

## Expanded Profile

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



Lat/Lon: 40.9256/-73.8356

559 Gramatan Ave Mt Vernon, NY 10552		1 mi radius		3 mi radius		5 mi radius		7 mi radius	
<b>Population</b>									
Estimated Population (2023)		47,719		335,826		859,452		1,570,782	
Projected Population (2028)		46,927		334,883		862,255		1,568,543	
Census Population (2020)		48,123		340,441		874,195		1,613,254	
Census Population (2010)		44,623		322,035		826,888		1,525,755	
Projected Annual Growth (2023 to 2028)		-791	-0.3%	-943	-	2,802	-	-2,240	-
Historical Annual Growth (2020 to 2023)		-404	-0.3%	-4,615	-0.5%	-14,742	-0.6%	-42,472	-0.9%
Historical Annual Growth (2010 to 2020)		3,501	2.6%	18,406	1.9%	47,306	1.9%	87,499	1.9%
Estimated Population Density (2023)		15,197 psm		11,883 psm		10,947 psm		10,208 psm	
Trade Area Size		3.1 sq mi		28.3 sq mi		78.5 sq mi		153.9 sq mi	
<b>Households</b>									
Estimated Households (2023)		20,560		126,748		327,883		582,885	
Projected Households (2028)		20,727		130,006		339,512		600,116	
Census Households (2020)		20,468		126,992		330,064		592,104	
Census Households (2010)		19,273		120,646		310,939		557,934	
Estimated Households with Children (2023)		5,228	25.4%	40,165	31.7%	103,224	31.5%	199,190	34.2%
Estimated Average Household Size (2023)		2.28		2.61		2.55		2.62	
<b>Average Household Income</b>									
Estimated Average Household Income (2023)		\$141,601		\$141,749		\$130,500		\$120,711	
Projected Average Household Income (2028)		\$150,941		\$148,259		\$135,161		\$125,830	
Estimated Average Family Income (2023)		\$186,053		\$173,884		\$161,605		\$145,560	
<b>Median Household Income</b>									
Estimated Median Household Income (2023)		\$104,978		\$105,605		\$92,728		\$84,065	
Projected Median Household Income (2028)		\$107,446		\$109,241		\$96,985		\$87,669	
Estimated Median Family Income (2023)		\$148,225		\$136,455		\$120,027		\$106,648	
<b>Per Capita Income</b>									
Estimated Per Capita Income (2023)		\$61,117		\$53,618		\$49,964		\$45,017	
Projected Per Capita Income (2028)		\$66,777		\$57,675		\$53,397		\$48,366	
Estimated Per Capita Income 5 Year Growth		\$5,660	9.3%	\$4,057	7.6%	\$3,433	6.9%	\$3,349	7.4%
Estimated Average Household Net Worth (2023)		\$1,500,426		\$1,461,080		\$1,250,541		\$1,115,145	
<b>Daytime Demos (2023)</b>									
Total Businesses		1,472		12,626		26,757		46,012	
Total Employees		10,330		100,438		217,548		366,649	
Company Headquarter Businesses		31	2.1%	352	2.8%	724	2.7%	1,240	2.7%
Company Headquarter Employees		1,316	12.7%	15,970	15.9%	30,292	13.9%	50,029	13.6%
Employee Population per Business		7.0		8.0		8.1		8.0	
Residential Population per Business		32.4		26.6		32.1		34.1	

