Expanded Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups

ACADIA Realty. Trust.

Lat/Lon: 41.1442/-73.3624

181-185 Main St Westport, CT 06880	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2025)	5,791		48,016		130,672	
Projected Population (2030)	5,697		47,577		129,153	
Census Population (2020)	5,563		47,023		127,180	
Census Population (2010)	5,436		44,846		120,724	
Projected Annual Growth (2025 to 2030)	-94	-0.3%	-439	-0.2%	-1,519	-0.2%
Historical Annual Growth (2020 to 2025)	228	0.8%	993	0.4%	3,492	0.5%
Historical Annual Growth (2010 to 2020)	127	0.5%	2,177	1.0%	6,456	1.1%
Estimated Population Density (2025)	1,844	psm	1,698	psm	1,664	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
Households						
Estimated Households (2025)	2,150		18,123		50,916	
Projected Households (2030)	2,153		18,304		51,415	
Census Households (2020)	2,034		17,426		48,582	
Census Households (2010)	2,027		16,677		45,567	
Estimated Households with Children (2025)	859	39.9%	6,231	34.4%	16,267	31.9%
Estimated Average Household Size (2025)	2.68		2.63		2.55	
Average Household Income						
Estimated Average Household Income (2025)	$404,560		$298,004		$232,096	
Projected Average Household Income (2030)	$400,493		$294,069		$229,256	
Estimated Average Family Income (2025)	$451,266		$359,918		$286,858	
Median Household Income						
Estimated Median Household Income (2025)	$250,351		$194,863		$158,725	
Projected Median Household Income (2030)	$249,679		$194,063		$158,185	
Estimated Median Family Income (2025)	$291,990		$236,251		$194,988	
Per Capita Income						
Estimated Per Capita Income (2025)	$150,299		$112,575		$90,540	
Projected Per Capita Income (2030)	$151,409		$113,239		$91,372	
Estimated Per Capita Income 5 Year Growth	$1,110	0.7%	$663	0.6%	$832	0.9%
Estimated Average Household Net Worth (2025)	$3,284,927		$2,711,935		$2,112,609	
Daytime Demos (2025)						
Total Businesses	1,291		5,079		12,700	
Total Employees	8,524		34,240		106,124	
Company Headquarter Businesses	55	4.3%	171	3.4%	454	3.6%
Company Headquarter Employees	1,467	17.2%	6,016	17.6%	24,590	23.2%
Employee Population per Business	6.6		6.7		8.4	
Residential Population per Business	4.5		9.5		10.3	

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ACADIA Realty. Trust.

