

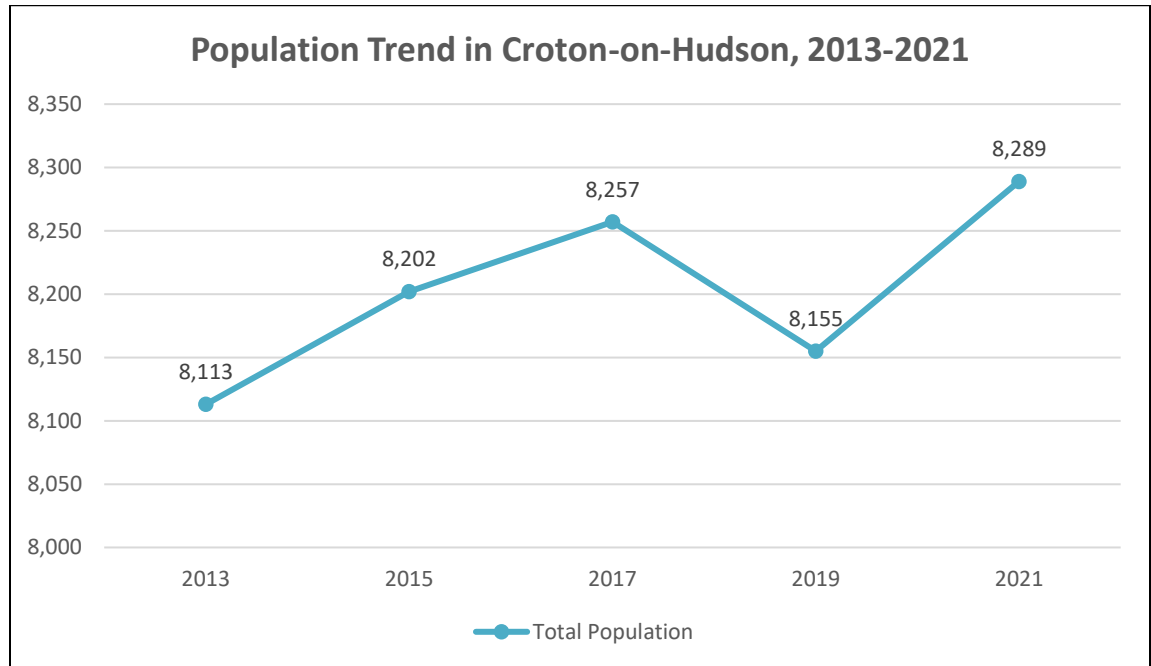
VILLAGE HOUSING &
DEMOGRAPHIC TRENDS

DEMOGRAPHIC AND MARKET TRENDS

The data below presents demographic and market trends derived from data mainly collected from the US Census American Community Survey's five-year average data for Croton-on-Hudson.

POPULATION TRENDS

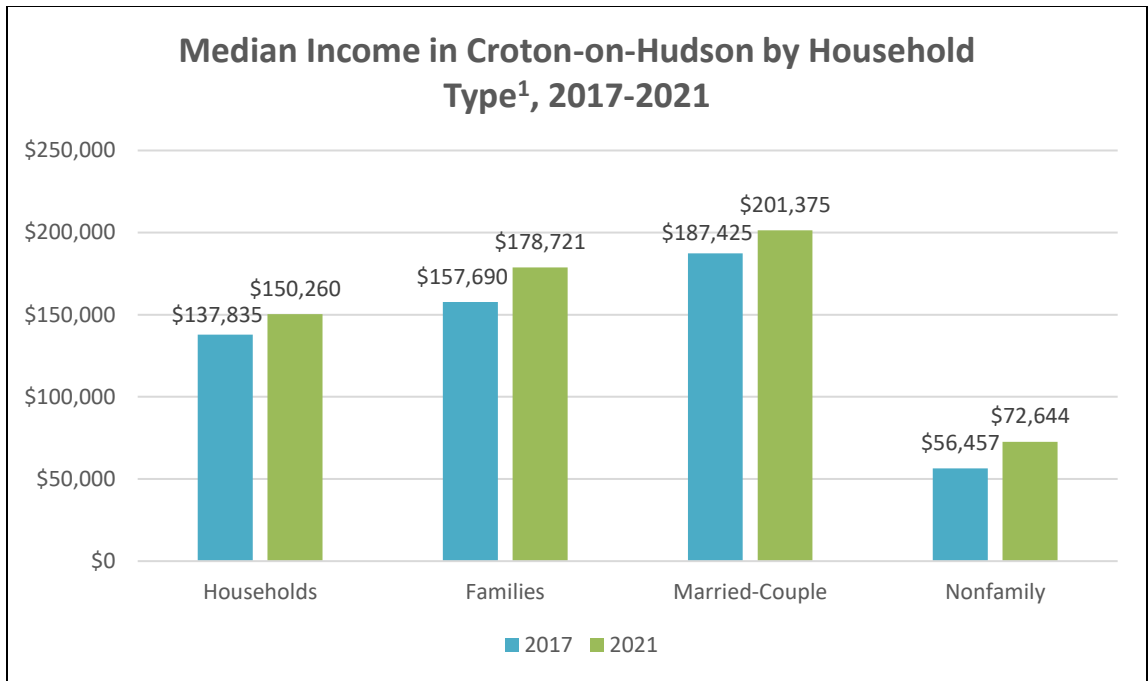
Between 2013 and 2021, the total population of Croton-on-Hudson has grown by 2.2% from 8,113 to 8,289 persons.