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<b>Race &amp; Ethnicity</b>									
White (2023)	18,996	39.8%	120,350	35.8%	273,272	31.8%	450,862	28.7%	
Black or African American (2023)	16,864	35.3%	127,820	38.1%	310,769	36.2%	519,316	33.1%	
American Indian or Alaska Native (2023)	209	0.4%	2,002	0.6%	6,390	0.7%	13,928	0.9%	
Asian (2023)	2,721	5.7%	17,537	5.2%	54,040	6.3%	112,207	7.1%	
Hawaiian or Pacific Islander (2023)	22	-	157	-	476	-	1,061	-	
Other Race (2023)	4,653	9.8%	40,279	12.0%	136,415	15.9%	320,100	20.4%	
Two or More Races (2023)	4,254	8.9%	27,681	8.2%	78,090	9.1%	153,308	9.8%	
Not Hispanic or Latino Population (2023)	37,497	78.6%	252,243	75.1%	589,188	68.6%	964,367	61.4%	
Hispanic or Latino Population (2023)	10,222	21.4%	83,583	24.9%	270,264	31.4%	606,415	38.6%	
Not Hispanic or Latino Population (2028)	36,876	78.6%	251,248	75.0%	590,098	68.4%	962,909	61.4%	
Hispanic or Latino Population (2028)	10,051	21.4%	83,635	25.0%	272,157	31.6%	605,634	38.6%	
Not Hispanic or Latino Population (2020)	36,713	76.3%	246,699	72.5%	566,673	64.8%	912,139	56.5%	
Hispanic or Latino Population (2020)	11,410	23.7%	93,742	27.5%	307,522	35.2%	701,115	43.5%	
Not Hispanic or Latino Population (2010)	36,403	81.6%	250,135	77.7%	572,840	69.3%	900,156	59.0%	
Hispanic or Latino Population (2010)	8,219	18.4%	71,900	22.3%	254,048	30.7%	625,599	41.0%	
Projected Hispanic Annual Growth (2023 to 2028)	-171	-0.3%	53	-	1,892	0.1%	-782	-	
Historic Hispanic Annual Growth (2010 to 2023)	2,002	1.9%	11,683	1.2%	16,216	0.5%	-19,184	-0.2%	
<b>Age Distribution (2023)</b>									
Age Under 5	2,638	5.5%	19,592	5.8%	50,617	5.9%	97,736	6.2%	
Age 5 to 9 Years	2,399	5.0%	20,037	6.0%	52,052	6.1%	100,893	6.4%	
Age 10 to 14 Years	2,426	5.1%	20,999	6.3%	53,511	6.2%	102,884	6.5%	
Age 15 to 19 Years	2,607	5.5%	21,513	6.4%	52,402	6.1%	97,313	6.2%	
Age 20 to 24 Years	2,965	6.2%	22,027	6.6%	54,234	6.3%	98,931	6.3%	
Age 25 to 29 Years	3,221	6.7%	22,342	6.7%	57,302	6.7%	108,774	6.9%	
Age 30 to 34 Years	3,535	7.4%	22,550	6.7%	59,586	6.9%	112,547	7.2%	
Age 35 to 39 Years	3,468	7.3%	22,112	6.6%	56,035	6.5%	104,713	6.7%	
Age 40 to 44 Years	3,116	6.5%	21,336	6.4%	54,015	6.3%	100,009	6.4%	
Age 45 to 49 Years	2,928	6.1%	20,402	6.1%	51,430	6.0%	94,562	6.0%	
Age 50 to 54 Years	3,181	6.7%	22,319	6.6%	56,691	6.6%	102,967	6.6%	
Age 55 to 59 Years	3,431	7.2%	23,045	6.9%	59,359	6.9%	105,556	6.7%	
Age 60 to 64 Years	3,184	6.7%	21,347	6.4%	54,762	6.4%	95,137	6.1%	
Age 65 to 74 Years	4,872	10.2%	31,641	9.4%	80,995	9.4%	138,809	8.8%	
Age 75 to 84 Years	2,492	5.2%	16,858	5.0%	44,291	5.2%	74,383	4.7%	
Age 85 Years or Over	1,256	2.6%	7,705	2.3%	22,171	2.6%	35,568	2.3%	
Median Age	40.0		38.5		39.0		37.7		
<b>Gender Age Distribution (2023)</b>									
Female Population	25,413	53.3%	175,991	52.4%	452,291	52.6%	822,845	52.4%	
Age 0 to 19 Years	5,025	19.8%	40,103	22.8%	101,899	22.5%	194,879	23.7%	
Age 20 to 64 Years	15,260	60.0%	103,110	58.6%	263,802	58.3%	482,051	58.6%	
Age 65 Years or Over	5,128	20.2%	32,778	18.6%	86,590	19.1%	145,916	17.7%	
Female Median Age	41.6		40.0		40.8		39.3		
Male Population	22,306	46.7%	159,835	47.6%	407,161	47.4%	747,937	47.6%	
Age 0 to 19 Years	5,046	22.6%	42,039	26.3%	106,682	26.2%	203,947	27.3%	
Age 20 to 64 Years	13,768	61.7%	94,370	59.0%	239,612	58.8%	441,145	59.0%	
Age 65 Years or Over	3,492	15.7%	23,426	14.7%	60,867	14.9%	102,845	13.8%	
Male Median Age	38.6		36.8		37.1		35.9		

