Community Profile

Shoppes At South Hills
1895 South Rd, Poughkeepsie, New York, 12601
Rings: 1, 3, 5 mile radii

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Population Summary	1 mile	3 miles	5 miles
2010 Total Population	4,454	29,748	70,365
2020 Total Population	4,471	30,709	71,511
2020 Group Quarters	41	219	2,201
2026 Total Population	4,461	30,092	70,484
2026 Group Quarters	46	233	2,392
2031 Total Population	4,469	29,892	70,099
2026-2031 Annual Rate	0.04%	-0.13%	-0.11%
2026 Total Daytime Population	5,798	28,537	58,513
Workers	3,775	14,132	25,153
Residents	2,023	14,405	33,360

Household Summary			
2010 Total Households	1,769	10,868	26,139
2010 Average Household Size	2.49	2.71	2.59
2020 Total Households	1,781	11,437	27,210
2020 Average Household Size	2.49	2.67	2.55
2026 Total Households	1,865	11,794	28,069
2026 Average Household Size	2.37	2.53	2.43
2031 Total Households	1,904	11,951	28,461
2031 Average Household Size	2.32	2.48	2.38
2026-2031 Annual Rate	0.41%	0.26%	0.28%
2026 Families	1,265	8,044	18,613
2026 Average Family Size	2.98	3.09	2.99
2031 Families	1,287	8,109	18,776
2031 Average Family Size	2.93	3.04	2.95
2026-2031 Growth Rate	0.35%	0.16%	0.17%

Median Household Income			
2026	$114,323	$108,375	$110,071
2031	$129,110	$119,968	$121,916

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Per Capita Income	1 mile	3 miles	5 miles
2026	$57,720	$56,473	$59,801
2031	$64,627	$63,805	$67,100

2026 Households by Income			
Household Income Base	1,866	11,795	28,067
<$10,000	2.1%	2.1%	2.4%
$10,000-14,999	0.9%	1.4%	1.5%
$15,000-19,999	2.3%	1.1%	1.2%
$20,000-24,999	3.0%	1.6%	1.6%
$25,000-29,999	0.7%	1.5%	1.6%
$30,000-34,999	4.1%	3.7%	3.3%
$35,000-39,999	7.0%	4.4%	3.0%
$40,000-44,999	2.7%	3.6%	3.1%
$45,000-49,999	0.5%	1.5%	1.7%
$50,000-59,999	6.0%	4.9%	4.2%
$60,000-74,999	7.9%	9.3%	10.0%
$75000-99999	7.7%	10.4%	11.1%
$100,000-124,999	8.3%	11.6%	11.7%
$125,000-149,999	10.7%	9.6%	9.0%
$150000-199999	15.8%	12.2%	12.9%
$200,000-249,999	8.0%	7.8%	8.1%
$250,000-299,999	4.8%	4.8%	4.9%
$300,000-399,999	3.9%	3.9%	3.9%
$400,000-499,999	1.2%	1.5%	1.6%
$500,000+	2.5%	3.1%	3.2%
Average Household Income	$138,588	$142,087	$150,020

2026 Affordability, Mortgage and Wealth			
Housing Affordability Index	106	93	93
Percent of Income for Mortgage	19.5%	22.3%	22.4%
Wealth Index	128	129	139

Median Home Value			
2026	$378,552	$410,033	$418,712
2031	$408,675	$462,818	$472,598

2026 Home Value	1 mile	3 miles	5 miles
Total Owner Occupied Housing Units	1,441	8,459	20,565
<$50,000	3.4%	1.1%	1.5%
$50,000 - $99,999	4.8%	1.5%	1.6%
$100,000 - $149,999	2.6%	1.4%	2.1%
$150,000 - $199,999	7.2%	2.5%	2.3%
$200,000 - $249,999	6.6%	4.8%	4.4%
$250,000 - $299,999	5.6%	6.8%	6.6%
$300,000 - $399,999	25.4%	29.5%	26.7%
$400,000 - $499,999	37.3%	24.8%	25.0%
$500,000 - $749,999	4.7%	21.3%	22.1%
$750,000 - $999,999	0.4%	2.5%	4.3%
$1,000,000 - $1,499,999	0.1%	1.2%	1.6%
$1,500,000 - $1,999,999	0.0%	0.7%	0.6%
$2,000,000 +	2.1%	2.0%	1.1%
Average Home Value	$387,788	$477,898	$473,503

