



Community Profile

Rings: 1, 3, 5 mile radii

5493 Sheridan Dr, Amherst, NY 14221, USA

Latitude: 42.9778

Longitude: -78.73262

	1 mile	3 mile	5 mile
Population Summary			
2000 Total Population	9,075	69,545	202,928
2010 Total Population	8,926	71,504	205,107
2021 Total Population	8,953	71,806	207,729
2021 Group Quarters	211	2,222	9,965
2026 Total Population	8,905	71,619	207,420
2021-2026 Annual Rate	-0.11%	-0.05%	-0.03%
2021 Total Daytime Population	11,762	87,914	227,135
Workers	7,350	52,347	121,992
Residents	4,412	35,567	105,143
Household Summary			
2000 Households	3,783	27,507	79,300
2000 Average Household Size	2.30	2.43	2.44
2010 Households	4,113	29,615	82,733
2010 Average Household Size	2.12	2.34	2.35
2021 Households	4,241	30,520	85,771
2021 Average Household Size	2.06	2.28	2.31
2026 Households	4,253	30,691	86,271
2026 Average Household Size	2.04	2.26	2.29
2021-2026 Annual Rate	0.06%	0.11%	0.12%
2010 Families	2,482	18,708	51,628
2010 Average Family Size	2.81	2.98	2.97
2021 Families	2,496	18,858	52,307
2021 Average Family Size	2.77	2.94	2.94
2026 Families	2,491	18,855	52,316
2026 Average Family Size	2.76	2.92	2.93
2021-2026 Annual Rate	-0.04%	0.00%	0.00%
Housing Unit Summary			
2000 Housing Units	3,925	28,589	83,080
Owner Occupied Housing Units	76.6%	76.6%	71.5%
Renter Occupied Housing Units	19.8%	19.6%	24.0%
Vacant Housing Units	3.6%	3.8%	4.5%
2010 Housing Units	4,315	31,012	87,538
Owner Occupied Housing Units	68.4%	73.4%	68.9%
Renter Occupied Housing Units	26.9%	22.1%	25.6%
Vacant Housing Units	4.7%	4.5%	5.5%
2021 Housing Units	4,451	31,908	90,601
Owner Occupied Housing Units	68.0%	72.8%	68.3%
Renter Occupied Housing Units	27.3%	22.8%	26.4%
Vacant Housing Units	4.7%	4.4%	5.3%
2026 Housing Units	4,488	32,230	91,518
Owner Occupied Housing Units	68.5%	73.1%	68.7%
Renter Occupied Housing Units	26.3%	22.1%	25.6%
Vacant Housing Units	5.2%	4.8%	5.7%
Median Household Income			
2021	\$87,843	\$84,692	\$69,490
2026	\$100,998	\$93,948	\$76,970
Median Home Value			
2021	\$252,517	\$230,064	\$184,995
2026	\$267,052	\$244,893	\$198,650
Per Capita Income			
2021	\$55,098	\$48,528	\$39,724
2026	\$62,655	\$54,851	\$44,885
Median Age			
2010	47.9	44.9	40.4
2021	51.4	47.9	42.4
2026	52.5	48.7	43.1