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<b>Household Income Distribution (2023)</b>									
HH Income \$200,000 or More	4,397	21.4%	26,422	20.8%	56,283	17.2%	86,417	14.8%	
HH Income \$150,000 to \$199,999	2,043	9.9%	12,637	10.0%	27,601	8.4%	43,626	7.5%	
HH Income \$100,000 to \$149,999	3,365	16.4%	19,391	15.3%	46,316	14.1%	76,297	13.1%	
HH Income \$75,000 to \$99,999	2,941	14.3%	13,398	10.6%	34,521	10.5%	59,823	10.3%	
HH Income \$50,000 to \$74,999	2,410	11.7%	16,080	12.7%	44,611	13.6%	80,875	13.9%	
HH Income \$35,000 to \$49,999	1,361	6.6%	9,224	7.3%	28,947	8.8%	55,247	9.5%	
HH Income \$25,000 to \$34,999	1,156	5.6%	7,746	6.1%	22,547	6.9%	41,718	7.2%	
HH Income \$15,000 to \$24,999	863	4.2%	7,369	5.8%	23,148	7.1%	46,604	8.0%	
HH Income Under \$15,000	2,025	9.8%	14,481	11.4%	43,909	13.4%	92,278	15.8%	
HH Income \$35,000 or More	16,517	80.3%	97,152	76.6%	238,279	72.7%	402,285	69.0%	
HH Income \$75,000 or More	12,745	62.0%	71,848	56.7%	164,721	50.2%	266,163	45.7%	
<b>Housing (2023)</b>									
Total Housing Units	21,585		135,048		347,655		616,096		
Housing Units Occupied	20,560	95.3%	126,748	93.9%	327,883	94.3%	582,885	94.6%	
Housing Units Owner-Occupied	10,338	50.3%	59,723	47.1%	132,287	40.3%	193,467	33.2%	
Housing Units, Renter-Occupied	10,222	49.7%	67,025	52.9%	195,596	59.7%	389,418	66.8%	
Housing Units, Vacant	1,025	5.0%	8,300	6.5%	19,772	6.0%	33,211	5.7%	
<b>Marital Status (2023)</b>									
Never Married	15,503	38.5%	111,418	40.5%	284,965	40.5%	536,569	42.3%	
Currently Married	15,916	39.5%	106,010	38.5%	257,017	36.5%	432,962	34.1%	
Separated	2,062	5.1%	17,059	6.2%	52,514	7.5%	106,076	8.4%	
Widowed	2,765	6.9%	16,670	6.1%	43,426	6.2%	70,515	5.6%	
Divorced	4,010	10.0%	24,041	8.7%	65,351	9.3%	123,147	9.7%	
<b>Household Type (2023)</b>									
Population Family	36,145	75.7%	277,262	82.6%	696,916	81.1%	1,292,101	82.3%	
Population Non-Family	10,666	22.4%	53,459	15.9%	140,702	16.4%	236,479	15.1%	
Population Group Quarters	908	1.9%	5,105	1.5%	21,835	2.5%	42,203	2.7%	
Family Households	11,704	56.9%	83,179	65.6%	211,076	64.4%	387,642	66.5%	
Non-Family Households	8,856	43.1%	43,569	34.4%	116,807	35.6%	195,243	33.5%	
Married Couple with Children	3,142	19.7%	21,992	20.7%	54,075	21.0%	97,147	22.4%	
Average Family Household Size	3.1		3.3		3.3		3.3		
<b>Household Size (2023)</b>									
1 Person Households	7,574	36.8%	37,277	29.4%	100,857	30.8%	164,801	28.3%	
2 Person Households	6,491	31.6%	35,462	28.0%	90,663	27.7%	155,520	26.7%	
3 Person Households	2,993	14.6%	22,212	17.5%	55,602	17.0%	103,697	17.8%	
4 Person Households	2,085	10.1%	16,848	13.3%	42,864	13.1%	82,337	14.1%	
5 Person Households	900	4.4%	8,808	6.9%	22,516	6.9%	43,724	7.5%	
6 or More Person Households	517	2.5%	6,142	4.8%	15,382	4.7%	32,806	5.6%	
<b>Household Vehicles (2023)</b>									
Households with 0 Vehicles Available	4,361	21.2%	31,592	24.9%	107,624	32.8%	236,489	40.6%	
Households with 1 Vehicles Available	10,302	50.1%	52,722	41.6%	132,098	40.3%	215,813	37.0%	
Households with 2 or More Vehicles Available	5,897	28.7%	42,433	33.5%	88,161	26.9%	130,583	22.4%	
Total Vehicles Available	24,214		154,127		338,937		521,017		
Average Vehicles Per Household	1.2		1.2		1.0		-		

