



# Community Profile

Rings: 1, 3, 5 mile radii

7864-80 Transit Rd, Buffalo, NY 14221, USA

Latitude: 42.9843  
Longitude: -78.69836

	1 mile	3 mile	5 mile
<b>Population Summary</b>			
2000 Total Population	7,890	49,303	137,030
2010 Total Population	8,613	52,442	143,225
2021 Total Population	8,752	54,008	147,381
2021 Group Quarters	27	854	7,699
2026 Total Population	8,724	54,182	147,827
2021-2026 Annual Rate	-0.06%	0.06%	0.06%
2021 Total Daytime Population	10,864	68,169	166,150
Workers	6,452	41,117	92,851
Residents	4,412	27,052	73,299
<b>Household Summary</b>			
2000 Households	3,170	18,753	51,934
2000 Average Household Size	2.47	2.56	2.50
2010 Households	3,573	21,264	56,581
2010 Average Household Size	2.40	2.42	2.39
2021 Households	3,677	22,426	59,630
2021 Average Household Size	2.37	2.37	2.34
2026 Households	3,687	22,672	60,245
2026 Average Household Size	2.36	2.35	2.33
2021-2026 Annual Rate	0.05%	0.22%	0.21%
2010 Families	2,347	14,300	37,157
2010 Average Family Size	3.05	3.03	2.99
2021 Families	2,379	14,805	38,535
2021 Average Family Size	3.03	2.99	2.96
2026 Families	2,377	14,902	38,777
2026 Average Family Size	3.02	2.97	2.95
2021-2026 Annual Rate	-0.02%	0.13%	0.13%
<b>Housing Unit Summary</b>			
2000 Housing Units	3,357	19,567	53,735
Owner Occupied Housing Units	67.7%	79.0%	78.4%
Renter Occupied Housing Units	26.7%	16.8%	18.2%
Vacant Housing Units	5.6%	4.2%	3.4%
2010 Housing Units	3,762	22,327	59,058
Owner Occupied Housing Units	70.1%	75.0%	75.8%
Renter Occupied Housing Units	24.9%	20.2%	20.0%
Vacant Housing Units	5.0%	4.8%	4.2%
2021 Housing Units	3,868	23,441	62,046
Owner Occupied Housing Units	70.7%	74.8%	75.6%
Renter Occupied Housing Units	24.4%	20.8%	20.5%
Vacant Housing Units	4.9%	4.3%	3.9%
2026 Housing Units	3,897	23,781	62,873
Owner Occupied Housing Units	71.9%	75.3%	76.1%
Renter Occupied Housing Units	22.8%	20.0%	19.7%
Vacant Housing Units	5.4%	4.7%	4.2%
<b>Median Household Income</b>			
2021	\$91,646	\$98,064	\$82,820
2026	\$102,316	\$106,880	\$91,528
<b>Median Home Value</b>			
2021	\$248,358	\$278,440	\$226,689
2026	\$269,217	\$306,421	\$245,326
<b>Per Capita Income</b>			
2021	\$51,648	\$54,196	\$44,977
2026	\$58,472	\$61,190	\$50,937
<b>Median Age</b>			
2010	43.9	45.8	42.9
2021	47.2	49.1	45.4
2026	48.1	49.9	45.9