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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2021 Households by Income			
Household Income Base	4,241	30,520	85,768
<\$15,000	7.2%	6.1%	8.9%
\$15,000 - \$24,999	6.6%	5.8%	7.4%
\$25,000 - \$34,999	5.3%	6.3%	8.1%
\$35,000 - \$49,999	10.0%	8.6%	10.4%
\$50,000 - \$74,999	13.9%	17.2%	18.3%
\$75,000 - \$99,999	12.0%	13.3%	13.2%
\$100,000 - \$149,999	18.7%	19.5%	16.7%
\$150,000 - \$199,999	11.7%	11.8%	8.7%
\$200,000+	14.5%	11.5%	8.4%
Average Household Income	\$120,548	\$113,750	\$95,739
2026 Households by Income			
Household Income Base	4,253	30,691	86,268
<\$15,000	6.2%	5.3%	7.9%
\$15,000 - \$24,999	6.2%	4.9%	6.5%
\$25,000 - \$34,999	5.1%	5.5%	7.3%
\$35,000 - \$49,999	7.5%	7.4%	9.3%
\$50,000 - \$74,999	12.2%	16.1%	17.6%
\$75,000 - \$99,999	12.1%	13.4%	13.4%
\$100,000 - \$149,999	20.4%	20.5%	18.0%
\$150,000 - \$199,999	13.5%	13.6%	10.3%
\$200,000+	16.7%	13.3%	9.8%
Average Household Income	\$136,105	\$127,518	\$107,425
2021 Owner Occupied Housing Units by Value			
Total	3,025	23,237	61,849
<\$50,000	1.5%	0.8%	2.7%
\$50,000 - \$99,999	0.8%	4.4%	12.4%
\$100,000 - \$149,999	7.7%	13.2%	22.7%
\$150,000 - \$199,999	14.3%	19.8%	17.5%
\$200,000 - \$249,999	24.5%	19.5%	13.0%
\$250,000 - \$299,999	24.3%	13.7%	8.4%
\$300,000 - \$399,999	11.6%	12.3%	9.0%
\$400,000 - \$499,999	6.9%	6.6%	5.1%
\$500,000 - \$749,999	5.0%	6.6%	5.7%
\$750,000 - \$999,999	2.9%	1.5%	1.8%
\$1,000,000 - \$1,499,999	0.5%	1.1%	0.9%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.4%
\$2,000,000 +	0.0%	0.2%	0.4%
Average Home Value	\$292,515	\$285,071	\$255,334
2026 Owner Occupied Housing Units by Value			
Total	3,074	23,569	62,849
<\$50,000	1.0%	0.6%	2.4%
\$50,000 - \$99,999	0.6%	3.8%	11.0%
\$100,000 - \$149,999	6.1%	11.7%	21.1%
\$150,000 - \$199,999	12.0%	17.8%	15.9%
\$200,000 - \$249,999	22.3%	18.0%	12.0%
\$250,000 - \$299,999	23.2%	12.6%	7.7%
\$300,000 - \$399,999	12.4%	12.3%	9.1%
\$400,000 - \$499,999	8.8%	7.8%	6.0%
\$500,000 - \$749,999	7.3%	10.0%	8.4%
\$750,000 - \$999,999	5.2%	2.7%	3.1%
\$1,000,000 - \$1,499,999	1.0%	2.0%	1.7%
\$1,500,000 - \$1,999,999	0.0%	0.3%	0.7%
\$2,000,000 +	0.0%	0.5%	0.8%
Average Home Value	\$329,792	\$328,922	\$301,327

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.

