

Demographic and Population Trends: Midtown East vs. Manhattan

Not A Prime Residential Destination: With more offices than housing, Midtown East houses less than 5% of Manhattan's population. Moreover, the population growth in Midtown East was half the rate of Manhattan overall (3% vs. 6%) from 2000 to 2009; however, it is expected to outpace Manhattan's growth through 2014.

More School-Age Kids: The population of 5-14-year-olds nearly doubled in nine years. This pace far exceeds Manhattan's rate of growth in this age cohort.

Not As Hip As It Used To Be: The number of households with 25-year-old habitants or younger dropped sharply over the last five years to 1,100 from 2,500 in 2000. The only age cohort that had significant growth over the last nine years was in the 35-to-44-year-old group (10,316 households in 2009 vs. 8,546 in 2000).

Significantly Wealthier Households: 49% of the households living in Midtown East earn \$100,000 or more compared to only 24% earning that much in all of Manhattan. The median household income, however, grew 30% over the last nine years which was just shy of the rate of growth for Manhattan.

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Description	Census 2000				2009 Estimate				2014 Projection			
	Population		% Distribution		Population		% Distribution		Population		% Distribution	
	Midtown East	Manhattan	Midtown East	Manhattan	Midtown East	Manhattan	Midtown East	Manhattan	Midtown East	Manhattan	Midtown East	Manhattan
Population by Age	70,530	1,537,195			72,611	1,634,248			73,946	1,686,919		
Age 0 - 4	2,045	76,048	2.9%	4.9%	2,205	96,274	3.0%	5.9%	1,912	92,355	2.6%	5.5%
Age 5 - 14	1,914	142,646	2.7%	9.3%	3,757	146,887	5.2%	9.0%	4,662	180,036	6.3%	10.7%
Age 15 - 20	1,303	95,723	1.8%	6.2%	1,144	93,802	1.6%	5.7%	1,846	91,656	2.5%	5.4%
Age 21 - 24	4,489	100,137	6.4%	6.5%	1,253	78,512	1.7%	4.8%	901	63,142	1.2%	3.7%
Age 25 - 34	18,149	331,152	25.7%	21.5%	14,840	294,035	20.4%	18.0%	11,489	257,936	15.5%	15.3%
Age 35 - 44	11,926	257,226	16.9%	16.7%	14,940	308,246	20.6%	18.9%	14,655	305,508	19.8%	18.1%
Age 45 - 54	10,644	205,741	15.1%	13.4%	11,070	230,249	15.2%	14.1%	12,491	259,094	16.9%	15.4%
Age 55 - 64	8,920	141,746	12.6%	9.2%	10,837	175,467	14.9%	10.7%	11,625	199,314	15.7%	11.8%
Age 65 - 74	6,195	99,028	8.8%	6.4%	6,763	110,403	9.3%	6.8%	8,200	131,814	11.1%	7.8%
Age 75 - 84	3,632	62,161	5.1%	4.0%	4,065	68,488	5.6%	4.2%	4,236	71,785	5.7%	4.3%
Age 85 and over	1,309	25,587	1.9%	1.7%	1,735	31,885	2.4%	2.0%	1,930	34,279	2.6%	2.0%
Population Growth					3%	6%			5%	3%		
Median Age	41.2	35.9			43.8	38.5			46.2	40.2		
Average Age	43.6	38.2			45.3	39.4			46.6	40.3		
Population by Sex	70,530	1,537,195			72,611	1,634,248			73,946	1,686,919		
Male	32,239	729,534	46%	47%	33,220	781,880	46%	48%	33,733	809,062	46%	48%
Female	38,291	807,661	54%	53%	39,391	852,368	54%	52%	40,213	877,857	54%	52%
Male/Female Ratio	0.84	0.90			0.84	0.92			0.84	0.92		
	Census 2000				2009 Estimate				2014 Projection			
	Number of Households		% Distribution		Number of Households		% Distribution		Number of Households		% Distribution	
	Midtown East	Manhattan	Midtown East	Manhattan	Midtown East	Manhattan	Midtown East	Manhattan	Midtown East	Manhattan	Midtown East	Manhattan
Households by Age of HH	45,647	738,644			45,686	768,292			46,012	787,371		
Householder Under 25 Years	2,496	35,455	5%	5%	1,100	29,895	2%	4%	1,211	26,549	3%	3%
Householder 25 to 34 Years	12,078	181,311	26%	25%	9,729	154,346	21%	20%	7,574	133,825	16%	17%
Householder 35 to 44 Years	8,546	157,847	19%	21%	10,318	181,351	23%	24%	10,044	177,653	22%	23%
Householder 45 to 54 Years	7,474	132,578	16%	18%	7,521	142,248	16%	19%	8,426	158,208	18%	20%
Householder 55 to 64 Years	6,402	95,570	14%	13%	7,527	113,427	16%	15%	8,029	127,383	17%	16%
Householder 65 to 74 Years	4,668	70,747	10%	10%	4,934	75,565	11%	10%	5,921	89,150	13%	11%
Householder 75 and older	3,984	65,136	9%	9%	4,557	71,460	10%	9%	4,807	74,603	10%	9%
Median Age of Householder	44.7	44.7			47.3	46.3			50.0	48.5		
	Census 2000				2009 Estimate				2014 Projection			
	Household Income		% Distribution		Household Income		% Distribution		Household Income		% Distribution	
	Midtown East	Manhattan	Midtown East	Manhattan	Midtown East	Manhattan	Midtown East	Manhattan	Midtown East	Manhattan	Midtown East	Manhattan
Households by HH Income	45,660	739,167			45,686	768,292			46,012	787,371		
Income Less than \$15,000	4,236	150,958	9%	20%	3,250	122,124	7%	16%	2,918	111,604	6%	14%
Income \$15,000 - \$24,999	2,603	71,941	6%	10%	2,194	63,137	5%	8%	2,023	61,811	4%	8%
Income \$25,000 - \$34,999	3,187	70,141	7%	9%	2,038	55,217	4%	7%	1,793	50,935	4%	6%
Income \$35,000 - \$49,999	4,760	90,586	10%	12%	3,781	80,369	8%	10%	3,233	74,540	7%	9%
Income \$50,000 - \$74,999	7,873	111,853	17%	15%	6,080	110,922	13%	14%	5,620	108,304	12%	14%
Income \$75,000 - \$99,999	5,602	66,838	12%	9%	5,899	82,830	13%	11%	5,239	81,989	11%	10%
Income \$100,000 - \$149,999	6,385	73,074	14%	10%	7,471	93,459	16%	12%	7,885	105,416	17%	13%
Income \$150,000 - \$249,999	5,979	56,513	13%	8%	6,894	79,134	15%	10%	7,716	94,104	17%	12%
Income \$250,000 - \$499,999	2,767	25,588	6%	3%	4,400	45,222	10%	6%	4,892	51,474	11%	7%
Income \$500,000 or more	2,268	21,675	5%	3%	3,678	35,878	8%	5%	4,692	47,194	10%	6%
							Growth				Growth	
Average Household Income	\$127,450	\$88,158			\$153,791	\$109,162	21%	24%	\$170,346	\$121,879	11%	12%
Median Household Income	\$75,765	\$47,675			\$98,305	\$64,267	30%	35%	\$113,822	\$71,882	16%	12%
Per Capita Income	\$82,779	\$42,922			\$97,122	\$51,852	17%	21%	\$106,349	\$57,412	10%	11%

Source: Claritas, a Nielson Company