

FULL DEMOGRAPHIC REPORT - POPSTATS

1990 - 2000 - 2010 Census, Q4 2020 Estimates & Q4 2025 Projections

MANAGED BY AN AFFILIATE OF



Latitude/Longitude: 42.9921, -78.8154

12-Apr-2021

104560-Tops Plaza

Amherst, NY

	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius		
POPULATION	2020 Estimated Population	10,530	111,767	306,177	682,144	
	2020 Daytime Population	20,131	172,535	374,880	863,676	
	2025 Population Forecast	10,255	108,727	297,381	664,458	
	2010 Census Population	10,495	113,080	310,102	685,393	
	2000 Census Population	10,013	109,204	315,913	707,293	
	1990 Census Population	10,681	111,874	327,372	736,835	
	Historical Annual Growth, 1990 to 2000	-0.64%	-0.24%	-0.36%	-0.41%	
	Historical Annual Growth, 2000 to 2010	0.47%	0.35%	-0.19%	-0.31%	
	Estimated Annual Growth, 2010 to 2020	0.03%	-0.11%	-0.12%	-0.04%	
	Projected Annual Growth, 2020 to 2025	-0.53%	-0.55%	-0.58%	-0.52%	
	HOUSEHOLDS	2020 Estimated Households	4,963	45,853	129,656	289,385
		2025 Households Forecast	4,828	44,517	125,792	281,469
2010 Census Households		4,966	46,445	131,382	291,238	
2000 Census Households		4,749	45,755	130,917	292,575	
1990 Census Households		4,644	44,922	130,712	296,056	
Historical Annual Growth, 1990 to 2000		0.22%	0.18%	0.02%	-0.12%	
Historical Annual Growth, 2000 to 2010		0.45%	0.15%	0.04%	-0.05%	
Estimated Annual Growth, 2010 to 2020		0.00%	-0.12%	-0.12%	-0.06%	
Projected Annual Growth, 2020 to 2025		-0.55%	-0.59%	-0.60%	-0.55%	
2020 % Households With Children		15%	21%	24%	24%	
2020 Persons per Household		2.05	2.25	2.27	2.29	
INCOME 2020		HH Income \$500,000 or more	0.39%	0.69%	0.63%	0.64%
	HH Income \$250,000 to \$499,999	0.45%	0.83%	0.75%	0.76%	
	HH Income \$200,000 to \$249,999	1.11%	1.97%	1.76%	1.79%	
	HH Income \$175,000 to \$199,999	2.03%	2.76%	3.21%	3.43%	
	HH Income \$150,000 to \$174,999	2.77%	3.82%	3.89%	3.98%	
	HH Income \$100,000 to \$149,999	14.67%	17.23%	14.84%	13.82%	
	HH Income \$75,000 to \$99,999	11.72%	14.02%	13.34%	12.22%	
	HH Income \$50,000 to \$74,999	22.38%	18.76%	18.06%	17.29%	
	HH Income \$35,000 to \$49,999	13.54%	11.79%	11.76%	12.26%	
	HH Income \$25,000 to \$34,999	9.54%	8.35%	9.34%	9.78%	
	HH Income \$15,000 to \$24,999	7.43%	9.01%	9.58%	10.51%	
	HH Income \$0 to \$14,999	13.94%	10.77%	12.85%	13.52%	
	Average Household Income	\$67,888	\$78,326	\$75,852	\$74,966	
	Median Household Income	\$54,926	\$62,638	\$58,175	\$55,088	
Per Capita Income	\$32,277	\$32,769	\$32,606	\$32,271		
2000 Average Household Income	\$46,461	\$54,325	\$50,611	\$47,802		
2000 Median Household Income	\$39,802	\$43,991	\$39,569	\$36,105		
WRKPLACE 2020	Workplace Establishments	744	2,968	7,554	18,314	
	Workplace Employees (Full Time Employees)	13,866	69,447	161,467	391,560	