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<b>Labor Force (2023)</b>								
Estimated Labor Population Age 16 Years or Over	39,760		270,827		692,462		1,248,931	
Estimated Civilian Employed	24,483	61.6%	163,897	60.5%	405,715	58.6%	717,048	57.4%
Estimated Civilian Unemployed	989	2.5%	7,391	2.7%	21,041	3.0%	44,926	3.6%
Estimated in Armed Forces	8	-	30	-	292	-	749	-
Estimated Not in Labor Force	14,280	35.9%	99,509	36.7%	265,415	38.3%	486,208	38.9%
Unemployment Rate	2.5%		2.7%		3.0%		3.6%	
<b>Occupation (2023)</b>								
Occupation: Population Age 16 Years or Over	24,483		163,887		405,687		716,997	
Management, Business, Financial Operations	5,320	21.7%	29,768	18.2%	67,759	16.7%	115,268	16.1%
Professional, Related	8,209	33.5%	47,285	28.9%	110,090	27.1%	183,095	25.5%
Service	3,441	14.1%	30,914	18.9%	89,368	22.0%	169,565	23.6%
Sales, Office	4,187	17.1%	30,723	18.7%	76,144	18.8%	134,100	18.7%
Farming, Fishing, Forestry	-	-	76	-	528	0.1%	938	0.1%
Construct, Extraction, Maintenance	1,726	7.0%	12,549	7.7%	27,141	6.7%	46,152	6.4%
Production, Transport Material Moving	1,599	6.5%	12,572	7.7%	34,656	8.5%	67,877	9.5%
White Collar Workers	17,717	72.4%	107,776	65.8%	253,993	62.6%	432,463	60.3%
Blue Collar Workers	6,766	27.6%	56,111	34.2%	151,694	37.4%	284,533	39.7%
<b>Consumer Expenditure (2023)</b>								
Total Household Expenditure	\$1.87 B		\$11.53 B		\$27.96 B		\$46.81 B	
Total Non-Retail Expenditure	\$997.83 M	53.4%	\$6.17 B	53.5%	\$14.96 B	53.5%	\$25.06 B	53.5%
Total Retail Expenditure	\$869.19 M	46.6%	\$5.36 B	46.5%	\$13 B	46.5%	\$21.75 B	46.5%
Apparel	\$67.54 M	3.6%	\$419.34 M	3.6%	\$1.01 B	3.6%	\$1.7 B	3.6%
Contributions	\$66.43 M	3.6%	\$410.38 M	3.6%	\$981.78 M	3.5%	\$1.62 B	3.5%