Sources: US Census Bureau ACS 2009-2013, 2011-2015, 2013-2017, 2015-2019, and 2017-2021

MEDIAN INCOME

Overall, income levels have increased for Croton households between 2017 and 2021. The median income for nonfamily households is considerably lower than family and married couple households.

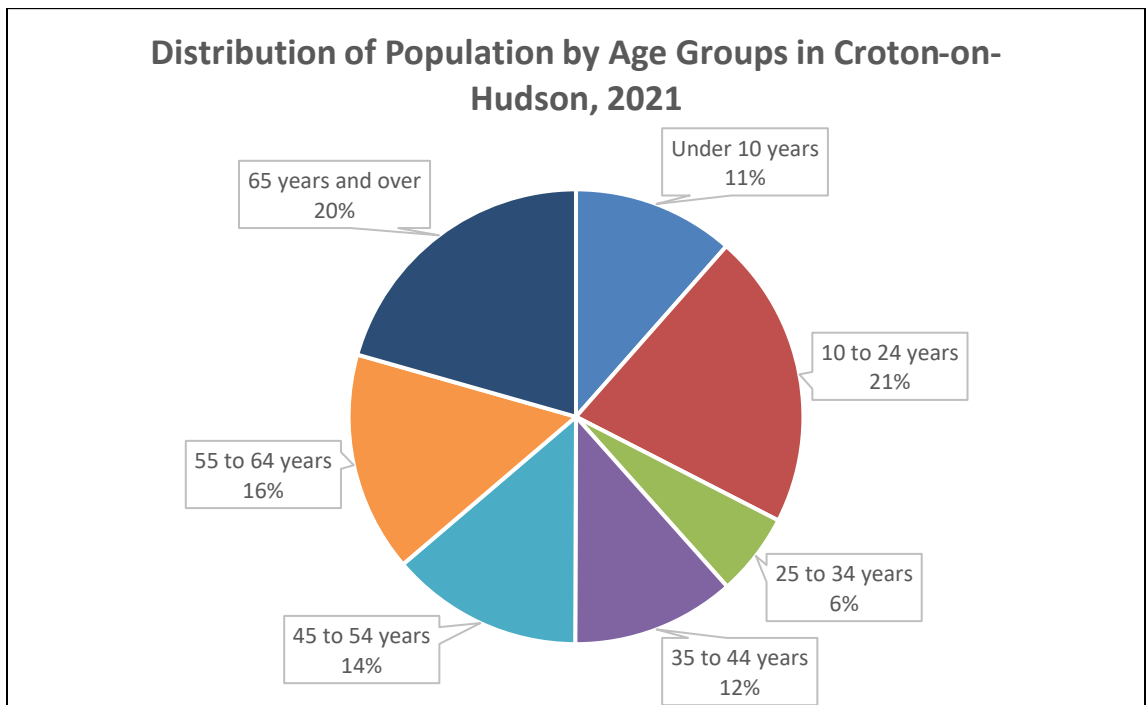


Note: All dollar values are in 2021 dollars.

