

Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 40.8905/-73.8184

| 4360-4370 Boston Post Rd Pelham Manor, NY 10803 | 1 mi radius | | 3 mi radius | | 5 mi radius | |
|------------------------------------------------------------|--------------------|-------|--------------------|-------|--------------------|-------|
| Population | | | | | | |
| Estimated Population (2023) | 19,053 | | 383,542 | | 1,081,250 | |
| Projected Population (2028) | 16,946 | | 347,440 | | 963,466 | |
| Census Population (2020) | 20,884 | | 416,086 | | 1,146,753 | |
| Census Population (2010) | 20,247 | | 393,990 | | 1,095,215 | |
| Projected Annual Growth (2023 to 2028) | -2,107 | -2.2% | -36,102 | -1.9% | -117,784 | -2.2% |
| Historical Annual Growth (2020 to 2023) | -1,831 | -2.9% | -32,544 | -2.6% | -65,503 | -1.9% |
| Historical Annual Growth (2010 to 2020) | 637 | 1.0% | 22,096 | 1.9% | 51,538 | 1.6% |
| Estimated Population Density (2023) | 6,068 psm | | 13,572 psm | | 13,774 psm | |
| Trade Area Size | 3.1 sq mi | | 28.3 sq mi | | 78.5 sq mi | |
| Households | | | | | | |
| Estimated Households (2023) | 7,115 | | 152,785 | | 411,013 | |
| Projected Households (2028) | 6,726 | | 148,684 | | 398,049 | |
| Census Households (2020) | 7,403 | | 157,596 | | 426,766 | |
| Census Households (2010) | 7,174 | | 148,323 | | 404,653 | |
| Estimated Households with Children (2023) | 1,841 | 25.9% | 41,001 | 26.8% | 125,010 | 30.4% |
| Estimated Average Household Size (2023) | 2.59 | | 2.44 | | 2.56 | |
| Average Household Income | | | | | | |
| Estimated Average Household Income (2023) | \$180,253 | | \$115,889 | | \$109,951 | |
| Projected Average Household Income (2028) | \$210,944 | | \$130,771 | | \$124,502 | |
| Estimated Average Family Income (2023) | \$275,475 | | \$150,368 | | \$137,529 | |
| Median Household Income | | | | | | |
| Estimated Median Household Income (2023) | \$114,918 | | \$84,715 | | \$77,701 | |
| Projected Median Household Income (2028) | \$118,328 | | \$86,918 | | \$79,352 | |
| Estimated Median Family Income (2023) | \$163,419 | | \$109,751 | | \$99,231 | |
| Per Capita Income | | | | | | |
| Estimated Per Capita Income (2023) | \$67,509 | | \$46,356 | | \$42,005 | |
| Projected Per Capita Income (2028) | \$83,947 | | \$56,173 | | \$51,672 | |
| Estimated Per Capita Income 5 Year Growth | \$16,439 | 24.4% | \$9,818 | 21.2% | \$9,667 | 23.0% |
| Estimated Average Household Net Worth (2023) | \$1,522,590 | | \$1,066,587 | | \$966,301 | |
| Daytime Demos (2023) | | | | | | |
| Total Businesses | 1,167 | | 12,225 | | 31,247 | |
| Total Employees | 12,729 | | 98,577 | | 240,602 | |
| Company Headquarter Businesses | 33 | 2.8% | 304 | 2.5% | 779 | 2.5% |
| Company Headquarter Employees | 774 | 6.1% | 12,300 | 12.5% | 28,922 | 12.0% |
| Employee Population per Business | 10.9 | | 8.1 | | 7.7 | |
| Residential Population per Business | 16.3 | | 31.4 | | 34.6 | |