**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.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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<b>2021 Households by Income</b>			
Household Income Base	3,677	22,426	59,628
<\$15,000	6.1%	5.3%	5.8%
\$15,000 - \$24,999	5.6%	5.0%	6.3%
\$25,000 - \$34,999	5.7%	6.2%	7.0%
\$35,000 - \$49,999	7.7%	7.0%	8.7%
\$50,000 - \$74,999	15.1%	14.5%	17.1%
\$75,000 - \$99,999	13.6%	12.7%	13.6%
\$100,000 - \$149,999	19.0%	19.4%	19.0%
\$150,000 - \$199,999	14.3%	13.6%	11.1%
\$200,000+	13.1%	16.2%	11.4%
Average Household Income	\$122,479	\$130,940	\$111,173
<b>2026 Households by Income</b>			
Household Income Base	3,687	22,672	60,243
<\$15,000	5.3%	4.6%	5.1%
\$15,000 - \$24,999	4.5%	4.2%	5.4%
\$25,000 - \$34,999	4.7%	5.3%	6.1%
\$35,000 - \$49,999	6.3%	5.8%	7.5%
\$50,000 - \$74,999	14.0%	13.5%	16.1%
\$75,000 - \$99,999	13.7%	12.6%	13.7%
\$100,000 - \$149,999	20.2%	20.1%	20.0%
\$150,000 - \$199,999	16.3%	15.4%	12.8%
\$200,000+	15.0%	18.5%	13.4%
Average Household Income	\$137,724	\$146,683	\$125,067
<b>2021 Owner Occupied Housing Units by Value</b>			
Total	2,733	17,538	46,935
<\$50,000	1.1%	0.9%	2.0%
\$50,000 - \$99,999	1.4%	1.0%	5.8%
\$100,000 - \$149,999	5.5%	6.1%	17.0%
\$150,000 - \$199,999	22.6%	14.3%	16.9%
\$200,000 - \$249,999	20.1%	18.9%	15.6%
\$250,000 - \$299,999	10.9%	15.5%	11.5%
\$300,000 - \$399,999	13.7%	16.1%	12.4%
\$400,000 - \$499,999	11.7%	11.9%	6.8%
\$500,000 - \$749,999	9.4%	10.1%	8.0%
\$750,000 - \$999,999	1.3%	2.7%	1.9%
\$1,000,000 - \$1,499,999	2.2%	1.6%	1.1%
\$1,500,000 - \$1,999,999	0.0%	0.4%	0.5%
\$2,000,000 +	0.0%	0.6%	0.4%
Average Home Value	\$321,440	\$355,669	\$295,521
<b>2026 Owner Occupied Housing Units by Value</b>			
Total	2,800	17,917	47,848
<\$50,000	0.9%	0.6%	1.7%
\$50,000 - \$99,999	1.1%	0.8%	5.0%
\$100,000 - \$149,999	4.8%	5.0%	15.4%
\$150,000 - \$199,999	20.6%	12.2%	15.0%
\$200,000 - \$249,999	18.7%	16.8%	14.2%
\$250,000 - \$299,999	10.0%	13.7%	10.5%
\$300,000 - \$399,999	12.4%	14.9%	12.4%
\$400,000 - \$499,999	13.0%	13.3%	7.8%
\$500,000 - \$749,999	13.1%	14.2%	11.3%
\$750,000 - \$999,999	1.9%	4.1%	3.1%
\$1,000,000 - \$1,499,999	3.4%	2.7%	2.0%
\$1,500,000 - \$1,999,999	0.0%	0.6%	0.7%
\$2,000,000 +	0.0%	1.2%	0.8%
Average Home Value	\$355,718	\$410,292	\$343,150

**Data Note:** 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.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

