

Expanded Profile

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



Lat/Lon: 41.3204/-74.1529

Harriman Commons Harriman, NY 10950	3 mi radius		5 mi radius		7 mi radius	
Population						
Estimated Population (2022)	60,277		75,449		88,453	
Projected Population (2027)	67,288		82,707		96,014	
Census Population (2020)	59,647		74,656		87,520	
Census Population (2010)	44,943		58,894		71,139	
Projected Annual Growth (2022 to 2027)	7,011	2.3%	7,258	1.9%	7,561	1.7%
Historical Annual Growth (2020 to 2022)	630	0.5%	793	0.5%	933	0.5%
Historical Annual Growth (2010 to 2020)	14,704	16.4%	15,762	13.4%	16,382	11.5%
Estimated Population Density (2022)	2,132 psm		961 psm		575 psm	
Trade Area Size	28.3 sq mi		78.5 sq mi		153.9 sq mi	
Households						
Estimated Households (2022)	14,742		19,393		23,778	
Projected Households (2027)	16,226		20,978		25,504	
Census Households (2020)	14,585		19,194		23,527	
Census Households (2010)	11,963		16,554		20,699	
Estimated Households with Children (2022)	8,325	56.5%	10,278	53.0%	11,921	50.1%
Estimated Average Household Size (2022)	4.02		3.83		3.64	
Average Household Income						
Estimated Average Household Income (2022)	\$91,580		\$100,187		\$105,750	
Projected Average Household Income (2027)	\$96,920		\$110,136		\$118,716	
Estimated Average Family Income (2022)	\$94,138		\$104,030		\$109,877	
Median Household Income						
Estimated Median Household Income (2022)	\$81,196		\$87,834		\$92,256	
Projected Median Household Income (2027)	\$95,928		\$104,283		\$109,887	
Estimated Median Family Income (2022)	\$85,206		\$93,329		\$99,455	
Per Capita Income						
Estimated Per Capita Income (2022)	\$22,541		\$25,898		\$28,633	
Projected Per Capita Income (2027)	\$23,501		\$28,069		\$31,723	
Estimated Per Capita Income 5 Year Growth	\$960	4.3%	\$2,171	8.4%	\$3,091	10.8%
Estimated Average Household Net Worth (2022)	\$1,320,315		\$1,423,743		\$1,477,407	
Daytime Demos (2022)						
Total Businesses	2,208		2,472		2,795	
Total Employees	16,268		17,598		20,383	
Company Headquarter Businesses	50	2.2%	54	2.2%	66	2.4%
Company Headquarter Employees	1,285	7.9%	1,319	7.5%	1,742	8.5%
Employee Population per Business	7.4		7.1		7.3	
Residential Population per Business	27.3		30.5		31.6	