Sources: US Census Bureau ACS 2013-2017 and 2017-2021.

AGE OF RESIDENTS

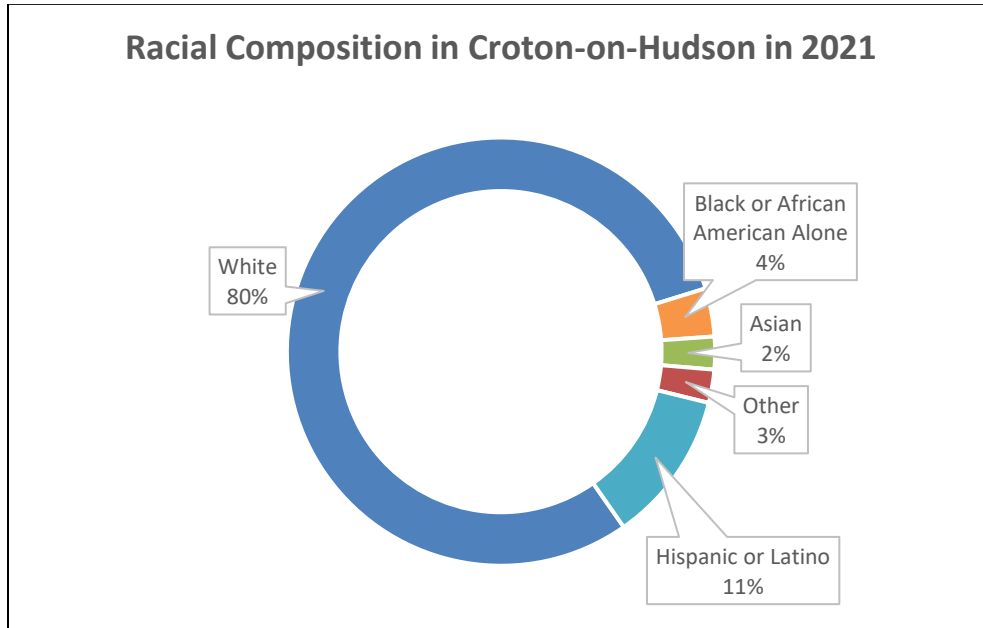
Roughly a quarter of the Village's population (26%) is aged between 35 and 54, with the median age being 45 years old.



Source: US Census Bureau ACS 2017-2021.

RACIAL COMPOSITION

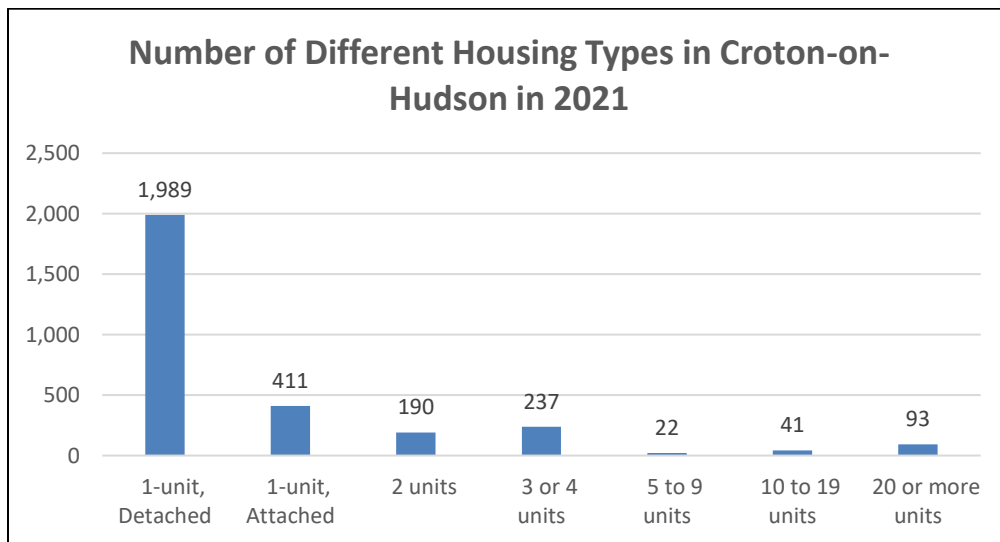
One out of five persons in Croton identify as being a racial or ethnic minority.



Source: US Census Bureau ACS 2017-2021.