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2010 Population by Age			
Total	8,927	71,504	205,109
0 - 4	4.0%	4.5%	4.9%
5 - 9	5.4%	5.7%	5.7%
10 - 14	6.3%	6.3%	6.2%
15 - 24	10.4%	12.7%	16.9%
25 - 34	8.5%	9.1%	10.6%
35 - 44	11.4%	11.8%	11.6%
45 - 54	14.5%	14.8%	14.5%
55 - 64	15.1%	13.9%	12.5%
65 - 74	10.2%	8.8%	7.6%
75 - 84	9.1%	7.8%	6.3%
85 +	5.2%	4.5%	3.3%
18 +	80.0%	79.4%	79.2%
2021 Population by Age			
Total	8,951	71,806	207,730
0 - 4	3.7%	4.0%	4.4%
5 - 9	4.2%	4.6%	4.8%
10 - 14	4.8%	5.4%	5.4%
15 - 24	10.2%	12.3%	15.4%
25 - 34	9.9%	10.3%	11.9%
35 - 44	10.1%	10.2%	10.8%
45 - 54	12.1%	12.1%	11.6%
55 - 64	14.3%	14.5%	13.7%
65 - 74	15.1%	13.2%	11.4%
75 - 84	9.3%	8.2%	6.6%
85 +	6.3%	5.3%	3.9%
18 +	83.6%	82.4%	82.0%
2026 Population by Age			
Total	8,906	71,618	207,422
0 - 4	3.7%	4.0%	4.4%
5 - 9	4.2%	4.6%	4.8%
10 - 14	4.6%	5.0%	5.2%
15 - 24	8.2%	11.0%	14.6%
25 - 34	9.7%	10.1%	11.2%
35 - 44	11.9%	11.4%	12.0%
45 - 54	10.3%	11.0%	10.8%
55 - 64	13.7%	13.5%	12.6%
65 - 74	15.2%	13.5%	12.1%
75 - 84	11.8%	10.3%	8.2%
85 +	6.7%	5.5%	4.0%
18 +	84.4%	83.2%	82.5%
2010 Population by Sex			
Males	4,091	33,405	96,849
Females	4,835	38,099	108,258
2021 Population by Sex			
Males	4,132	33,757	98,635
Females	4,821	38,049	109,094
2026 Population by Sex			
Males	4,107	33,709	98,785
Females	4,798	37,910	108,635

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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2010 Population by Race/Ethnicity			
Total	8,926	71,503	205,108
White Alone	89.3%	88.6%	80.6%
Black Alone	3.3%	3.4%	11.3%
American Indian Alone	0.1%	0.1%	0.2%
Asian Alone	5.7%	6.2%	5.6%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	0.2%	0.4%	0.5%
Two or More Races	1.3%	1.3%	1.7%
Hispanic Origin	1.9%	1.9%	2.3%
Diversity Index	22.8	24.1	36.4
2021 Population by Race/Ethnicity			
Total	8,953	71,806	207,729
White Alone	84.1%	83.4%	75.9%
Black Alone	3.8%	3.9%	11.7%
American Indian Alone	0.2%	0.2%	0.2%
Asian Alone	9.6%	10.0%	9.0%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	0.3%	0.6%	0.7%
Two or More Races	1.9%	2.0%	2.4%
Hispanic Origin	2.7%	2.8%	3.2%
Diversity Index	32.1	33.2	43.9
2026 Population by Race/Ethnicity			
Total	8,905	71,619	207,420
White Alone	81.0%	80.4%	73.4%
Black Alone	3.9%	4.0%	11.8%
American Indian Alone	0.2%	0.2%	0.2%
Asian Alone	12.2%	12.5%	11.0%
Pacific Islander Alone	0.1%	0.1%	0.0%
Some Other Race Alone	0.3%	0.6%	0.8%
Two or More Races	2.2%	2.3%	2.8%
Hispanic Origin	3.2%	3.3%	3.7%
Diversity Index	37.0	37.8	47.6
2010 Population by Relationship and Household Type			
Total	8,926	71,504	205,107
In Households	97.5%	96.7%	94.9%
In Family Households	78.6%	78.7%	76.1%
Householder	26.7%	26.2%	25.2%
Spouse	22.6%	21.9%	19.0%
Child	27.1%	27.9%	28.5%
Other relative	1.7%	1.8%	2.1%
Nonrelative	0.5%	0.8%	1.2%
In Nonfamily Households	18.9%	18.1%	18.9%
In Group Quarters	2.5%	3.3%	5.1%
Institutionalized Population	1.4%	1.4%	0.8%
Noninstitutionalized Population	1.1%	1.9%	4.2%