Expanded Profile

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



Lat/Lon: 41.3204/-74.1529

Harriman Commons Harriman, NY 10950	3 mi radius		5 mi radius		7 mi radius	
Race & Ethnicity						
White (2022)	38,919	64.6%	49,264	65.3%	58,003	65.6%
Black or African American (2022)	2,568	4.3%	3,643	4.8%	4,577	5.2%
American Indian or Alaska Native (2022)	199	0.3%	303	0.4%	371	0.4%
Asian (2022)	2,188	3.6%	2,731	3.6%	3,181	3.6%
Hawaiian or Pacific Islander (2022)	30	-	41	-	43	-
Other Race (2022)	3,828	6.4%	4,521	6.0%	5,218	5.9%
Two or More Races (2022)	12,545	20.8%	14,946	19.8%	17,059	19.3%
Not Hispanic or Latino Population (2022)	52,013	86.3%	64,193	85.1%	74,067	83.7%
Hispanic or Latino Population (2022)	8,264	13.7%	11,256	14.9%	14,386	16.3%
Not Hispanic or Latino Population (2027)	58,591	87.1%	70,957	85.8%	81,074	84.4%
Hispanic or Latino Population (2027)	8,696	12.9%	11,750	14.2%	14,940	15.6%
Not Hispanic or Latino Population (2020)	52,511	88.0%	64,800	86.8%	75,171	85.9%
Hispanic or Latino Population (2020)	7,136	12.0%	9,856	13.2%	12,349	14.1%
Not Hispanic or Latino Population (2010)	40,699	90.6%	52,793	89.6%	63,525	89.3%
Hispanic or Latino Population (2010)	4,244	9.4%	6,101	10.4%	7,614	10.7%
Projected Hispanic Annual Growth (2022 to 2027)	433	1.0%	493	0.9%	554	0.8%
Historic Hispanic Annual Growth (2010 to 2022)	4,020	7.9%	5,155	7.0%	6,772	7.4%
Age Distribution (2022)						
Age Under 5	7,989	13.3%	8,781	11.6%	9,323	10.5%
Age 5 to 9 Years	7,727	12.8%	8,988	11.9%	9,801	11.1%
Age 10 to 14 Years	6,971	11.6%	8,394	11.1%	9,351	10.6%
Age 15 to 19 Years	5,332	8.8%	6,567	8.7%	7,502	8.5%
Age 20 to 24 Years	3,757	6.2%	4,493	6.0%	5,157	5.8%
Age 25 to 29 Years	3,493	5.8%	4,128	5.5%	4,757	5.4%
Age 30 to 34 Years	3,752	6.2%	4,498	6.0%	5,232	5.9%
Age 35 to 39 Years	3,539	5.9%	4,529	6.0%	5,396	6.1%
Age 40 to 44 Years	3,053	5.1%	4,286	5.7%	5,308	6.0%
Age 45 to 49 Years	2,497	4.1%	3,570	4.7%	4,547	5.1%
Age 50 to 54 Years	2,528	4.2%	3,627	4.8%	4,638	5.2%
Age 55 to 59 Years	2,614	4.3%	3,600	4.8%	4,569	5.2%
Age 60 to 64 Years	2,504	4.2%	3,387	4.5%	4,268	4.8%
Age 65 to 74 Years	2,782	4.6%	4,176	5.5%	5,475	6.2%
Age 75 to 84 Years	1,309	2.2%	1,834	2.4%	2,340	2.6%
Age 85 Years or Over	429	0.7%	591	0.8%	789	0.9%
Median Age	24.2		26.8		28.9	
Gender Age Distribution (2022)						
Female Population	29,748	49.4%	37,380	49.5%	43,938	49.7%
Age 0 to 19 Years	13,560	45.6%	15,867	42.4%	17,465	39.7%
Age 20 to 64 Years	13,790	46.4%	18,014	48.2%	21,903	49.8%
Age 65 Years or Over	2,398	8.1%	3,499	9.4%	4,570	10.4%
Female Median Age	24.8		27.4		29.4	
Male Population	30,529	50.6%	38,069	50.5%	44,515	50.3%
Age 0 to 19 Years	14,459	47.4%	16,863	44.3%	18,512	41.6%
Age 20 to 64 Years	13,948	45.7%	18,104	47.6%	21,970	49.4%
Age 65 Years or Over	2,122	7.0%	3,103	8.1%	4,034	9.1%
Male Median Age	23.6		26.2		28.2	

©2022, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 6/2022, TIGER Geography - RF5