September 27, 2021



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<b>2010 Population by Age</b>			
Total	8,612	52,441	143,225
0 - 4	4.8%	4.6%	4.6%
5 - 9	6.4%	6.4%	5.9%
10 - 14	7.2%	7.2%	6.4%
15 - 24	11.4%	11.0%	15.1%
25 - 34	8.5%	7.5%	8.9%
35 - 44	13.4%	12.3%	12.0%
45 - 54	16.3%	16.1%	15.3%
55 - 64	13.1%	14.2%	13.2%
65 - 74	8.6%	9.1%	8.2%
75 - 84	6.5%	7.4%	6.7%
85 +	3.9%	4.5%	3.7%
18 +	76.9%	77.3%	78.9%
<b>2021 Population by Age</b>			
Total	8,752	54,008	147,382
0 - 4	4.2%	4.1%	4.2%
5 - 9	4.8%	5.0%	4.8%
10 - 14	6.0%	6.0%	5.7%
15 - 24	11.3%	10.8%	14.1%
25 - 34	10.6%	9.2%	10.3%
35 - 44	10.3%	10.0%	10.5%
45 - 54	13.9%	13.1%	12.4%
55 - 64	15.4%	15.3%	14.4%
65 - 74	12.2%	13.2%	12.1%
75 - 84	7.4%	8.0%	7.2%
85 +	4.1%	5.3%	4.3%
18 +	80.9%	80.7%	81.7%
<b>2026 Population by Age</b>			
Total	8,723	54,181	147,829
0 - 4	4.3%	4.1%	4.2%
5 - 9	4.8%	5.0%	4.8%
10 - 14	5.4%	5.6%	5.3%
15 - 24	9.5%	9.4%	13.2%
25 - 34	10.4%	9.1%	9.7%
35 - 44	12.0%	11.5%	11.9%
45 - 54	12.3%	11.6%	11.2%
55 - 64	15.0%	14.4%	13.5%
65 - 74	12.9%	13.7%	12.9%
75 - 84	9.3%	10.1%	9.0%
85 +	4.2%	5.5%	4.5%
18 +	82.1%	81.7%	82.4%
<b>2010 Population by Sex</b>			
Males	4,110	24,771	67,827
Females	4,503	27,671	75,398
<b>2021 Population by Sex</b>			
Males	4,208	25,641	70,102
Females	4,544	28,367	77,279
<b>2026 Population by Sex</b>			
Males	4,194	25,761	70,502
Females	4,530	28,422	77,325

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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<b>2010 Population by Race/Ethnicity</b>			
Total	8,612	52,443	143,226
White Alone	84.7%	88.8%	89.6%
Black Alone	3.8%	2.7%	3.1%
American Indian Alone	0.1%	0.1%	0.2%
Asian Alone	9.4%	6.7%	5.4%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.5%	0.3%	0.4%
Two or More Races	1.6%	1.4%	1.4%
Hispanic Origin	2.0%	1.8%	1.9%
Diversity Index	30.1	23.4	22.3
<b>2021 Population by Race/Ethnicity</b>			
Total	8,753	54,008	147,381
White Alone	78.0%	83.4%	85.1%
Black Alone	4.1%	3.0%	3.4%
American Indian Alone	0.1%	0.2%	0.2%
Asian Alone	14.7%	10.9%	8.7%
Pacific Islander Alone	0.0%	0.1%	0.0%
Some Other Race Alone	0.7%	0.4%	0.5%
Two or More Races	2.2%	2.0%	2.0%
Hispanic Origin	2.9%	2.6%	2.7%
Diversity Index	40.3	32.7	30.6
<b>2026 Population by Race/Ethnicity</b>			
Total	8,724	54,181	147,826
White Alone	74.2%	80.2%	82.6%
Black Alone	4.2%	3.1%	3.5%
American Indian Alone	0.1%	0.2%	0.2%
Asian Alone	18.1%	13.6%	10.7%
Pacific Islander Alone	0.0%	0.1%	0.0%
Some Other Race Alone	0.8%	0.5%	0.6%
Two or More Races	2.5%	2.3%	2.4%
Hispanic Origin	3.4%	3.0%	3.2%
Diversity Index	45.2	37.5	34.8
<b>2010 Population by Relationship and Household Type</b>			
Total	8,613	52,442	143,225
In Households	99.7%	98.3%	94.4%
In Family Households	83.7%	83.2%	78.5%
Householder	27.4%	27.2%	25.9%
Spouse	23.4%	23.5%	21.4%
Child	30.3%	30.1%	28.6%
Other relative	2.0%	1.8%	1.8%
Nonrelative	0.6%	0.6%	0.9%
In Nonfamily Households	16.0%	15.1%	15.9%
In Group Quarters	0.3%	1.7%	5.6%
Institutionalized Population	0.1%	1.3%	1.1%
Noninstitutionalized Population	0.2%	0.3%	4.5%

