.8%	\$196.97 M 5.9%
Food and Beverages	\$82.41 M 14.5%	\$213.99 M 14.5%	\$484.54 M 14.4%
Furnishings and Equipment	\$20.36 M 3.6%	\$53.46 M 3.6%	\$121.62 M 3.6%
Gifts	\$15.02 M 2.6%	\$39.95 M 2.7%	\$92.54 M 2.7%
Health Care	\$47.01 M 8.3%	\$121.55 M 8.2%	\$274.68 M 8.2%
Household Operations	\$22.74 M 4.0%	\$59.73 M 4.0%	\$136.35 M 4.1%
Miscellaneous Expenses	\$10.84 M 1.9%	\$28.33 M 1.9%	\$64.47 M 1.9%
Personal Care	\$7.64 M 1.3%	\$19.9 M 1.3%	\$45.13 M 1.3%
Personal Insurance	\$4.26 M 0.8%	\$11.35 M 0.8%	\$25.99 M 0.8%
Reading	\$1.25 M 0.2%	\$3.28 M 0.2%	\$7.48 M 0.2%
Shelter	\$118.59 M 20.9%	\$308.79 M 20.9%	\$701.99 M 20.9%
Tobacco	\$3.02 M 0.5%	\$7.55 M 0.5%	\$16.83 M 0.5%
Transportation	\$102.81 M 18.1%	\$267.88 M 18.1%	\$606.45 M 18.0%
Utilities	\$39.94 M 7.0%	\$102.64 M 6.9%	\$231.32 M 6.9%

Educational Attainment (2022)

	3 mi radius	5 mi radius	7 mi radius
Adult Population Age 25 Years or Over	12,572	31,933	67,083
Elementary (Grade Level 0 to 8)	555 4.4%	1,082 3.4%	1,789 2.7%
Some High School (Grade Level 9 to 11)	616 4.9%	1,319 4.1%	2,167 3.2%
High School Graduate	3,115 24.8%	7,726 24.2%	14,759 22.0%
Some College	2,154 17.1%	5,238 16.4%	10,404 15.5%
Associate Degree Only	1,121 8.9%	2,718 8.5%	5,620 8.4%
Bachelor Degree Only	2,602 20.7%	7,814 24.5%	17,638 26.3%
Graduate Degree	2,409 19.2%	6,036 18.9%	14,705 21.9%

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Units In Structure (2022)

	3 mi radius	5 mi radius	7 mi radius
1 Detached Unit	3,947 61.6%	11,157 70.1%	23,537 71.5%
1 Attached Unit	906 14.1%	1,838 11.6%	4,488 13.6%
2 to 4 Units	886 13.8%	1,573 9.9%	2,741 8.3%
5 to 9 Units	253 3.9%	551 3.5%	1,045 3.2%
10 to 19 Units	166 2.6%	323 2.0%	688 2.1%
20 to 49 Units	336 5.2%	536 3.4%	1,121 3.4%
50 or More Units	86 1.3%	275 1.7%	1,359 4.1%
Mobile Home or Trailer	34 0.5%	64 0.4%	190 0.6%
Other Structure	- -	14 -	21 -

Homes Built By Year (2022)

Homes Built 2010 or later	384 6.0%	757 4.8%	1,902 5.8%
Homes Built 2000 to 2009	330 5.1%	890 5.6%	2,441 7.4%
Homes Built 1990 to 1999	999 15.6%	1,841 11.6%	3,447 10.5%
Homes Built 1980 to 1989	885 13.8%	2,360 14.8%	4,681 14.2%
Homes Built 1970 to 1979	1,219 19.0%	2,868 18.0%	6,135 18.6%
Homes Built 1960 to 1969	768 12.0%	2,378 14.9%	5,170 15.7%
Homes Built 1950 to 1959	691 10.8%	1,761 11.1%	4,010 12.2%
Homes Built Before 1949	1,340 20.9%	3,477 21.8%	7,403 22.5%

Home Values (2022)

Home Values \$1,000,000 or More	31 0.6%	134 1.0%	897 3.2%
Home Values \$500,000 to \$999,999	1,087 22.2%	3,289 25.0%	7,736 27.4%
Home Values \$400,000 to \$499,999	709 14.5%	2,388 18.2%	5,369 19.0%
Home Values \$300,000 to \$399,999	1,452 29.6%	3,248 24.7%	6,768 24.0%
Home Values \$200,000 to \$299,999	1,282 26.2%	2,959 22.5%	5,089 18.0%
Home Values \$150,000 to \$199,999	196 4.0%	605 4.6%	1,111 3.9%
Home Values \$100,000 to \$149,999	64 1.3%	264 2.0%	677 2.4%
Home Values \$70,000 to \$99,999	25 0.5%	93 0.7%	161 0.6%
Home Values \$50,000 to \$69,999	29 0.6%	63 0.5%	99 0.4%
Home Values \$25,000 to \$49,999	11 0.2%	39 0.3%	139 0.5%
Home Values Under \$25,000	13 0.3%	65 0.5%	208 0.7%
Owner-Occupied Median Home Value	\$361,184	\$388,947	\$419,281
Renter-Occupied Median Rent	\$1,278	\$1,360	\$1,599

Transportation To Work (2022)

Drive to Work Alone	6,186 68.2%	15,865 69.7%	33,098 67.8%
Drive to Work in Carpool	992 10.9%	2,087 9.2%	3,899 8.0%
Travel to Work by Public Transportation	930 10.3%	1,945 8.5%	3,085 6.3%
Drive to Work on Motorcycle	- -	- -	- -
Walk or Bicycle to Work	129 1.4%	258 1.1%	551 1.1%
Other Means	77 0.8%	94 0.4%	199 0.4%
Work at Home	752 8.3%	2,512 11.0%	7,959 16.3%

Travel Time (2022)

Travel to Work in 14 Minutes or Less	1,578 17.4%	3,564 15.7%	7,163 14.7%
Travel to Work in 15 to 29 Minutes	2,252 24.8%	5,346 23.5%	10,794 22.1%
Travel to Work in 30 to 59 Minutes	3,029 33.4%	6,962 30.6%	14,897 30.5%
Travel to Work in 60 Minutes or More	1,456 16.1%	4,377 19.2%	7,978 16.4%
Average Minutes Travel to Work	31.7	33.6	32.4