Education	\$66.27 M	3.5%	\$416.47 M	3.6%	\$994.2 M	3.6%	\$1.65 B	3.5%
Entertainment	\$108.17 M	5.8%	\$668.43 M	5.8%	\$1.61 B	5.8%	\$2.68 B	5.7%
Food and Beverages	\$269.68 M	14.4%	\$1.67 B	14.4%	\$4.05 B	14.5%	\$6.81 B	14.6%
Furnishings and Equipment	\$66.88 M	3.6%	\$412.49 M	3.6%	\$994.4 M	3.6%	\$1.66 B	3.5%
Gifts	\$51.83 M	2.8%	\$321.86 M	2.8%	\$771.4 M	2.8%	\$1.28 B	2.7%
Health Care	\$151.27 M	8.1%	\$926.77 M	8.0%	\$2.26 B	8.1%	\$3.79 B	8.1%
Household Operations	\$75.53 M	4.0%	\$466.58 M	4.0%	\$1.13 B	4.0%	\$1.87 B	4.0%
Miscellaneous Expenses	\$35.8 M	1.9%	\$220.63 M	1.9%	\$534.33 M	1.9%	\$892.37 M	1.9%
Personal Care	\$25.1 M	1.3%	\$154.57 M	1.3%	\$374.76 M	1.3%	\$627.35 M	1.3%
Personal Insurance	\$14.06 M	0.8%	\$87.14 M	0.8%	\$208.01 M	0.7%	\$343.59 M	0.7%
Reading	\$4.16 M	0.2%	\$25.53 M	0.2%	\$61.74 M	0.2%	\$102.81 M	0.2%
Shelter	\$394.8 M	21.1%	\$2.44 B	21.2%	\$5.95 B	21.3%	\$10 B	21.4%
Tobacco	\$9.71 M	0.5%	\$59.54 M	0.5%	\$149.43 M	0.5%	\$257.17 M	0.5%
Transportation	\$330.78 M	17.7%	\$2.04 B	17.7%	\$4.93 B	17.6%	\$8.25 B	17.6%
Utilities	\$129.01 M	6.9%	\$793.88 M	6.9%	\$1.95 B	7.0%	\$3.29 B	7.0%
<b>Educational Attainment (2023)</b>								
Adult Population Age 25 Years or Over	34,683		231,657		596,637		1,073,026	
Elementary (Grade Level 0 to 8)	1,644	4.7%	15,207	6.6%	45,652	7.7%	100,759	9.4%
Some High School (Grade Level 9 to 11)	2,283	6.6%	18,584	8.0%	49,816	8.3%	97,603	9.1%
High School Graduate	6,405	18.5%	52,840	22.8%	135,850	22.8%	249,167	23.2%
Some College	5,627	16.2%	34,141	14.7%	91,912	15.4%	167,022	15.6%
Associate Degree Only	2,397	6.9%	17,224	7.4%	45,668	7.7%	80,789	7.5%
Bachelor Degree Only	8,572	24.7%	50,662	21.9%	121,352	20.3%	207,467	19.3%
Graduate Degree	7,756	22.4%	43,000	18.6%	106,388	17.8%	170,218	15.9%