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Expanded Profile

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



Lat/Lon: 41.3204/-74.1529

Harriman Commons Harriman, NY 10950	3 mi radius		5 mi radius		7 mi radius	
Household Income Distribution (2022)						
HH Income \$200,000 or More	1,913	13.0%	2,728	14.1%	3,440	14.5%
HH Income \$150,000 to \$199,999	1,002	6.8%	1,600	8.2%	2,259	9.5%
HH Income \$100,000 to \$149,999	2,972	20.2%	4,066	21.0%	5,186	21.8%
HH Income \$75,000 to \$99,999	1,902	12.9%	2,587	13.3%	3,062	12.9%
HH Income \$50,000 to \$74,999	1,940	13.2%	2,582	13.3%	3,079	12.9%
HH Income \$35,000 to \$49,999	1,593	10.8%	1,858	9.6%	2,187	9.2%
HH Income \$25,000 to \$34,999	1,037	7.0%	1,166	6.0%	1,319	5.5%
HH Income \$15,000 to \$24,999	1,289	8.7%	1,538	7.9%	1,791	7.5%
HH Income Under \$15,000	1,095	7.4%	1,269	6.5%	1,454	6.1%
HH Income \$35,000 or More	11,322	76.8%	15,420	79.5%	19,214	80.8%
HH Income \$75,000 or More	7,789	52.8%	10,980	56.6%	13,948	58.7%
Housing (2022)						
Total Housing Units	15,846		21,125		25,845	
Housing Units Occupied	14,742	93.0%	19,393	91.8%	23,778	92.0%
Housing Units Owner-Occupied	8,492	57.6%	12,436	64.1%	15,924	67.0%
Housing Units, Renter-Occupied	6,250	42.4%	6,957	35.9%	7,854	33.0%
Housing Units, Vacant	1,104	7.5%	1,732	8.9%	2,068	8.7%
Marital Status (2022)						
Never Married	10,891	29.0%	14,834	30.1%	18,118	30.2%
Currently Married	23,145	61.6%	29,186	59.2%	34,971	58.3%
Separated	947	2.5%	1,409	2.9%	1,774	3.0%
Widowed	919	2.4%	1,484	3.0%	2,079	3.5%
Divorced	1,688	4.5%	2,373	4.8%	3,035	5.1%
Household Type (2022)						
Population Family	56,203	93.2%	70,038	92.8%	81,086	91.7%
Population Non-Family	3,068	5.1%	4,188	5.6%	5,528	6.2%
Population Group Quarters	1,006	1.7%	1,223	1.6%	1,839	2.1%
Family Households	12,567	85.3%	16,381	84.5%	19,737	83.0%
Non-Family Households	2,174	14.7%	3,012	15.5%	4,041	17.0%
Married Couple with Children	7,404	32.0%	8,995	30.8%	10,270	29.4%
Average Family Household Size	4.5		4.3		4.1	
Household Size (2022)						
1 Person Households	1,714	11.6%	2,331	12.0%	3,139	13.2%
2 Person Households	3,302	22.4%	4,528	23.3%	5,933	25.0%
3 Person Households	2,386	16.2%	3,409	17.6%	4,274	18.0%
4 Person Households	2,529	17.2%	3,533	18.2%	4,331	18.2%
5 Person Households	1,569	10.6%	2,103	10.8%	2,437	10.2%
6 or More Person Households	3,241	22.0%	3,489	18.0%	3,664	15.4%
Household Vehicles (2022)						
Households with 0 Vehicles Available	2,891	19.6%	3,151	16.2%	3,355	14.1%
Households with 1 Vehicles Available	5,394	36.6%	6,469	33.4%	7,595	31.9%
Households with 2 or More Vehicles Available	6,457	43.8%	9,772	50.4%	12,828	53.9%
Total Vehicles Available	21,402		31,436		40,513	
Average Vehicles Per Household	1.5		1.6		1.7	