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|----------------------------------------------------|--------|-------------|---------|-------------|---------|-------------|--|
| Race & Ethnicity | | | | | | | |
| White (2023) | 5,612 | 29.5% | 93,617 | 24.4% | 277,671 | 25.7% | |
| Black or African American (2023) | 9,749 | 51.2% | 186,016 | 48.5% | 394,388 | 36.5% | |
| American Indian or Alaska Native (2023) | 82 | 0.4% | 2,495 | 0.7% | 10,042 | 0.9% | |
| Asian (2023) | 621 | 3.3% | 19,150 | 5.0% | 75,901 | 7.0% | |
| Hawaiian or Pacific Islander (2023) | 12 | - | 204 | - | 755 | - | |
| Other Race (2023) | 1,464 | 7.7% | 49,773 | 13.0% | 218,616 | 20.2% | |
| Two or More Races (2023) | 1,513 | 7.9% | 32,287 | 8.4% | 103,875 | 9.6% | |
| Not Hispanic or Latino Population (2023) | 15,509 | 81.4% | 278,472 | 72.6% | 655,332 | 60.6% | |
| Hispanic or Latino Population (2023) | 3,544 | 18.6% | 105,070 | 27.4% | 425,918 | 39.4% | |
| Not Hispanic or Latino Population (2028) | 13,846 | 81.7% | 251,236 | 72.3% | 586,015 | 60.8% | |
| Hispanic or Latino Population (2028) | 3,100 | 18.3% | 96,205 | 27.7% | 377,452 | 39.2% | |
| Not Hispanic or Latino Population (2020) | 16,763 | 80.3% | 296,921 | 71.4% | 648,668 | 56.6% | |
| Hispanic or Latino Population (2020) | 4,120 | 19.7% | 119,166 | 28.6% | 498,085 | 43.4% | |
| Not Hispanic or Latino Population (2010) | 16,917 | 83.6% | 296,291 | 75.2% | 650,868 | 59.4% | |
| Hispanic or Latino Population (2010) | 3,330 | 16.4% | 97,699 | 24.8% | 444,347 | 40.6% | |
| Projected Hispanic Annual Growth (2023 to 2028) | -443 | -2.5% | -8,865 | -1.7% | -48,466 | -2.3% | |
| Historic Hispanic Annual Growth (2010 to 2023) | 214 | 0.5% | 7,372 | 0.6% | -18,428 | -0.3% | |
| Age Distribution (2023) | | | | | | | |
| Age Under 5 | 920 | 4.8% | 21,957 | 5.7% | 67,082 | 6.2% | |
| Age 5 to 9 Years | 1,022 | 5.4% | 21,690 | 5.7% | 67,288 | 6.2% | |
| Age 10 to 14 Years | 1,194 | 6.3% | 23,335 | 6.1% | 69,120 | 6.4% | |
| Age 15 to 19 Years | 1,126 | 5.9% | 22,351 | 5.8% | 65,936 | 6.1% | |
| Age 20 to 24 Years | 1,093 | 5.7% | 25,663 | 6.7% | 73,441 | 6.8% | |
| Age 25 to 29 Years | 1,012 | 5.3% | 25,660 | 6.7% | 74,388 | 6.9% | |
| Age 30 to 34 Years | 1,062 | 5.6% | 26,977 | 7.0% | 79,508 | 7.4% | |
| Age 35 to 39 Years | 1,144 | 6.0% | 24,631 | 6.4% | 72,077 | 6.7% | |
| Age 40 to 44 Years | 1,223 | 6.4% | 23,897 | 6.2% | 68,063 | 6.3% | |
| Age 45 to 49 Years | 1,159 | 6.1% | 22,788 | 5.9% | 63,915 | 5.9% | |
| Age 50 to 54 Years | 1,260 | 6.6% | 24,705 | 6.4% | 68,309 | 6.3% | |
| Age 55 to 59 Years | 1,346 | 7.1% | 26,257 | 6.8% | 70,932 | 6.6% | |
| Age 60 to 64 Years | 1,383 | 7.3% | 25,111 | 6.5% | 65,596 | 6.1% | |
| Age 65 to 74 Years | 2,167 | 11.4% | 37,111 | 9.7% | 96,381 | 8.9% | |
| Age 75 to 84 Years | 1,254 | 6.6% | 21,106 | 5.5% | 53,552 | 5.0% | |