Housing Unit Summary			
2010 Total Housing Units	1,819	11,500	27,582
Owner Occupied Housing Units	78.4%	75.4%	75.6%
Renter Occupied Housing Units	21.6%	24.6%	24.4%
Vacant Housing Units	2.8%	5.5%	5.2%
2020 Housing Units	1,836	12,030	28,675
Owner Occupied Housing Units	77.2%	71.5%	73.1%
Renter Occupied Housing Units	22.9%	28.5%	26.9%
Vacant Housing Units	4.0%	4.6%	5.1%
2026 Housing Units	1,921	12,372	29,548
Owner Occupied Housing Units	77.3%	71.7%	73.3%
Renter Occupied Housing Units	22.7%	28.3%	26.7%
Vacant Housing Units	2.9%	4.7%	5.0%
2031 Total Housing Units	1,966	12,566	30,021
Owner Occupied Housing Units	77.9%	72.3%	73.8%
Renter Occupied Housing Units	22.1%	27.7%	26.2%
Vacant Housing Units	3.1%	4.9%	5.2%

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Population by Sex	1 mile	3 miles	5 miles
Males	2,175	14,914	34,583
Females	2,286	15,178	35,901

Median Age			
2010	43.9	41.4	40.9
2020	44.9	42.7	42.8
2026	45.6	43.1	43.0
2031	46.4	44.0	43.8

2026 Population by Age			
Total	4,463	30,093	70,484
0 - 4	5.4%	4.9%	4.5%
5 - 9	5.2%	5.5%	5.0%
10 - 14	5.5%	5.8%	5.4%
15 - 24	10.1%	10.8%	12.9%
25 - 34	10.8%	12.6%	12.4%
35 - 44	12.3%	12.9%	12.2%
45 - 54	13.1%	12.6%	11.9%
55 - 64	14.2%	14.0%	13.8%
65 - 74	12.0%	11.7%	12.0%
75 - 84	8.3%	6.9%	7.2%
85 +	2.6%	2.5%	2.5%
18 +	80.8%	80.3%	81.7%

2026 Population 15+ by Marital Status			
Total	3,743	25,217	59,991
Never Married	21.0%	32.0%	33.5%
Married	57.6%	51.7%	51.1%
Widowed	7.0%	6.2%	6.0%
Divorced	14.3%	10.1%	9.4%

2026 Pop 25+ by Educational Attainment	1 mile	3 miles	5 miles
Total	3,296	21,950	50,863
Less than 9th Grade	0.9%	2.5%	1.9%
9th - 12th Grade, No Diploma	1.5%	3.0%	3.1%
High School Graduate	24.2%	20.0%	18.9%
GED/Alternative Credential	4.8%	4.1%	3.8%
Some College, No Degree	14.0%	14.7%	15.2%
Associate Degree	9.9%	11.0%	11.2%
Bachelor's Degree	28.4%	23.6%	24.3%
Graduate/Professional Degree	16.4%	21.0%	21.6%

2020 Population by Race/Ethnicity			
Total	4,471	30,709	71,511
White Alone	71.1%	68.8%	70.5%
Black Alone	7.0%	8.0%	8.3%
American Indian Alone	0.6%	0.4%	0.4%
Asian Alone	3.3%	5.3%	5.0%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	9.0%	7.6%	6.6%
Two or More Races	9.0%	7.6%	6.6%
Hispanic Origin	19.7%	17.6%	15.3%
Diversity Index	63.9	64.6	61.5

2026 Population by Race/Ethnicity			
Total	4,462	30,092	70,484
White Alone	68.2%	66.5%	68.3%
Black Alone	7.3%	8.4%	8.8%
American Indian Alone	0.7%	0.5%	0.5%
Asian Alone	3.4%	5.3%	5.0%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	10.4%	8.5%	7.4%
Two or More Races	10.0%	10.8%	10.0%
Hispanic Origin	22.6%	19.8%	17.2%
Diversity Index	68.0	67.9	64.8

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Employed Pop 16+ by Occupation	1 mile	3 miles	5 miles
Total	2,558	16,654	39,007
White Collar	68.7%	66.8%	66.8%
Management/Business/Financial	27.6%	18.4%	18.1%
Professional	19.3%	27.1%	29.2%
Sales	10.2%	10.6%	8.5%
Administrative Support	11.6%	10.6%	11.0%
Services	16.7%	19.4%	17.8%

2026 Employed Pop 16+ by Occupation			
Total	2,558	16,654	39,007
Blue Collar	14.7%	13.8%	15.4%
Farming/Forestry/Fishing	0.0%	0.0%	0.0%
Construction/Extraction	5.9%	5.2%	5.4%
Installation/Maintenance/Repair	3.2%	2.8%	3.0%
Production	1.3%	1.6%	2.2%
Transportation/Material Moving	4.3%	4.3%	4.8%
White Collar	68.7%	66.8%	66.8%
Management/Business/Financial	27.6%	18.4%	18.1%
Professional	19.3%	27.1%	29.2%
Sales	10.2%	10.6%	8.5%
Administrative Support	11.6%	10.6%	11.0%
Services	16.7%	19.4%	17.8%