Expanded Profile

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



Lat/Lon: 41.3204/-74.1529

Harriman Commons Harriman, NY 10950	3 mi radius		5 mi radius		7 mi radius	
Labor Force (2022)						
Estimated Labor Population Age 16 Years or Over	36,345		47,737		58,231	
Estimated Civilian Employed	19,829	54.6%	26,574	55.7%	32,965	56.6%
Estimated Civilian Unemployed	665	1.8%	942	2.0%	1,118	1.9%
Estimated in Armed Forces	130	0.4%	173	0.4%	257	0.4%
Estimated Not in Labor Force	15,721 43.3%		20,048 42.0%		23,891 41.0%	
Unemployment Rate	1.8%		2.0%		1.9%	
Occupation (2022)						
Occupation: Population Age 16 Years or Over	19,829		26,574		32,965	
Management, Business, Financial Operations	2,963	14.9%	4,385	16.5%	5,627	17.1%
Professional, Related	5,139	25.9%	6,587	24.8%	8,412	25.5%
Service	3,590	18.1%	4,714	17.7%	5,610	17.0%
Sales, Office	4,871	24.6%	6,304	23.7%	7,496	22.7%
Farming, Fishing, Forestry	8	-	10	-	20	-
Construct, Extraction, Maintenance	1,375	6.9%	2,072	7.8%	2,637	8.0%
Production, Transport Material Moving	1,883	9.5%	2,503	9.4%	3,164	9.6%
White Collar Workers	12,973 65.4%		17,276 65.0%		21,535 65.3%	
Blue Collar Workers	6,856 34.6%		9,298 35.0%		11,430 34.7%	
Consumer Expenditure (2022)						
Total Household Expenditure	\$962.6 M		\$1.35 B		\$1.73 B	
Total Non-Retail Expenditure	\$508.72 M	52.8%	\$715.47 M	52.8%	\$913.67 M	52.9%
Total Retail Expenditure	\$453.88 M	47.2%	\$638.55 M	47.2%	\$814.76 M	47.1%
Apparel	\$34.93 M	3.6%	\$49.07 M	3.6%	\$62.6 M	3.6%
Contributions	\$31.94 M	3.3%	\$45.35 M	3.3%	\$58.32 M	3.4%
Education	\$31.42 M	3.3%	\$44.57 M	3.3%	\$57.35 M	3.3%
Entertainment	\$55.18 M	5.7%	\$77.98 M	5.8%	\$99.84 M	5.8%
Food and Beverages	\$141.82 M	14.7%	\$198.85 M	14.7%	\$253.15 M	14.6%
Furnishings and Equipment	\$34.13 M	3.5%	\$48.22 M	3.6%	\$61.75 M	3.6%
Gifts	\$24.48 M	2.5%	\$34.63 M	2.6%	\$44.42 M	2.6%
Health Care	\$78.69 M	8.2%	\$110.7 M	8.2%	\$141.24 M	8.2%
Household Operations	\$38.08 M	4.0%	\$53.74 M	4.0%	\$68.77 M	4.0%
Miscellaneous Expenses	\$18.11 M	1.9%	\$25.54 M	1.9%	\$32.69 M	1.9%
Personal Care	\$12.92 M	1.3%	\$18.18 M	1.3%	\$23.21 M	1.3%
Personal Insurance	\$6.98 M	0.7%	\$9.94 M	0.7%	\$12.79 M	0.7%
Reading	\$2.07 M	0.2%	\$2.92 M	0.2%	\$3.75 M	0.2%
Shelter	\$202.54 M	21.0%	\$284.18 M	21.0%	\$362.48 M	21.0%
Tobacco	\$5.4 M	0.6%	\$7.44 M	0.5%	\$9.36 M	0.5%
Transportation	\$174.81 M	18.2%	\$246.17 M	18.2%	\$314.18 M	18.2%
Utilities	\$69.09 M	7.2%	\$96.52 M	7.1%	\$122.52 M	7.1%
Educational Attainment (2022)						
Adult Population Age 25 Years or Over	28,501		38,226		47,319	
Elementary (Grade Level 0 to 8)	1,111	3.9%	1,287	3.4%	1,439	3.0%
Some High School (Grade Level 9 to 11)	3,172	11.1%	3,492	9.1%	3,842	8.1%
High School Graduate	8,325	29.2%	10,663	27.9%	12,818	27.1%
Some College	5,044	17.7%	7,380	19.3%	9,447	20.0%
Associate Degree Only	2,298	8.1%	3,618	9.5%	4,754	10.0%
Bachelor Degree Only	5,084	17.8%	6,891	18.0%	8,718	18.4%
Graduate Degree	3,467	12.2%	4,894	12.8%	6,300	13.3%