| Age 85 Years or Over | 688 | 3.6% | 10,303 | 2.7% | 25,661 | 2.4% | |
| Median Age | 43.4 | | 39.4 | | 37.6 | | |
| Gender Age Distribution (2023) | | | | | | | |
| Female Population | 10,080 | 52.9% | 203,848 | 53.1% | 569,187 | 52.6% | |
| Age 0 to 19 Years | 1,939 | 19.2% | 43,618 | 21.4% | 131,798 | 23.2% | |
| Age 20 to 64 Years | 5,609 | 55.6% | 119,183 | 58.5% | 332,812 | 58.5% | |
| Age 65 Years or Over | 2,532 | 25.1% | 41,048 | 20.1% | 104,577 | 18.4% | |
| Female Median Age | 46.4 | | 41.4 | | 39.5 | | |
| Male Population | 8,973 | 47.1% | 179,694 | 46.9% | 512,063 | 47.4% | |
| Age 0 to 19 Years | 2,323 | 25.9% | 45,715 | 25.4% | 137,628 | 26.9% | |
| Age 20 to 64 Years | 5,073 | 56.5% | 106,506 | 59.3% | 303,419 | 59.3% | |
| Age 65 Years or Over | 1,577 | 17.6% | 27,473 | 15.3% | 71,016 | 13.9% | |
| Male Median Age | 39.5 | | 37.0 | | 35.6 | | |

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| Household Income Distribution (2023) | | | | | | | |
| HH Income \$200,000 or More | | 1,631 | 22.9% | 21,244 | 13.9% | 50,490 | 12.3% |
| HH Income \$150,000 to \$199,999 | | 563 | 7.9% | 13,052 | 8.5% | 31,009 | 7.5% |
| HH Income \$100,000 to \$149,999 | | 1,199 | 16.9% | 23,737 | 15.5% | 56,702 | 13.8% |
| HH Income \$75,000 to \$99,999 | | 832 | 11.7% | 18,009 | 11.8% | 46,215 | 11.2% |
| HH Income \$50,000 to \$74,999 | | 714 | 10.0% | 21,866 | 14.3% | 58,637 | 14.3% |
| HH Income \$35,000 to \$49,999 | | 503 | 7.1% | 13,954 | 9.1% | 40,336 | 9.8% |
| HH Income \$25,000 to \$34,999 | | 519 | 7.3% | 10,471 | 6.9% | 30,472 | 7.4% |
| HH Income \$15,000 to \$24,999 | | 512 | 7.2% | 10,436 | 6.8% | 33,003 | 8.0% |
| HH Income Under \$15,000 | | 642 | 9.0% | 20,016 | 13.1% | 64,149 | 15.6% |
| HH Income \$35,000 or More | | 5,442 | 76.5% | 111,862 | 73.2% | 283,389 | 68.9% |
| HH Income \$75,000 or More | | 4,225 | 59.4% | 76,042 | 49.8% | 184,416 | 44.9% |
| Housing (2023) | | | | | | | |
| Total Housing Units | | 7,832 | | 169,669 | | 457,638 | |
| Housing Units Occupied | | 7,115 | 90.8% | 152,785 | 90.0% | 411,013 | 89.8% |
| Housing Units Owner-Occupied | | 3,070 | 43.2% | 57,390 | 37.6% | 129,811 | 31.6% |
| Housing Units, Renter-Occupied | | 4,045 | 56.8% | 95,395 | 62.4% | 281,202 | 68.4% |
| Housing Units, Vacant | | 718 | 10.1% | 16,884 | 11.1% | 46,625 | 11.3% |
| Marital Status (2023) | | | | | | | |
| Never Married | | 6,231 | 39.1% | 137,267 | 43.4% | 381,655 | 43.5% |
| Currently Married | | 5,848 | 36.7% | 102,873 | 32.5% | 283,903 | 32.3% |
| Separated | | 1,285 | 8.1% | 24,708 | 7.8% | 74,220 | 8.5% |
| Widowed | | 1,220 | 7.7% | 21,076 | 6.7% | 51,746 | 5.9% |
| Divorced | | 1,333 | 8.4% | 30,637 | 9.7% | 86,235 | 9.8% |
| Household Type (2023) | | | | | | | |
| Population Family | | 14,329 | 75.2% | 297,809 | 77.6% | 856,726 | 79.2% |
| Population Non-Family | | 4,120 | 21.6% | 75,409 | 19.7% | 194,721 | 18.0% |
