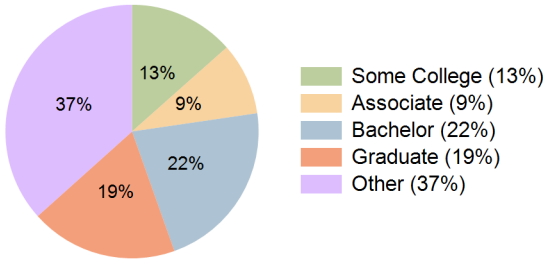
Regency Centers.

Demographic Summary Report

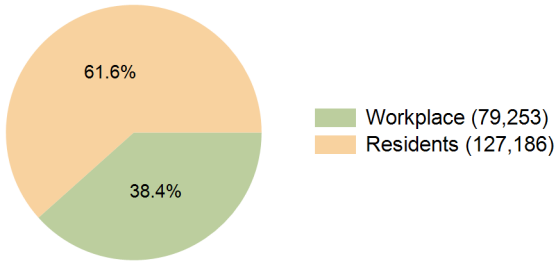
2010, 2020 Census, 2024 Estimates & 2029 Projections
Source: Esri

District Shops of Pelham Manor Pelham, New York	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	19,782	317,848	800,645	243,823
Total Daytime Pop	17,903	254,818	672,167	206,439
Daytime Workers	7,672	86,093	244,559	79,253
Average Household Income	$186,976	$109,326	$109,165	$124,531
Median Household Income	$119,295	$76,194	$72,266	$82,247
Total Households	6,785	120,173	302,688	92,567
Median Home Value	$818,605	$569,205	$628,102	$610,663
Bachelors Degree	28.6%	20.0%	20.4%	21.9%
Graduate Degree	26.4%	15.8%	15.6%	18.8%
Consumer Spending Index	162	96	96	109
2029 Demographic Projections				
Projected Population	19,657	319,620	796,593	246,197
Projected 5 Year Annual Growth Rate (Pop)	-0.1%	0.1%	-0.1%	0.2%
Projected Households	6,687	122,176	305,693	94,395
Projected 5 Year Annual Growth Rate (HH)	-0.3%	0.3%	0.2%	0.4%

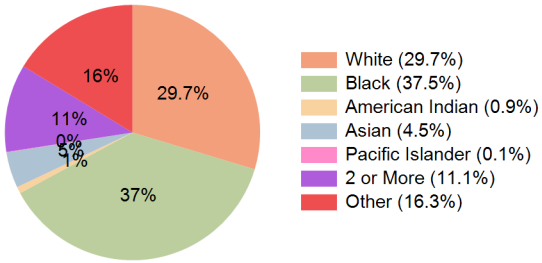
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (30.0%)

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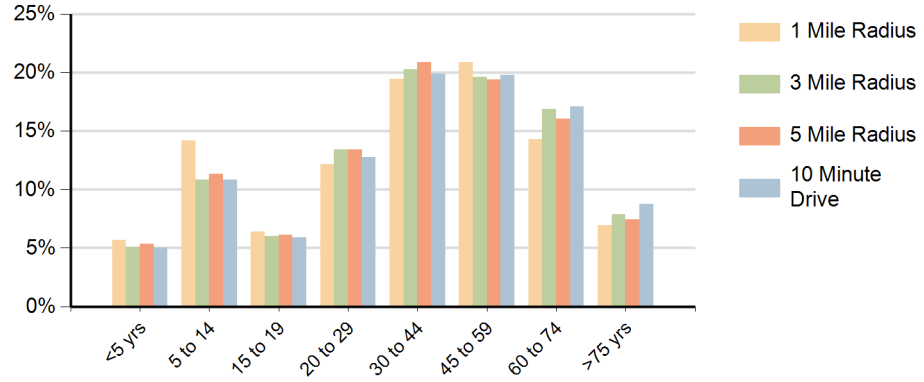
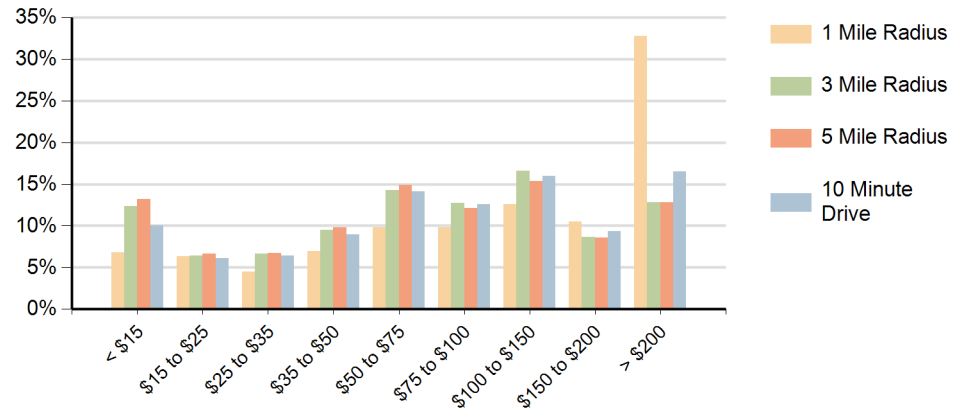
Population by Age Range



Households by Income Range ($000)



	District Shops of Pelham Manor Pelham, New York	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	19,782	317,848	800,645	243,823
	2020 Census Population	20,101	326,097	827,419	249,302
	2010 Census Population	19,253	307,057	776,457	233,943
	Historical Annual Growth 2010 to 2020	0.4%	0.6%	0.6%	0.6%
	Estimated Annual Growth 2020 to 2024	-0.4%	-0.6%	-0.8%	-0.5%
	Projected Annual Growth 2024 to 2029	-0.1%	0.1%	-0.1%	0.2%
Households	Current Estimated Households	6,785	120,173	302,688	92,567
	2020 Census Households	6,905	121,739	307,854	93,717
	2010 Census Households	6,785	115,648	294,436	89,877
	Historical Annual Growth 2010 to 2020	0.2%	0.5%	0.5%	0.4%
	Estimated Annual Growth 2020 to 2024	-0.4%	-0.3%	-0.4%	-0.3%
	Projected Annual Growth 2024 to 2029	-0.3%	0.3%	0.2%	0.4%
	Population per Household	2.9	2.6	2.6	2.6
Race	White	47.6%	19.5%	27.6%	29.7%
	Black or African American	17.2%	50.5%	32.1%	37.5%
	American Indian	1.2%	0.8%	1.0%	0.9%
	Asian	4.1%	3.3%	6.6%	4.5%
	Pacific Islander	0.1%	0.1%	0.1%	0.1%
	2 or More Races	12.3%	10.6%	11.7%	11.1%
	Other Races	17.5%	15.3%	20.9%	16.3%
	Hispanic Origin	30.8%	27.2%	36.1%	30.0%

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