Lat/Lon: 41.1442/-73.3624

181-185 Main St Westport, CT 06880	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2025)	4,003	69.1%	30,667	63.9%	83,167	63.6%
Black or African American (2025)	652	11.3%	6,508	13.6%	17,582	13.5%
American Indian or Alaska Native (2025)	8	0.1%	81	0.2%	354	0.3%
Asian (2025)	282	4.9%	4,061	8.5%	9,338	7.1%
Hawaiian or Pacific Islander (2025)	-	-	4	-	13	-
Other Race (2025)	243	4.2%	2,546	5.3%	8,949	6.8%
Two or More Races (2025)	602	10.4%	4,148	8.6%	11,269	8.6%
Not Hispanic or Latino Population (2025)	4,486	77.5%	38,654	80.5%	103,241	79.0%
Hispanic or Latino Population (2025)	1,305	22.5%	9,362	19.5%	27,431	21.0%
Not Hispanic or Latino Population (2030)	4,400	77.2%	37,971	79.8%	101,306	78.4%
Hispanic or Latino Population (2030)	1,297	22.8%	9,606	20.2%	27,846	21.6%
Not Hispanic or Latino Population (2020)	5,257	94.5%	42,081	89.5%	100,662	79.1%
Hispanic or Latino Population (2020)	307	5.5%	4,942	10.5%	26,518	20.9%
Not Hispanic or Latino Population (2010)	5,251	96.6%	41,656	92.9%	101,175	83.8%
Hispanic or Latino Population (2010)	184	3.4%	3,190	7.1%	19,549	16.2%
Projected Hispanic Annual Growth (2025 to 2030)	-8	-0.1%	244	0.5%	415	0.3%
Historic Hispanic Annual Growth (2010 to 2025)	1,120	40.5%	6,172	12.9%	7,883	2.7%
Age Distribution (2025)						
Age Under 5	221	3.8%	2,299	4.8%	6,795	5.2%
Age 5 to 9 Years	323	5.6%	2,741	5.7%	7,545	5.8%
Age 10 to 14 Years	367	6.3%	2,967	6.2%	8,206	6.3%
Age 15 to 19 Years	425	7.3%	3,195	6.7%	8,460	6.5%
Age 20 to 24 Years	295	5.1%	2,555	5.3%	7,235	5.5%
Age 25 to 29 Years	146	2.5%	1,817	3.8%	7,285	5.6%
Age 30 to 34 Years	171	3.0%	2,061	4.3%	7,903	6.0%
Age 35 to 39 Years	304	5.2%	2,748	5.7%	8,578	6.6%
Age 40 to 44 Years	417	7.2%	3,138	6.5%	8,626	6.6%
Age 45 to 49 Years	464	8.0%	3,348	7.0%	8,579	6.6%
Age 50 to 54 Years	527	9.1%	3,736	7.8%	9,241	7.1%
Age 55 to 59 Years	513	8.9%	3,949	8.2%	9,699	7.4%
Age 60 to 64 Years	424	7.3%	3,652	7.6%	9,161	7.0%
Age 65 to 74 Years	687	11.9%	5,446	11.3%	13,310	10.2%
Age 75 to 84 Years	377	6.5%	3,126	6.5%	7,245	5.5%
Age 85 Years or Over	132	2.3%	1,240	2.6%	2,804	2.1%
Median Age	46.3		44.4		41.2	
Gender Age Distribution (2025)						
Female Population	2,989	51.6%	24,726	51.5%	66,526	50.9%
Age 0 to 19 Years	630	21.1%	5,462	22.1%	15,065	22.6%
Age 20 to 64 Years	1,691	56.6%	13,906	56.2%	38,750	58.2%
Age 65 Years or Over	669	22.4%	5,358	21.7%	12,710	19.1%
Female Median Age	47.2		45.5		42.3	
Male Population	2,801	48.4%	23,290	48.5%	64,146	49.1%
Age 0 to 19 Years	706	25.2%	5,739	24.6%	15,940	24.8%
Age 20 to 64 Years	1,569	56.0%	13,097	56.2%	37,557	58.5%
Age 65 Years or Over	527	18.8%	4,454	19.1%	10,650	16.6%
Male Median Age	45.3		43.4		40.3	

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Expanded Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
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ACADIA Realty. Trust.

Lat/Lon: 41.1442/-73.3624

181-185 Main St Westport, CT 06880	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2025)						
HH Income $200,000 or More	1,313	61.1%	8,442	46.6%	18,058	35.5%
HH Income $150,000 to $199,999	178	8.3%	1,867	10.3%	5,416	10.6%
HH Income $100,000 to $149,999	240	11.1%	2,326	12.8%	7,946	15.6%
HH Income $75,000 to $99,999	120	5.6%	1,300	7.2%	4,552	8.9%
HH Income $50,000 to $74,999	98	4.6%	1,639	9.0%	5,467	10.7%
HH Income $35,000 to $49,999	49	2.3%	888	4.9%	2,859	5.6%
HH Income $25,000 to $34,999	15	0.7%	571	3.1%	1,893	3.7%
HH Income $15,000 to $24,999	61	2.8%	392	2.2%	1,725	3.4%
HH Income Under $15,000	77	3.6%	698	3.9%	2,999	5.9%
HH Income $35,000 or More	1,997	92.9%	16,462	90.8%	44,299	87.0%
HH Income $75,000 or More	1,850	86.1%	13,935	76.9%	35,973	70.7%
Housing (2025)						
Total Housing Units	2,240		18,808		52,761	
Housing Units Occupied	2,150	96.0%	18,123	96.4%	50,916	96.5%
Housing Units Owner-Occupied	1,721	80.1%	14,120	77.9%	31,845	62.5%
Housing Units, Renter-Occupied	429	19.9%	4,002	22.1%	19,071	37.5%
Housing Units, Vacant	90	4.2%	685	3.8%	1,846	3.6%
Marital Status (2025)						
Never Married	1,192	24.4%	11,025	27.6%	33,924	31.4%
Currently Married	2,917	59.8%	22,231	55.6%	55,139	51.0%
Separated	154	3.1%	1,190	3.0%	4,046	3.7%
Widowed	260	5.3%	2,129	5.3%	5,355	5.0%
Divorced	358	7.3%	3,436	8.6%	9,662	8.9%
Household Type (2025)						
Population Family	5,022	86.7%	40,597	84.5%	106,596	81.6%
Population Non-Family	741	12.8%	7,104	14.8%	23,223	17.8%
Population Group Quarters	29	0.5%	315	0.7%	853	0.7%
Family Households	1,565	72.8%	12,664	69.9%	33,449	65.7%
Non-Family Households	585	27.2%	5,459	30.1%	17,467	34.3%
Married Couple with Children	722	24.8%	5,214	23.5%	12,413	22.5%
Average Family Household Size	3.2		3.2		3.2	
Household Size (2025)						
1 Person Households	492	22.9%	4,592	25.3%	14,217	27.9%
2 Person Households	693	32.2%	5,678	31.3%	16,068	31.6%
3 Person Households	291	13.5%	2,706	14.9%	7,847	15.4%
4 Person Households	445	20.7%	3,249	17.9%	7,569	14.9%
5 Person Households	182	8.5%	1,320	7.3%	3,510	6.9%
6 or More Person Households	46	2.2%	579	3.2%	1,705	3.3%
Household Vehicles (2025)						
Households with 0 Vehicles Available	41	1.9%	638	3.5%	3,523	6.9%
Households with 1 Vehicles Available	512	23.8%	4,864	26.8%	16,163	31.7%
Households with 2 or More Vehicles Available	1,597	74.3%	12,621	69.6%	31,230	61.3%
Total Vehicles Available	4,459		36,886		94,163	
Average Vehicles Per Household	2.1		2.0		1.8	