| Population Group Quarters | | 604 | 3.2% | 10,324 | 2.7% | 29,803 | 2.8% |
| Family Households | | 4,062 | 57.1% | 91,077 | 59.6% | 253,905 | 61.8% |
| Non-Family Households | | 3,053 | 42.9% | 61,707 | 40.4% | 157,108 | 38.2% |
| Married Couple with Children | | 1,051 | 18.0% | 21,065 | 20.5% | 64,543 | 22.7% |
| Average Family Household Size | | 3.5 | | 3.3 | | 3.4 | |
| Household Size (2023) | | | | | | | |
| 1 Person Households | | 2,848 | 40.0% | 55,367 | 36.2% | 137,656 | 33.5% |
| 2 Person Households | | 2,142 | 30.1% | 43,867 | 28.7% | 112,912 | 27.5% |
| 3 Person Households | | 838 | 11.8% | 21,647 | 14.2% | 63,214 | 15.4% |
| 4 Person Households | | 666 | 9.4% | 16,378 | 10.7% | 49,216 | 12.0% |
| 5 Person Households | | 381 | 5.4% | 8,878 | 5.8% | 26,704 | 6.5% |
| 6 or More Person Households | | 239 | 3.4% | 6,649 | 4.4% | 21,311 | 5.2% |
| Household Vehicles (2023) | | | | | | | |
| Households with 0 Vehicles Available | | 1,883 | 26.5% | 53,350 | 34.9% | 173,804 | 42.3% |
| Households with 1 Vehicles Available | | 2,808 | 39.5% | 61,347 | 40.2% | 155,170 | 37.8% |
| Households with 2 or More Vehicles Available | | 2,423 | 34.1% | 38,088 | 24.9% | 82,040 | 20.0% |
| Total Vehicles Available | | 8,553 | | 151,575 | | 347,999 | |
| Average Vehicles Per Household | | 1.2 | | - | | - | |

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|----------------------------------------------------|--|-------------|-------|-------------|-------|-------------|-------|
| Labor Force (2023) | | | | | | | |
| Estimated Labor Population Age 16 Years or Over | | 15,649 | | 311,811 | | 864,079 | |
| Estimated Civilian Employed | | 9,044 | 57.8% | 185,560 | 59.5% | 498,231 | 57.7% |
| Estimated Civilian Unemployed | | 386 | 2.5% | 9,334 | 3.0% | 29,578 | 3.4% |
| Estimated in Armed Forces | | - | - | 101 | - | 394 | - |
| Estimated Not in Labor Force | | 6,219 | 39.7% | 116,817 | 37.5% | 335,876 | 38.9% |
| Unemployment Rate | | 2.5% | | 3.0% | | 3.4% | |
| Occupation (2023) | | | | | | | |
| Occupation: Population Age 16 Years or Over | | 9,044 | | 185,541 | | 498,206 | |
| Management, Business, Financial Operations | | 1,804 | 19.9% | 28,544 | 15.4% | 72,788 | 14.6% |
| Professional, Related | | 2,468 | 27.3% | 47,991 | 25.9% | 120,431 | 24.2% |
| Service | | 1,792 | 19.8% | 43,506 | 23.4% | 125,942 | 25.3% |
| Sales, Office | | 1,730 | 19.1% | 35,678 | 19.2% | 94,567 | 19.0% |
| Farming, Fishing, Forestry | | 4 | - | 290 | 0.2% | 686 | 0.1% |
| Construct, Extraction, Maintenance | | 461 | 5.1% | 13,523 | 7.3% | 35,312 | 7.1% |
| Production, Transport Material Moving | | 784 | 8.7% | 16,008 | 8.6% | 48,480 | 9.7% |
| White Collar Workers | | 6,002 | 66.4% | 112,214 | 60.5% | 287,785 | 57.8% |
| Blue Collar Workers | | 3,041 | 33.6% | 73,327 | 39.5% | 210,421 | 42.2% |
| Consumer Expenditure (2023) | | | | | | | |