Expanded Profile

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



Lat/Lon: 41.3204/-74.1529

Harriman Commons Harriman, NY 10950	3 mi radius		5 mi radius		7 mi radius	
Units In Structure (2022)						
1 Detached Unit	6,429	53.7%	10,413	62.9%	13,827	66.8%
1 Attached Unit	1,131	9.5%	1,257	7.6%	1,568	7.6%
2 to 4 Units	1,393	11.6%	1,529	9.2%	1,700	8.2%
5 to 9 Units	2,773	23.2%	2,987	18.0%	3,234	15.6%
10 to 19 Units	1,633	13.7%	1,673	10.1%	1,773	8.6%
20 to 49 Units	876	7.3%	978	5.9%	1,023	4.9%
50 or More Units	361	3.0%	391	2.4%	453	2.2%
Mobile Home or Trailer	146	1.2%	165	1.0%	199	1.0%
Other Structure	-	-	-	-	-	-
Homes Built By Year (2022)						
Homes Built 2010 or later	1,924	16.1%	1,978	11.9%	2,096	10.1%
Homes Built 2000 to 2009	2,865	24.0%	3,472	21.0%	3,992	19.3%
Homes Built 1990 to 1999	2,084	17.4%	2,477	15.0%	2,914	14.1%
Homes Built 1980 to 1989	2,292	19.2%	2,819	17.0%	3,322	16.0%
Homes Built 1970 to 1979	1,791	15.0%	2,526	15.3%	3,297	15.9%
Homes Built 1960 to 1969	1,248	10.4%	2,088	12.6%	2,677	12.9%
Homes Built 1950 to 1959	770	6.4%	1,239	7.5%	1,725	8.3%
Homes Built Before 1949	1,769	14.8%	2,794	16.9%	3,756	18.1%
Home Values (2022)						
Home Values \$1,000,000 or More	148	1.7%	224	1.8%	288	1.8%
Home Values \$500,000 to \$999,999	1,764	20.8%	2,413	19.4%	2,789	17.5%
Home Values \$400,000 to \$499,999	1,576	18.6%	2,282	18.4%	2,925	18.4%
Home Values \$300,000 to \$399,999	2,303	27.1%	3,407	27.4%	4,388	27.6%
Home Values \$200,000 to \$299,999	1,701	20.0%	2,331	18.7%	3,175	19.9%
Home Values \$150,000 to \$199,999	455	5.4%	862	6.9%	1,194	7.5%
Home Values \$100,000 to \$149,999	323	3.8%	530	4.3%	655	4.1%
Home Values \$70,000 to \$99,999	49	0.6%	119	1.0%	185	1.2%
Home Values \$50,000 to \$69,999	54	0.6%	81	0.7%	92	0.6%
Home Values \$25,000 to \$49,999	67	0.8%	119	1.0%	140	0.9%
Home Values Under \$25,000	51	0.6%	69	0.6%	91	0.6%
Owner-Occupied Median Home Value	\$384,906		\$374,213		\$365,830	
Renter-Occupied Median Rent	\$1,213		\$1,224		\$1,233	
Transportation To Work (2022)						
Drive to Work Alone	12,699	64.0%	17,533	66.0%	22,173	67.3%
Drive to Work in Carpool	1,856	9.4%	2,366	8.9%	2,728	8.3%
Travel to Work by Public Transportation	2,255	11.4%	3,110	11.7%	3,852	11.7%
Drive to Work on Motorcycle	-	-	-	-	-	-
Walk or Bicycle to Work	1,696	8.6%	1,857	7.0%	2,034	6.2%
Other Means	103	0.5%	124	0.5%	141	0.4%
Work at Home	1,221	6.2%	1,584	6.0%	2,036	6.2%
Travel Time (2022)						
Travel to Work in 14 Minutes or Less	5,945	30.0%	6,839	25.7%	7,780	23.6%
Travel to Work in 15 to 29 Minutes	4,575	23.1%	6,218	23.4%	7,892	23.9%
Travel to Work in 30 to 59 Minutes	4,185	21.1%	6,277	23.6%	7,924	24.0%
Travel to Work in 60 Minutes or More	3,902	19.7%	5,657	21.3%	7,333	22.2%
Average Minutes Travel to Work	24.6		27.3		28.6	