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POPULATION BY AGE 2020	Count of Pop 0 to 4 years	648	5,800	17,260	38,356
	Count of Pop 5 to 14 years	926	9,418	29,222	66,185
	Count of Pop 14 to 22 years	1,300	17,264	36,996	75,067
	Count of Pop 22 to 30 years	912	11,631	31,956	72,331
	Count of Pop 30 to 45 years	2,383	20,873	57,978	126,607
	Count of Pop 45 to 60 years	1,583	17,420	52,540	123,674
	Count of Pop 60 to 75 years	1,753	19,758	55,411	124,576
	Count of Pop 75+ years	1,025	9,602	24,815	55,349
	Population 0 to 4 Years	6.15%	5.19%	5.64%	5.62%
	Population 5 to 13 Years	8.79%	8.43%	9.54%	9.70%
	Population 14 to 21 Years	12.34%	15.45%	12.08%	11.00%
	Population 22 to 29 Years	8.66%	10.41%	10.44%	10.60%
	Population 30 to 44 Years	22.63%	18.68%	18.94%	18.56%
	Population 45 to 59 Years	15.04%	15.59%	17.16%	18.13%
	Population 60 to 74 Years	16.65%	17.68%	18.10%	18.26%
	Population 74 Years Plus	9.73%	8.59%	8.10%	8.11%
Median Age	38.6	37.7	39.2	40.0	
GENDER 2020	Male Population	5,073	54,312	146,637	328,670
	Female Population	5,457	57,455	159,540	353,474
RACE 2020	2020 Estimated Population	10,530	111,767	306,177	682,144
	White	80.86%	82.40%	74.70%	74.09%
	Black or African American	5.52%	7.14%	16.61%	16.92%
	Asian or Pacific Islander	10.65%	6.94%	4.39%	3.92%
	Other Races	2.97%	3.51%	4.30%	5.07%
HISPANIC	2020 Hispanic Population	276	4,076	13,069	39,290
	2020 Hispanic Population %	2.62%	3.65%	4.27%	5.76%
	2025 Hispanic Population Forecast	305	4,180	13,380	39,336
	2025 Hispanic Population % Projected	2.98%	3.84%	4.50%	5.92%
	2000 Hispanic Population %	1.42%	1.68%	2.00%	3.67%
1990 Hispanic Population %	0.83%	0.99%	1.10%	2.42%	
EDUCATION (AGE 25+) 2020	Adult Population (25 Years or Older)	7,268	73,680	209,362	473,712
	Elementary	1.69%	1.74%	2.41%	3.06%
	Some High School	3.17%	3.05%	4.70%	5.98%
	High School Graduate	23.00%	20.75%	23.84%	26.75%
	Some College	19.55%	17.26%	18.32%	18.55%
	Associates Degree	11.49%	12.27%	11.20%	11.21%
	Bachelors Degree	21.09%	24.84%	21.96%	19.19%
	Graduate Degree	20.00%	20.09%	17.58%	15.25%
% College (4+)	41.09%	44.93%	39.54%	34.44%	
HOUSING 2020	Total Housing Units	5,165	48,204	139,055	317,740
	Owner Occupied Percent	62.40%	67.02%	59.58%	55.49%
	Renter Occupied Percent	33.69%	28.11%	33.66%	35.59%
	Vacant Housing Percent	3.91%	4.88%	6.76%	8.92%

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HOMES BUILT BY YEAR 2020				
Homes Built 2010 or later	0.26%	0.37%	0.17%	0.11%
Homes Built 2000 to 2009	1.91%	2.54%	2.18%	3.92%
Homes Built 1990 to 1999	5.30%	3.05%	3.21%	5.33%
Homes Built 1980 to 1989	9.17%	5.24%	5.03%	5.82%
Homes Built 1970 to 1979	10.51%	10.51%	8.66%	8.69%
Homes Built 1960 to 1979	16.66%	14.16%	11.45%	10.82%
Homes Built 1950 to 1959	43.71%	36.56%	24.69%	19.07%
Homes Built 1940 to 1949	7.83%	12.55%	13.59%	10.34%
Homes Built 1939 or earlier	4.65%	15.03%	31.03%	35.90%
HOME VALUE (OWNER OCCUPIED) 2020				
Property Value \$1,000,000 or more	0.28%	0.23%	0.41%	0.50%
Property Value \$750,000 to \$999,999	0.28%	0.54%	0.81%	1.18%
Property Value \$500,000 to \$749,999	0.27%	0.96%	1.58%	2.66%
Property Value \$400,000 to \$499,999	0.29%	2.16%	3.18%	4.17%
Property Value \$300,000 to \$399,999	0.95%	5.38%	7.52%	8.47%
Property Value \$200,000 to \$299,999	14.90%	24.65%	20.97%	18.79%
Property Value \$150,000 to \$199,999	34.95%	28.74%	21.96%	18.87%
Property Value \$100,000 to \$149,999	37.92%	28.92%	26.49%	24.23%
Property Value \$60,000 to \$99,999	7.90%	6.26%	11.77%	13.04%
Property Value \$40,000 to \$59,999	0.34%	0.49%	2.79%	3.58%
Property Value \$0 to \$39,999	1.92%	1.50%	2.36%	4.28%
Median Home Value	\$152,495	\$171,236	\$164,485	\$162,546
Median Rent per Month (Census 2000)	\$666	\$604	\$545	\$510
OCCUPATION (EMPLOYED CIVILIANS AGE 16+) 2020				
Employed Civilian Population 16+ by Occupation	5,063	54,411	149,195	329,761
Managerial/Executive	14.35%	16.42%	15.90%	15.02%
Professional Specialty	31.61%	30.36%	27.14%	25.13%
Healthcare Support	2.26%	2.56%	3.62%	3.78%
Sales	10.89%	10.17%	10.60%	10.19%
Office & Administrative Support	17.46%	13.92%	13.46%	13.50%
Protective Service	2.04%	1.96%	2.30%	2.44%
Food Preparation	4.00%	6.19%	5.89%	6.15%
Building Maintenance & Cleaning	1.43%	2.07%	3.10%	3.60%
Personal Care	1.44%	2.42%	2.60%	2.62%
Farming, Fishing, & Forestry	0.13%	0.03%	0.05%	0.11%
Construction	5.77%	5.27%	5.08%	5.70%
Production & Transportation	8.62%	8.63%	10.26%	11.78%
Percent White Collar	76.57%	73.43%	70.72%	67.61%
Percent Blue Collar	23.43%	26.57%	29.28%	32.39%
Median Employee Salary	43,964	45,797	45,334	45,344
Average Employee Salary	51,397	54,239	53,272	53,316
UNEMPLOYMENT				
2000 Census Unemployed (Age 16 and Up)	231	3,425	10,071	24,294
2020 Estimated Unemployed (Age 16 and Up)	172	2,210	8,214	20,696
2020 Estimated Unemployed Rate (Age 16 and Up)	3.07%	4.01%	5.20%	5.91%