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181-185 Main St Westport, CT 06880	1 mi radius		3 mi radius		5 mi radius	
Labor Force (2025)						
Estimated Labor Population Age 16 Years or Over	4,802		39,331		106,292	
Estimated Civilian Employed	3,303	68.8%	26,188	66.6%	74,679	70.3%
Estimated Civilian Unemployed	74	1.5%	854	2.2%	2,716	2.6%
Estimated in Armed Forces	2	-	11	-	13	-
Estimated Not in Labor Force	1,423	29.6%	12,278	31.2%	28,885	27.2%
Unemployment Rate	1.5%		2.2%		2.6%	
Occupation (2025)						
Occupation: Population Age 16 Years or Over	3,303		26,183		74,672	
Management, Business, Financial Operations	1,331	40.3%	8,414	32.1%	19,942	26.7%
Professional, Related	1,107	33.5%	7,723	29.5%	21,408	28.7%
Service	216	6.5%	2,526	9.6%	10,038	13.4%
Sales, Office	506	15.3%	5,425	20.7%	14,305	19.2%
Farming, Fishing, Forestry	-	-	10	-	117	0.2%
Construct, Extraction, Maintenance	41	1.2%	1,000	3.8%	4,558	6.1%
Production, Transport Material Moving	102	3.1%	1,085	4.1%	4,304	5.8%
White Collar Workers	2,944	89.1%	21,562	82.3%	55,655	74.5%
Blue Collar Workers	359	10.9%	4,621	17.7%	19,016	25.5%
Consumer Expenditure (2025)						
Total Household Expenditure	$383.89 M		$2.89 B		$7.25 B	
Total Non-Retail Expenditure	$215.55 M	56.1%	$1.58 B	54.9%	$3.95 B	54.5%
Total Retail Expenditure	$168.34 M	43.9%	$1.3 B	45.1%	$3.3 B	45.5%
Alcoholic Beverages	$2.32 M	0.6%	$17.48 M	0.6%	$44 M	0.6%
Apparel	$6.67 M	1.7%	$50.74 M	1.8%	$128.79 M	1.8%
Contributions	$13.35 M	3.5%	$98.83 M	3.4%	$244.6 M	3.4%
Education	$9.15 M	2.4%	$68.23 M	2.4%	$169.95 M	2.3%
Entertainment	$20.42 M	5.3%	$155.7 M	5.4%	$396.09 M	5.5%
Food Away From Home	$16.05 M	4.2%	$121.88 M	4.2%	$308.69 M	4.3%
Grocery	$17.99 M	4.7%	$145.41 M	5.0%	$388.11 M	5.4%
Health Care	$15.42 M	4.0%	$128.6 M	4.5%	$348.51 M	4.8%
Household Furnishings and Equipment	$9.87 M	2.6%	$74.68 M	2.6%	$188.62 M	2.6%
Household Operations	$6.65 M	1.7%	$50.76 M	1.8%	$129.11 M	1.8%
Miscellaneous Expenses	$6.19 M	1.6%	$47.07 M	1.6%	$119.47 M	1.6%
Personal Care	$3.82 M	1.0%	$30.31 M	1.1%	$79.69 M	1.1%
Shelter	$52.32 M	13.6%	$403.45 M	14.0%	$1.08 B	14.9%
Tax and Retirement	$135.94 M	35.4%	$966.9 M	33.5%	$2.3 B	31.7%
Tobacco and Related	$716.15 K	0.2%	$6.96 M	0.2%	$21.37 M	0.3%
Transportation	$54.56 M	14.2%	$417.6 M	14.5%	$1.03 B	14.2%
Utilities	$12.45 M	3.2%	$101.33 M	3.5%	$272.07 M	3.8%
Educational Attainment (2025)						
Adult Population Age 25 Years or Over	4,161		34,260		92,431	
Elementary (Grade Level 0 to 8)	53	1.3%	704	2.1%	4,012	4.3%
Some High School (Grade Level 9 to 11)	44	1.0%	735	2.1%	2,717	2.9%
High School Graduate	284	6.8%	5,176	15.1%	15,829	17.1%
Some College	197	4.7%	3,419	10.0%	11,004	11.9%
Associate Degree Only	123	3.0%	2,105	6.1%	5,633	6.1%
Bachelor Degree Only	1,392	33.5%	11,043	32.2%	28,123	30.4%
Graduate Degree	2,068	49.7%	11,079	32.3%	25,114	27.2%