| Total Household Expenditure | | \$778.96 M | | \$11.91 B | | \$30.77 B | |
| Total Non-Retail Expenditure | | \$418.03 M | 53.7% | \$6.36 B | 53.4% | \$16.46 B | 53.5% |
| Total Retail Expenditure | | \$360.93 M | 46.3% | \$5.54 B | 46.6% | \$14.31 B | 46.5% |
| Apparel | | \$28.39 M | 3.6% | \$428.86 M | 3.6% | \$1.11 B | 3.6% |
| Contributions | | \$28.71 M | 3.7% | \$405.11 M | 3.4% | \$1.04 B | 3.4% |
| Education | | \$29.12 M | 3.7% | \$403.61 M | 3.4% | \$1.04 B | 3.4% |
| Entertainment | | \$45.49 M | 5.8% | \$678.91 M | 5.7% | \$1.75 B | 5.7% |
| Food and Beverages | | \$111.52 M | 14.3% | \$1.74 B | 14.6% | \$4.51 B | 14.6% |
| Furnishings and Equipment | | \$27.98 M | 3.6% | \$420.68 M | 3.5% | \$1.08 B | 3.5% |
| Gifts | | \$22.61 M | 2.9% | \$315.77 M | 2.7% | \$812.59 M | 2.6% |
| Health Care | | \$61.92 M | 7.9% | \$975.17 M | 8.2% | \$2.52 B | 8.2% |
| Household Operations | | \$31.81 M | 4.1% | \$473.66 M | 4.0% | \$1.22 B | 4.0% |
| Miscellaneous Expenses | | \$14.95 M | 1.9% | \$227.39 M | 1.9% | \$586.32 M | 1.9% |
| Personal Care | | \$10.42 M | 1.3% | \$160.08 M | 1.3% | \$413.36 M | 1.3% |
| Personal Insurance | | \$6 M | 0.8% | \$86.01 M | 0.7% | \$220.05 M | 0.7% |
| Reading | | \$1.74 M | 0.2% | \$26.21 M | 0.2% | \$67.43 M | 0.2% |
| Shelter | | \$165.11 M | 21.2% | \$2.55 B | 21.4% | \$6.6 B | 21.5% |
| Tobacco | | \$3.82 M | 0.5% | \$67.39 M | 0.6% | \$177.4 M | 0.6% |
| Transportation | | \$136.92 M | 17.6% | \$2.11 B | 17.7% | \$5.43 B | 17.6% |
| Utilities | | \$52.45 M | 6.7% | \$845.92 M | 7.1% | \$2.2 B | 7.1% |
| Educational Attainment (2023) | | | | | | | |
| Adult Population Age 25 Years or Over | | 13,698 | | 268,546 | | 738,382 | |
| Elementary (Grade Level 0 to 8) | | 814 | 5.9% | 18,916 | 7.0% | 70,642 | 9.6% |
| Some High School (Grade Level 9 to 11) | | 891 | 6.5% | 23,701 | 8.8% | 68,896 | 9.3% |
| High School Graduate | | 3,465 | 25.3% | 67,901 | 25.3% | 182,125 | 24.7% |
| Some College | | 1,816 | 13.3% | 43,182 | 16.1% | 119,915 | 16.2% |
| Associate Degree Only | | 1,120 | 8.2% | 22,919 | 8.5% | 59,286 | 8.0% |
| Bachelor Degree Only | | 2,630 | 19.2% | 52,193 | 19.4% | 134,611 | 18.2% |
| Graduate Degree | | 2,962 | 21.6% | 39,733 | 14.8% | 102,909 | 13.9% |

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| Units In Structure (2023) | | | | | | | |
| 1 Detached Unit | | 1,870 | 26.1% | 29,994 | 20.2% | 64,793 | 16.0% |
| 1 Attached Unit | | 491 | 6.8% | 10,715 | 7.2% | 22,901 | 5.7% |
| 2 to 4 Units | | 1,622 | 22.6% | 32,440 | 21.9% | 75,107 | 18.6% |
| 5 to 9 Units | | 243 | 3.4% | 8,618 | 5.8% | 21,070 | 5.2% |
| 10 to 19 Units | | 324 | 4.5% | 7,814 | 5.3% | 22,163 | 5.5% |
| 20 to 49 Units | | 748 | 10.4% | 19,772 | 13.3% | 74,293 | 18.4% |
| 50 or More Units | | 1,812 | 25.3% | 43,112 | 29.1% | 129,989 | 32.1% |
| Mobile Home or Trailer | | 3 | - | 199 | 0.1% | 492 | 0.1% |