2026 Civilian Population 16+ in Labor Force			
Civilian Population 16+	2,558	16,654	39,007
Population 16+ Employed	96.7%	95.8%	96.7%
Population 16+ Unemployment rate	3.3%	4.2%	3.3%
Population 16-24 Employed	10.2%	11.1%	13.1%
Population 16-24 Unemployment rate	7.1%	7.5%	5.5%
Population 25-54 Employed	55.0%	57.1%	56.1%
Population 25-54 Unemployment rate	3.6%	4.3%	3.2%
Population 55-64 Employed	19%	18%	18%
Population 55-64 Unemployment rate	2.4%	3.4%	2.8%
Population 65+ Employed	12%	9%	10%
Population 65+ Unemployment rate	0.3%	1.1%	1.4%

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Employed Population 16+ by Industry	1 mile	3 miles	5 miles
Total	2,474	15,955	37,724
Agriculture/Mining	0.0%	0.2%	0.4%
Construction	7.7%	6.8%	7.0%
Manufacturing	3.1%	6.6%	6.8%
Wholesale Trade	1.8%	1.4%	1.7%
Retail Trade	27.4%	14.8%	11.6%
Transportation/Utilities	4.4%	4.4%	4.9%
Information	4%	2%	3%
Finance/Insurance/Real Estate	4.2%	6.0%	5.4%
Services	42.5%	53.8%	54.5%
Public Administration	4.5%	4.1%	4.8%

2026 Consumer Spending			
Apparel & Services: Total $	$5,250,458	$34,094,402	$85,325,355
Average Spent	$2,815.26	$2,890.83	$3,039.84
Spending Potential Index	110	113	119
Education: Total $	$4,367,124	$29,225,417	$73,859,277
Average Spent	$2,341.62	$2,477.99	$2,631.35
Spending Potential Index	117	124	131
Entertainment/Recreation: Total $	$9,089,032	$58,732,949	$148,415,734
Average Spent	$4,873.48	$4,979.90	$5,287.53
Spending Potential Index	113	116	123
Food at Home: Total $	$16,139,261	$104,400,822	$261,776,482
Average Spent	$8,653.76	$8,852.03	$9,326.18
Spending Potential Index	110	112	118
Food Away from Home: Total $	$9,176,147	$59,363,635	$148,856,637
Average Spent	$4,920.19	$5,033.38	$5,303.24
Spending Potential Index	110	113	119
Health Care: Total $	$16,638,523	$106,329,366	$269,860,674
Average Spent	$8,921.46	$9,015.55	$9,614.19
Spending Potential Index	111	112	120
HH Furnishings & Equipment: Total $	$6,035,003	$38,600,910	$97,355,992
Average Spent	$3,235.93	$3,272.93	$3,468.45
Spending Potential Index	114	115	122
Personal Care Products & Services: Total $	$2,412,048	$15,519,542	$39,020,107
Average Spent	$1,293.32	$1,315.88	$1,390.15
Spending Potential Index	113	115	122

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Consumer Spending	1 mile	3 miles	5 miles
Shelter: Total $	$58,078,618	$378,350,841	$941,911,575
Average Spent	$31,141.35	$32,079.94	$33,557.01
Spending Potential Index	113	116	122
Support Payments/Gifts in Kind: Total $	$6,648,623	$41,968,769	$106,902,749
Average Spent	$3,564.95	$3,558.48	$3,808.57
Spending Potential Index	117	117	125
Travel: Total $	$8,003,432	$52,143,659	$130,979,121
Average Spent	$4,291.38	$4,421.20	$4,666.33
Spending Potential Index	117	121	128
Vehicle Maintenance & Repairs: Total $	$2,588,378	$16,482,609	$41,584,483
Average Spent	$1,387.87	$1,397.54	$1,481.51
Spending Potential Index	112	113	120

Top Tapestry Segment

1 mile	3 miles	5 miles
Dreambelt (K5):	**Savvy Suburbanites (L1)**:	**Savvy Suburbanites (L1)**:
This segment is characterized by middle-aged Western suburbanites with high rent and home prices.	This segment is characterized by affluent New England and Mid-Atlantic suburbanites in major metropolises.	This segment is characterized by affluent New England and Mid-Atlantic suburbanites in major metropolises.
Learn more about this segment...	Learn more about this segment...	Learn more about this segment...

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.