TYPE OF HOUSING

The vast majority (80%) of the Village's 2,938 housing units consists of single-family homes, including both attached and detached houses. The next most populous housing type are small, multi-family buildings with three or four units.



Source: US Census Bureau ACS 2017-2021.

VACANCY

Croton-on-Hudson has a housing vacancy rate of approximately 5.0%. However, 2021 data suggests that the vacancy rate in rental units is zero percent.

HOUSING TENURE

The overwhelming majority (79%) of the occupied housing units in Croton are owner-occupied. Since 2017, the number of rentals has decreased by approximately 25 percent, from 842 in 2017 to 629 in 2021.

Housing Tenure, 2017-2021				
	2017		2021	
	#	%	#	%
Occupied housing units	3,029		2,983	
Owner-occupied	2,187	72.2%	2,354	78.9%
Renter-occupied	842	27.8%	629	21.1%
Average household size of owner-occupied unit	2.78		2.88	
Average household size of renter-occupied unit	2.36		2.12	

Sources: US Census Bureau ACS 2013-2017 and 2017-2021.

HOUSING VALUES

Between 2017 and 2021, the value of homes in Croton-on-Hudson increased from \$561K to \$606K.

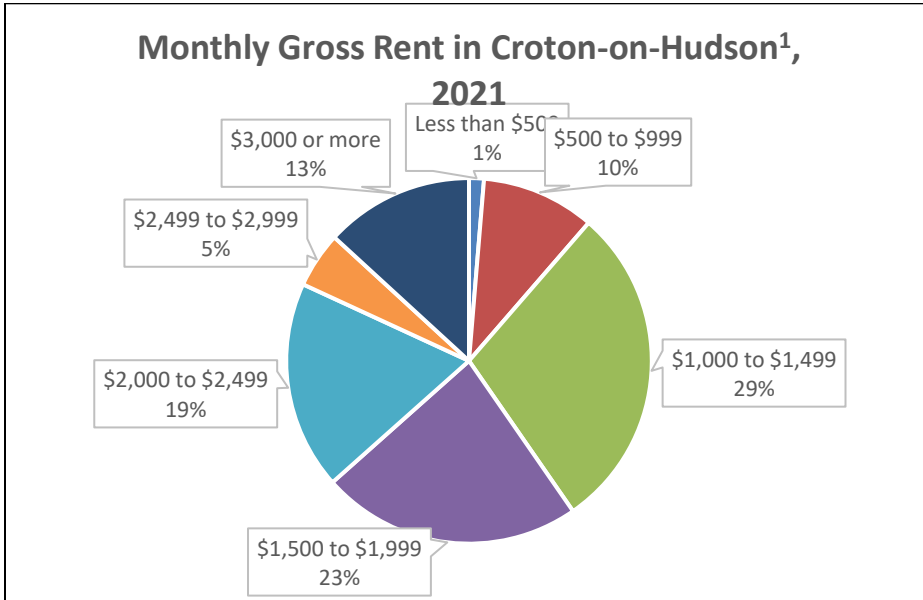
Housing Value, 2017-2021				
	2017		2021	
	#	%	#	%
Owner-Occupied Housing Units:	2,187		2,354	
Less than \$50,000	31	1.4%	39	1.7%
\$50,000 to \$99,999	0	0.0%	9	0.4%
\$100,000 to \$149,999	0	0.0%	0	0.0%
\$150,000 to \$299,999	119	5.4%	39	1.7%
\$300,000 to \$499,999	918	42.0%	563	23.9%
\$500,000 to \$749,999	843	38.5%	1,247	53.0%
\$750,000 to \$999,999	209	9.6%	365	15.5%
\$1,000,000 or More	67	3.1%	92	3.9%
Median (dollars) ¹	\$561,032		\$605,700	

Note: 1. All dollar values are in 2021 dollars.

Sources: US Census Bureau ACS 2013-2017 and 2017-2021.

MONTHLY RENTAL COSTS

The median rent in 2021 for Croton-on-Hudson renters is \$1,709, which is an approximately 3% decrease from 2017 when accounting for inflation. Over a third (37%) of Croton renters paid more than \$2K for rent in 2021.



Note: 1. All dollar values are in 2021 dollars.

Sources: US Census Bureau ACS 2013-2017 and 2017-2021.