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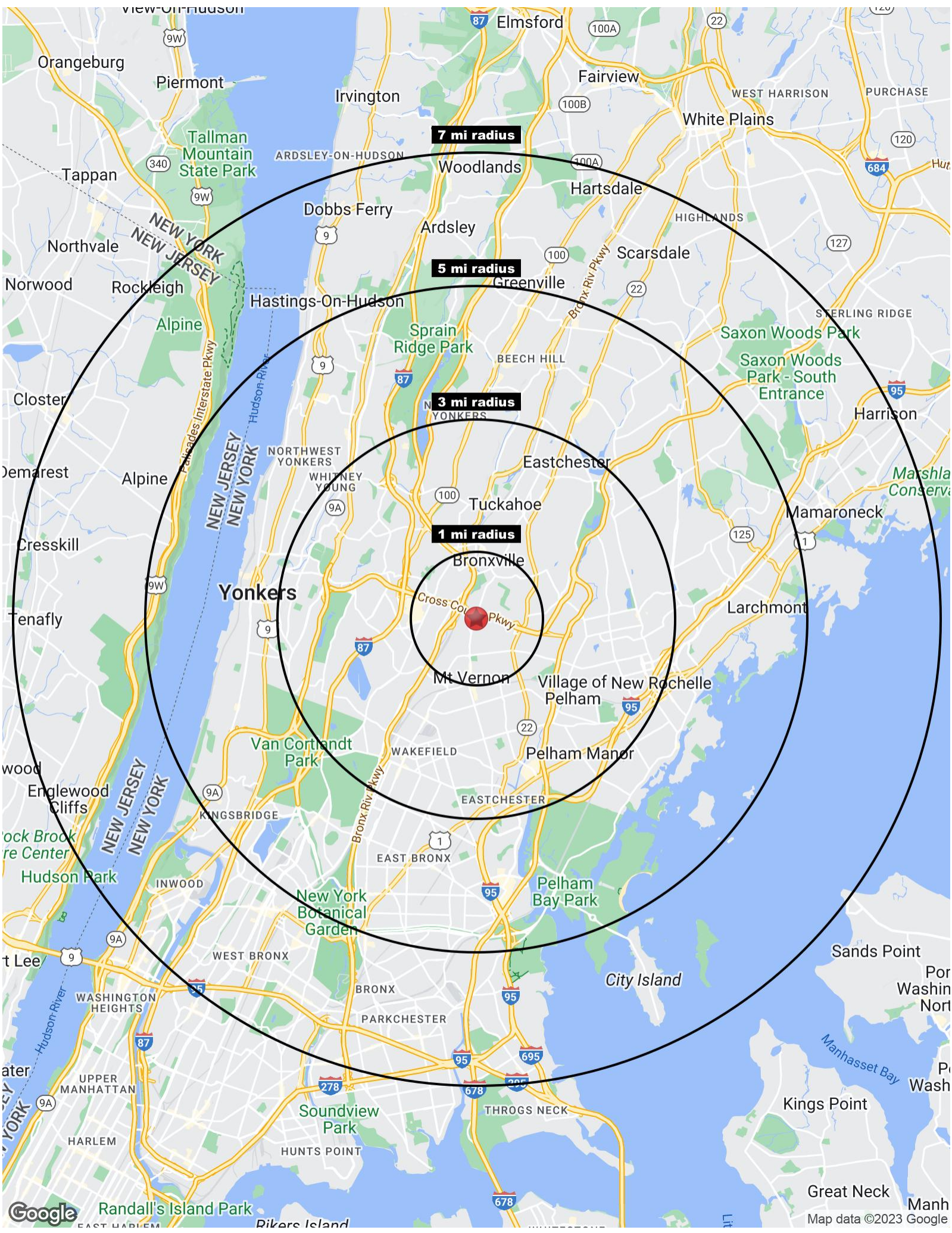
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<b>Units In Structure (2023)</b>									
1 Detached Unit		5,636	29.2%	35,887	29.7%	70,409	22.6%	103,495	18.5%
1 Attached Unit		1,060	5.5%	7,765	6.4%	20,607	6.6%	30,989	5.6%
2 to 4 Units		3,213	16.7%	26,610	22.1%	57,251	18.4%	95,060	17.0%
5 to 9 Units		914	4.7%	7,296	6.0%	16,762	5.4%	28,520	5.1%
10 to 19 Units		1,111	5.8%	6,848	5.7%	16,919	5.4%	31,833	5.7%
20 to 49 Units		2,914	15.1%	14,245	11.8%	48,911	15.7%	109,805	19.7%
50 or More Units		5,637	29.2%	27,698	23.0%	96,236	31.0%	181,944	32.6%
Mobile Home or Trailer		68	0.4%	333	0.3%	621	0.2%	960	0.2%
Other Structure		7	-	67	-	167	-	279	-
<b>Homes Built By Year (2023)</b>									
Homes Built 2010 or later		634	3.3%	5,529	4.6%	16,823	5.4%	31,110	5.6%
Homes Built 2000 to 2009		436	2.3%	4,629	3.8%	11,534	3.7%	23,154	4.1%
Homes Built 1990 to 1999		791	4.1%	4,071	3.4%	10,164	3.3%	19,919	3.6%
Homes Built 1980 to 1989		1,026	5.3%	5,170	4.3%	13,648	4.4%	24,906	4.5%
Homes Built 1970 to 1979		1,942	10.1%	10,510	8.7%	29,583	9.5%	47,772	8.6%
Homes Built 1960 to 1969		2,697	14.0%	15,934	13.2%	48,330	15.5%	73,682	13.2%
Homes Built 1950 to 1959		3,551	18.4%	22,001	18.2%	55,233	17.8%	88,104	15.8%
Homes Built Before 1949		9,482	49.2%	58,904	48.8%	142,569	45.9%	274,238	49.2%
<b>Home Values (2023)</b>									
Home Values \$1,000,000 or More		794	7.7%	5,063	8.5%	13,357	10.1%	24,229	12.5%
Home Values \$500,000 to \$999,999		3,553	34.4%	26,369	44.2%	56,628	42.8%	85,125	44.0%
Home Values \$400,000 to \$499,999		960	9.3%	7,114	11.9%	13,053	9.9%	17,669	9.1%
Home Values \$300,000 to \$399,999		807	7.8%	5,359	9.0%	11,653	8.8%	15,704	8.1%
Home Values \$200,000 to \$299,999		1,334	12.9%	6,262	10.5%	13,314	10.1%	17,620	9.1%