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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2021 Population 25+ by Educational Attainment			
Total	6,903	52,943	145,337
Less than 9th Grade	1.8%	1.1%	1.5%
9th - 12th Grade, No Diploma	1.3%	1.7%	2.5%
High School Graduate	14.7%	14.1%	19.0%
GED/Alternative Credential	2.2%	1.4%	2.4%
Some College, No Degree	10.4%	13.5%	16.1%
Associate Degree	7.8%	9.7%	10.6%
Bachelor's Degree	33.6%	29.7%	24.9%
Graduate/Professional Degree	28.3%	28.8%	23.0%
2021 Population 15+ by Marital Status			
Total	7,817	61,771	177,350
Never Married	23.2%	28.5%	36.4%
Married	57.2%	54.2%	47.8%
Widowed	11.3%	8.4%	6.9%
Divorced	8.3%	9.0%	8.9%
2021 Civilian Population 16+ in Labor Force			
Civilian Population 16+	4,732	38,288	110,504
Population 16+ Employed	96.7%	95.4%	93.6%
Population 16+ Unemployment rate	3.3%	4.6%	6.4%
Population 16-24 Employed	11.2%	12.2%	13.7%
Population 16-24 Unemployment rate	3.7%	8.5%	10.0%
Population 25-54 Employed	54.1%	55.1%	57.1%
Population 25-54 Unemployment rate	2.9%	3.4%	6.0%
Population 55-64 Employed	21.2%	20.7%	19.2%
Population 55-64 Unemployment rate	3.5%	5.5%	5.6%
Population 65+ Employed	13.5%	12.1%	10.0%
Population 65+ Unemployment rate	4.5%	4.7%	5.1%
2021 Employed Population 16+ by Industry			
Total	4,576	36,516	103,417
Agriculture/Mining	0.0%	0.1%	0.2%
Construction	1.4%	2.9%	3.9%
Manufacturing	9.5%	7.8%	8.1%
Wholesale Trade	1.5%	2.8%	2.8%
Retail Trade	6.5%	7.8%	9.4%
Transportation/Utilities	5.9%	4.1%	4.7%
Information	2.1%	1.8%	1.5%
Finance/Insurance/Real Estate	10.4%	11.5%	10.6%
Services	59.2%	57.5%	54.4%
Public Administration	3.6%	3.9%	4.4%
2021 Employed Population 16+ by Occupation			
Total	4,575	36,516	103,417
White Collar	80.0%	78.8%	73.8%
Management/Business/Financial	24.5%	24.2%	20.8%
Professional	37.9%	36.9%	32.0%
Sales	8.8%	8.7%	9.5%
Administrative Support	8.8%	9.1%	11.5%
Services	12.2%	11.5%	13.2%
Blue Collar	7.8%	9.8%	13.0%
Farming/Forestry/Fishing	0.0%	0.0%	0.1%
Construction/Extraction	0.7%	2.1%	2.6%
Installation/Maintenance/Repair	1.7%	1.8%	1.8%
Production	2.5%	2.2%	3.2%
Transportation/Material Moving	3.0%	3.7%	5.3%

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2010 Households by Type			
Total	4,113	29,616	82,732
Households with 1 Person	35.4%	31.3%	30.9%
Households with 2+ People	64.6%	68.7%	69.1%
Family Households	60.3%	63.2%	62.4%
Husband-wife Families	51.1%	52.6%	47.2%
With Related Children	19.3%	21.2%	19.2%
Other Family (No Spouse Present)	9.2%	10.5%	15.3%
Other Family with Male Householder	2.3%	2.7%	3.4%
With Related Children	1.0%	1.3%	1.7%
Other Family with Female Householder	6.9%	7.9%	11.8%
With Related Children	3.4%	4.1%	7.2%
Nonfamily Households	4.3%	5.5%	6.7%
All Households with Children	23.8%	26.8%	28.3%
Multigenerational Households	1.4%	1.7%	2.1%
Unmarried Partner Households	3.3%	4.1%	5.2%
Male-female	2.9%	3.6%	4.6%
Same-sex	0.4%	0.5%	0.5%
2010 Households by Size			
Total	4,114	29,615	82,733
1 Person Household	35.4%	31.3%	30.9%
2 Person Household	33.9%	34.7%	33.9%
3 Person Household	12.4%	14.1%	15.1%
4 Person Household	11.9%	12.8%	12.9%
5 Person Household	4.6%	5.1%	5.1%
6 Person Household	1.3%	1.5%	1.6%
7 + Person Household	0.5%	0.6%	0.6%
2010 Households by Tenure and Mortgage Status			
Total	4,113	29,615	82,733
Owner Occupied	71.7%	76.8%	72.9%
Owned with a Mortgage/Loan	45.8%	50.3%	48.7%
Owned Free and Clear	26.0%	26.5%	24.2%
Renter Occupied	28.3%	23.2%	27.1%
2021 Affordability, Mortgage and Wealth			
Housing Affordability Index	145	154	156
Percent of Income for Mortgage	12.1%	11.4%	11.2%
Wealth Index	182	155	118
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	4,315	31,012	87,538
Housing Units Inside Urbanized Area	100.0%	100.0%	99.1%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.9%
2010 Population By Urban/ Rural Status			
Total Population	8,926	71,504	205,107
Population Inside Urbanized Area	100.0%	100.0%	99.1%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.9%