**Data Note:** 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.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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<b>2021 Population 25+ by Educational Attainment</b>			
Total	6,455	39,985	105,017
Less than 9th Grade	1.3%	1.1%	1.2%
9th - 12th Grade, No Diploma	2.0%	1.6%	1.9%
High School Graduate	14.1%	13.9%	17.3%
GED/Alternative Credential	1.1%	1.3%	1.8%
Some College, No Degree	12.5%	12.1%	14.5%
Associate Degree	9.6%	9.3%	10.4%
Bachelor's Degree	29.6%	29.8%	26.7%
Graduate/Professional Degree	30.0%	30.8%	26.2%
<b>2021 Population 15+ by Marital Status</b>			
Total	7,439	45,838	125,823
Never Married	24.1%	23.0%	30.5%
Married	61.7%	59.8%	53.4%
Widowed	7.1%	9.1%	7.5%
Divorced	7.1%	8.0%	8.6%
<b>2021 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	4,548	28,100	78,205
Population 16+ Employed	96.3%	96.6%	95.4%
Population 16+ Unemployment rate	3.7%	3.4%	4.6%
Population 16-24 Employed	12.1%	10.7%	12.6%
Population 16-24 Unemployment rate	3.8%	6.3%	8.2%
Population 25-54 Employed	58.4%	55.7%	56.4%
Population 25-54 Unemployment rate	2.7%	2.2%	3.8%
Population 55-64 Employed	19.6%	21.6%	20.4%
Population 55-64 Unemployment rate	8.0%	4.9%	4.6%
Population 65+ Employed	9.8%	12.0%	10.6%
Population 65+ Unemployment rate	0.5%	3.5%	4.3%
<b>2021 Employed Population 16+ by Industry</b>			
Total	4,379	27,139	74,596
Agriculture/Mining	0.0%	0.2%	0.2%
Construction	3.9%	3.3%	4.0%
Manufacturing	9.3%	7.8%	8.3%
Wholesale Trade	2.7%	2.9%	3.1%
Retail Trade	7.4%	7.3%	8.9%
Transportation/Utilities	3.6%	3.6%	4.1%
Information	4.7%	1.7%	1.6%
Finance/Insurance/Real Estate	10.3%	12.6%	11.4%
Services	53.7%	57.0%	54.1%
Public Administration	4.5%	3.5%	4.3%
<b>2021 Employed Population 16+ by Occupation</b>			
Total	4,378	27,140	74,597
White Collar	76.6%	80.4%	76.2%
Management/Business/Financial	21.7%	25.2%	23.5%
Professional	37.1%	37.1%	33.1%
Sales	9.9%	9.4%	9.3%
Administrative Support	7.8%	8.7%	10.3%
Services	11.3%	10.8%	12.0%
Blue Collar	12.1%	8.7%	11.8%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	2.8%	1.9%	2.6%
Installation/Maintenance/Repair	3.9%	2.1%	1.8%
Production	1.7%	1.7%	2.8%
Transportation/Material Moving	3.7%	2.9%	4.4%