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TRANSPORTATION TO WORK 2020	Drive to Work Alone	85.51%	81.15%	80.38%	79.38%
	Drive to Work Carpool	6.99%	7.27%	8.09%	8.12%
	Travel to Work by Public Transportation	0.56%	3.53%	4.38%	5.12%
	Drive to Work on Motorcycle	0.00%	0.10%	0.12%	0.10%
	Drive to Work on Bicycle	0.28%	0.66%	0.66%	0.55%
	Walk to Work	2.75%	3.63%	2.99%	3.42%
	Other Means	0.02%	0.82%	0.84%	0.73%
	Work at Home	3.89%	2.83%	2.48%	2.42%
TRAVEL TIME TO WORK 2020	Travel Time in Less than 5 minutes	2.36%	3.01%	3.09%	3.18%
	Travel to Work in 5 to 9 minutes	11.78%	12.63%	12.70%	11.88%
	Travel to Work in 10 to 14 minutes	20.10%	19.06%	18.14%	17.49%
	Travel to Work in 15 to 19 minutes	23.09%	21.83%	20.92%	19.95%
	Travel to Work in 20 to 29 minutes	28.96%	27.05%	26.99%	27.30%
	Travel to Work in 30 to 44 minutes	10.05%	12.30%	13.59%	14.82%
	Travel to Work in 45 to 59 minutes	1.33%	1.57%	2.00%	2.39%
	Travel to Work in 60 minutes or more	2.34%	2.55%	2.57%	2.99%
Average Travel Time to Work	19.4	18.5	19.1	19.8	
SPENDING PATTERNS 2020	Grocery Store Market Basket Weekly Per Capita Spending	\$61.91	\$62.39	\$62.43	\$62.49
	Apparel and Related Services	\$12.65	\$13.07	\$13.00	\$12.93
	Transportation	\$82.43	\$85.37	\$85.00	\$84.80
	Healthcare	\$50.17	\$51.33	\$50.95	\$50.88
	Entertainment	\$20.43	\$21.21	\$21.14	\$21.10
LIFESTYLE SEGMENTATION 2020	Category A - Crème de la Crème	147	16,217	38,124	62,451
	Category B - Urban Cliff Climbers	0	1,750	2,903	6,182
	Category C - Urban Cliff Dwellers	3,695	15,781	29,985	39,988
	Category D - Seasoned Urban Dwellers	602	19,145	28,395	56,277
	Category E - Thriving Alone	0	1,207	13,207	34,936
	Category F - Going it Alone	2,425	27,804	81,300	164,834
	Category G - Struggling Alone	969	3,878	21,819	79,613
	Category H - Single in the Suburbs	451	4,748	9,017	10,732
	Category I - Married in the Suburbs	0	1,308	6,761	35,298
	Category J - Retired in the Suburbs	0	333	7,710	38,759
	Category K - Living with Nature	0	0	0	1,605
	Category L - Working with Nature	0	5	1,158	12,039
	Category M - Harlem Gateway	0	632	36,624	84,773
	Category N - Espaniola	0	0	0	4,848
	Category O - Specialties	1,879	10,142	17,154	29,767

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