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.

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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Top 3 Tapestry Segments			
1.	Exurbanites (1E)	Exurbanites (1E)	In Style (5B)
2.	Comfortable Empty Nesters (5A)	In Style (5B)	Rustbelt Traditions (5D)
3.	Retirement Communities (9E)	Golden Years (9B)	Savvy Suburbanites (1D)
2021 Consumer Spending			
Apparel & Services: Total \$	\$11,387,790	\$77,661,000	\$188,053,222
Average Spent	\$2,685.17	\$2,544.59	\$2,192.50
Spending Potential Index	127	120	103
Education: Total \$	\$9,675,726	\$67,468,621	\$155,339,375
Average Spent	\$2,281.47	\$2,210.64	\$1,811.09
Spending Potential Index	132	128	105
Entertainment/Recreation: Total \$	\$17,712,247	\$120,382,651	\$288,935,656
Average Spent	\$4,176.43	\$3,944.39	\$3,368.69
Spending Potential Index	129	122	104
Food at Home: Total \$	\$29,258,910	\$197,581,028	\$478,612,938
Average Spent	\$6,899.06	\$6,473.82	\$5,580.13
Spending Potential Index	127	119	102
Food Away from Home: Total \$	\$20,261,142	\$137,467,016	\$330,937,760
Average Spent	\$4,777.44	\$4,504.16	\$3,858.39
Spending Potential Index	126	119	102
Health Care: Total \$	\$35,294,307	\$236,365,562	\$568,433,355
Average Spent	\$8,322.17	\$7,744.61	\$6,627.34
Spending Potential Index	133	124	106
HH Furnishings & Equipment: Total \$	\$12,502,219	\$85,055,116	\$201,847,399
Average Spent	\$2,947.94	\$2,786.86	\$2,353.33
Spending Potential Index	131	124	104
Personal Care Products & Services: Total \$	\$5,036,687	\$33,974,746	\$80,892,239
Average Spent	\$1,187.62	\$1,113.20	\$943.12
Spending Potential Index	132	124	105
Shelter: Total \$	\$111,390,018	\$753,236,313	\$1,774,529,400
Average Spent	\$26,265.04	\$24,680.09	\$20,689.15
Spending Potential Index	130	122	103
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$13,793,047	\$92,862,985	\$214,576,798
Average Spent	\$3,252.31	\$3,042.69	\$2,501.74
Spending Potential Index	136	127	105
Travel: Total \$	\$14,516,803	\$98,539,727	\$226,946,680
Average Spent	\$3,422.97	\$3,228.69	\$2,645.96
Spending Potential Index	135	128	105
Vehicle Maintenance & Repairs: Total \$	\$5,952,483	\$40,498,807	\$99,138,918
Average Spent	\$1,403.56	\$1,326.96	\$1,155.86
Spending Potential Index	127	120	104

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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