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<b>2010 Households by Type</b>			
Total	3,573	21,264	56,582
Households with 1 Person	30.5%	29.0%	29.2%
Households with 2+ People	69.5%	71.0%	70.8%
Family Households	65.7%	67.2%	65.7%
Husband-wife Families	56.0%	58.2%	54.4%
With Related Children	24.7%	24.7%	22.8%
Other Family (No Spouse Present)	9.7%	9.0%	11.3%
Other Family with Male Householder	2.5%	2.3%	2.9%
With Related Children	1.3%	1.1%	1.4%
Other Family with Female Householder	7.1%	6.7%	8.3%
With Related Children	4.1%	3.6%	4.4%
Nonfamily Households	3.8%	3.8%	5.1%
All Households with Children	30.2%	29.6%	28.9%
Multigenerational Households	1.9%	1.9%	1.8%
Unmarried Partner Households	3.3%	3.2%	4.4%
Male-female	2.9%	2.7%	3.8%
Same-sex	0.4%	0.4%	0.5%
<b>2010 Households by Size</b>			
Total	3,573	21,263	56,582
1 Person Household	30.5%	29.0%	29.2%
2 Person Household	32.0%	33.8%	34.3%
3 Person Household	15.9%	14.3%	14.8%
4 Person Household	14.2%	14.3%	13.9%
5 Person Household	5.3%	6.0%	5.5%
6 Person Household	1.5%	1.9%	1.7%
7 + Person Household	0.6%	0.7%	0.6%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	3,573	21,264	56,581
Owner Occupied	73.8%	78.8%	79.1%
Owned with a Mortgage/Loan	51.4%	52.7%	52.6%
Owned Free and Clear	22.4%	26.1%	26.5%
Renter Occupied	26.2%	21.2%	20.9%
<b>2021 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	158	151	151
Percent of Income for Mortgage	11.4%	11.9%	11.5%
Wealth Index	164	191	149
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	3,762	22,327	59,058
Housing Units Inside Urbanized Area	100.0%	99.4%	97.7%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.6%	2.3%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	8,613	52,442	143,225
Population Inside Urbanized Area	100.0%	99.4%	97.7%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.6%	2.3%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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<b>Top 3 Tapestry Segments</b>			
1.	Comfortable Empty Nesters (5A)	In Style (5B)	Savvy Suburbanites (1D)
2.	Golden Years (9B)	Exurbanites (1E)	In Style (5B)
3.	In Style (5B)	Comfortable Empty Nesters (5A)	Exurbanites (1E)
<b>2021 Consumer Spending</b>			
Apparel & Services: Total \$	\$10,008,292	\$64,830,608	\$148,328,298
Average Spent	\$2,721.86	\$2,890.87	\$2,487.48
Spending Potential Index	128	136	117
Education: Total \$	\$8,974,802	\$58,086,455	\$128,251,782
Average Spent	\$2,440.79	\$2,590.14	\$2,150.79
Spending Potential Index	141	150	125
Entertainment/Recreation: Total \$	\$15,531,873	\$101,194,808	\$231,003,509
Average Spent	\$4,224.06	\$4,512.39	\$3,873.95
Spending Potential Index	131	140	120
Food at Home: Total \$	\$25,300,879	\$164,654,112	\$377,524,771
Average Spent	\$6,880.85	\$7,342.11	\$6,331.12
Spending Potential Index	126	135	116
Food Away from Home: Total \$	\$17,582,364	\$114,696,223	\$261,823,450
Average Spent	\$4,781.71	\$5,114.43	\$4,390.80
Spending Potential Index	126	135	116
Health Care: Total \$	\$30,314,217	\$198,059,534	\$452,277,365
Average Spent	\$8,244.28	\$8,831.69	\$7,584.73
Spending Potential Index	132	142	122
HH Furnishings & Equipment: Total \$	\$11,021,203	\$71,911,572	\$162,823,496
Average Spent	\$2,997.34	\$3,206.62	\$2,730.56
Spending Potential Index	133	142	121
Personal Care Products & Services: Total \$	\$4,359,105	\$28,495,084	\$64,544,644
Average Spent	\$1,185.51	\$1,270.63	\$1,082.42
Spending Potential Index	132	142	121
Shelter: Total \$	\$96,724,537	\$633,037,903	\$1,425,735,634
Average Spent	\$26,305.29	\$28,227.86	\$23,909.70
Spending Potential Index	131	140	119
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$11,876,232	\$79,090,287	\$176,236,290
Average Spent	\$3,229.87	\$3,526.72	\$2,955.50
Spending Potential Index	135	148	124
Travel: Total \$	\$12,851,155	\$84,378,836	\$187,513,922
Average Spent	\$3,495.01	\$3,762.55	\$3,144.62
Spending Potential Index	138	149	124
Vehicle Maintenance & Repairs: Total \$	\$5,132,446	\$33,601,262	\$77,640,732
Average Spent	\$1,395.82	\$1,498.32	\$1,302.04
Spending Potential Index	126	135	117

**Data Note:** 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:** Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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