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Units In Structure (2025)						
1 Detached Unit	1,657	81.7%	13,209	79.2%	28,012	61.5%
1 Attached Unit	94	4.6%	894	5.4%	2,971	6.5%
2 to 4 Units	157	7.7%	1,204	7.2%	6,632	14.6%
5 to 9 Units	53	2.6%	668	4.0%	2,879	6.3%
10 to 19 Units	65	3.2%	541	3.2%	2,486	5.5%
20 to 49 Units	85	4.2%	596	3.6%	2,802	6.1%
50 or More Units	38	1.9%	962	5.8%	5,009	11.0%
Mobile Home or Trailer	1	-	47	0.3%	112	0.2%
Other Structure	-	-	1	-	14	-
Homes Built By Year (2025)						
Homes Built 2010 or later	240	11.8%	2,059	12.3%	6,075	13.3%
Homes Built 2000 to 2009	215	10.6%	1,363	8.2%	3,512	7.7%
Homes Built 1990 to 1999	88	4.3%	780	4.7%	2,748	6.0%
Homes Built 1980 to 1989	269	13.3%	1,903	11.4%	6,072	13.3%
Homes Built 1970 to 1979	207	10.2%	2,141	12.8%	6,622	14.5%
Homes Built 1960 to 1969	220	10.9%	2,745	16.5%	6,670	14.6%
Homes Built 1950 to 1959	382	18.9%	3,293	19.7%	7,456	16.4%
Homes Built Before 1949	530	26.2%	3,839	23.0%	11,760	25.8%
Home Values (2025)						
Home Values $1,000,000 or More	1,104	64.2%	5,700	40.4%	10,097	31.7%
Home Values $500,000 to $999,999	441	25.6%	5,870	41.6%	13,241	41.6%
Home Values $400,000 to $499,999	49	2.8%	1,177	8.3%	3,425	10.8%
Home Values $300,000 to $399,999	64	3.7%	595	4.2%	2,195	6.9%
Home Values $200,000 to $299,999	24	1.4%	395	2.8%	1,782	5.6%
Home Values $150,000 to $199,999	23	1.3%	135	1.0%	410	1.3%
Home Values $100,000 to $149,999	12	0.7%	83	0.6%	183	0.6%
Home Values $70,000 to $99,999	-	-	13	-	72	0.2%
Home Values $50,000 to $69,999	-	-	24	0.2%	45	0.1%
Home Values $25,000 to $49,999	3	0.2%	55	0.4%	119	0.4%
Home Values Under $25,000	1	-	72	0.5%	276	0.9%
Owner-Occupied Median Home Value	$1,310,787		$1,058,425		$881,236	
Renter-Occupied Median Rent	$2,364		$2,014		$1,883	
Transportation To Work (2025)						
Drive to Work Alone	1,556	47.1%	14,447	55.2%	44,341	59.4%
Drive to Work in Carpool	238	7.2%	1,672	6.4%	6,202	8.3%
Travel to Work by Public Transportation	364	11.0%	2,762	10.6%	7,008	9.4%
Drive to Work on Motorcycle	-	-	2	-	30	-
Walk or Bicycle to Work	78	2.4%	400	1.5%	1,767	2.4%
Other Means	47	1.4%	294	1.1%	762	1.0%
Work at Home	1,020	30.9%	6,606	25.2%	14,562	19.5%
Travel Time (2025)						
Travel to Work in 14 Minutes or Less	555	16.8%	4,925	18.8%	15,154	20.3%
Travel to Work in 15 to 29 Minutes	434	13.2%	4,782	18.3%	17,946	24.0%
Travel to Work in 30 to 59 Minutes	792	24.0%	6,123	23.4%	18,117	24.3%
Travel to Work in 60 Minutes or More	501	15.2%	3,747	14.3%	8,893	11.9%
Average Minutes Travel to Work	29.2		29.3		26.3	

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