| Other Structure | | 2 | - | 121 | - | 205 | - |
| Homes Built By Year (2023) | | | | | | | |
| Homes Built 2010 or later | | 365 | 5.1% | 7,500 | 5.1% | 19,943 | 4.9% |
| Homes Built 2000 to 2009 | | 284 | 4.0% | 6,245 | 4.2% | 15,828 | 3.9% |
| Homes Built 1990 to 1999 | | 172 | 2.4% | 4,598 | 3.1% | 12,763 | 3.2% |
| Homes Built 1980 to 1989 | | 134 | 1.9% | 5,535 | 3.7% | 14,960 | 3.7% |
| Homes Built 1970 to 1979 | | 594 | 8.3% | 13,227 | 8.9% | 32,520 | 8.0% |
| Homes Built 1960 to 1969 | | 1,450 | 20.2% | 24,029 | 16.2% | 53,835 | 13.3% |
| Homes Built 1950 to 1959 | | 1,064 | 14.8% | 24,738 | 16.7% | 62,152 | 15.4% |
| Homes Built Before 1949 | | 3,051 | 42.5% | 66,913 | 45.1% | 199,013 | 49.2% |
| Home Values (2023) | | | | | | | |
| Home Values \$1,000,000 or More | | 516 | 16.8% | 3,676 | 6.4% | 10,497 | 8.1% |
| Home Values \$500,000 to \$999,999 | | 1,304 | 42.5% | 23,886 | 41.6% | 55,795 | 43.0% |
| Home Values \$400,000 to \$499,999 | | 243 | 7.9% | 6,945 | 12.1% | 13,512 | 10.4% |
| Home Values \$300,000 to \$399,999 | | 405 | 13.2% | 5,849 | 10.2% | 12,042 | 9.3% |
| Home Values \$200,000 to \$299,999 | | 226 | 7.4% | 5,689 | 9.9% | 13,100 | 10.1% |
| Home Values \$150,000 to \$199,999 | | 87 | 2.8% | 2,883 | 5.0% | 6,974 | 5.4% |
| Home Values \$100,000 to \$149,999 | | 48 | 1.6% | 2,586 | 4.5% | 5,645 | 4.3% |
| Home Values \$70,000 to \$99,999 | | 9 | 0.3% | 744 | 1.3% | 2,030 | 1.6% |
| Home Values \$50,000 to \$69,999 | | 16 | 0.5% | 721 | 1.3% | 1,704 | 1.3% |
| Home Values \$25,000 to \$49,999 | | 105 | 3.4% | 1,709 | 3.0% | 3,463 | 2.7% |
| Home Values Under \$25,000 | | 111 | 3.6% | 2,701 | 4.7% | 5,048 | 3.9% |
| Owner-Occupied Median Home Value | | \$612,436 | | \$464,452 | | \$504,726 | |
| Renter-Occupied Median Rent | | \$1,309 | | \$1,333 | | \$1,303 | |
| Transportation To Work (2023) | | | | | | | |
| Drive to Work Alone | | 3,412 | 37.7% | 66,780 | 36.0% | 158,157 | 31.7% |
| Drive to Work in Carpool | | 542 | 6.0% | 9,931 | 5.4% | 24,375 | 4.9% |
| Travel to Work by Public Transportation | | 2,915 | 32.2% | 61,615 | 33.2% | 189,871 | 38.1% |
| Drive to Work on Motorcycle | | 2 | - | 84 | - | 292 | - |
| Walk or Bicycle to Work | | 383 | 4.2% | 11,226 | 6.1% | 32,631 | 6.5% |
| Other Means | | 109 | 1.2% | 2,756 | 1.5% | 7,374 | 1.5% |
| Work at Home | | 1,680 | 18.6% | 33,147 | 17.9% | 85,505 | 17.2% |
| Travel Time (2023) | | | | | | | |
| Travel to Work in 14 Minutes or Less | | 835 | 9.2% | 21,044 | 11.3% | 51,795 | 10.4% |
| Travel to Work in 15 to 29 Minutes | | 1,723 | 19.1% | 39,124 | 21.1% | 94,200 | 18.9% |
| Travel to Work in 30 to 59 Minutes | | 2,720 | 30.1% | 53,987 | 29.1% | 152,347 | 30.6% |
| Travel to Work in 60 Minutes or More | | 2,086 | 23.1% | 38,238 | 20.6% | 114,358 | 23.0% |
| Average Minutes Travel to Work | | 39.3 | | 35.7 | | 38.4 | |

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