Home Values \$150,000 to \$199,999		1,215	11.8%	2,896	4.8%	6,791	5.1%	9,165	4.7%
Home Values \$100,000 to \$149,999		1,134	11.0%	3,274	5.5%	5,789	4.4%	7,058	3.6%
Home Values \$70,000 to \$99,999		227	2.2%	851	1.4%	1,894	1.4%	2,599	1.3%
Home Values \$50,000 to \$69,999		186	1.8%	710	1.2%	1,766	1.3%	2,626	1.4%
Home Values \$25,000 to \$49,999		21	0.2%	529	0.9%	3,484	2.6%	5,135	2.7%
Home Values Under \$25,000		105	1.0%	1,296	2.2%	4,556	3.4%	6,538	3.4%
Owner-Occupied Median Home Value		\$430,800		\$535,332		\$540,414		\$586,116	
Renter-Occupied Median Rent		\$1,469		\$1,415		\$1,361		\$1,314	
<b>Transportation To Work (2023)</b>									
Drive to Work Alone		10,922	44.6%	68,793	42.0%	149,706	36.9%	231,739	32.3%
Drive to Work in Carpool		1,468	6.0%	9,679	5.9%	22,053	5.4%	34,332	4.8%
Travel to Work by Public Transportation		4,493	18.4%	38,533	23.5%	124,224	30.6%	251,959	35.1%
Drive to Work on Motorcycle		-	-	32	-	154	-	363	-
Walk or Bicycle to Work		754	3.1%	7,588	4.6%	22,583	5.6%	47,509	6.6%
Other Means		478	2.0%	2,662	1.6%	6,122	1.5%	10,581	1.5%
Work at Home		6,367	26.0%	36,600	22.3%	80,845	19.9%	140,513	19.6%
<b>Travel Time (2023)</b>									
Travel to Work in 14 Minutes or Less		2,923	11.9%	22,004	13.4%	46,796	11.5%	74,764	10.4%
Travel to Work in 15 to 29 Minutes		5,875	24.0%	36,870	22.5%	82,995	20.5%	131,888	18.4%
Travel to Work in 30 to 59 Minutes		6,395	26.1%	43,133	26.3%	116,249	28.7%	216,664	30.2%
Travel to Work in 60 Minutes or More		2,923	11.9%	25,280	15.4%	78,802	19.4%	153,167	21.4%
Average Minutes Travel to Work		29.6		31.0		35.1		37.7	





7 mi radius

5 mi radius

3 mi radius

1 mi radius

Yonkers

Bronxville

Mt Vernon

Village of New Rochelle

Pelham Manor

New York Botanical Garden

Pelham Bay Park