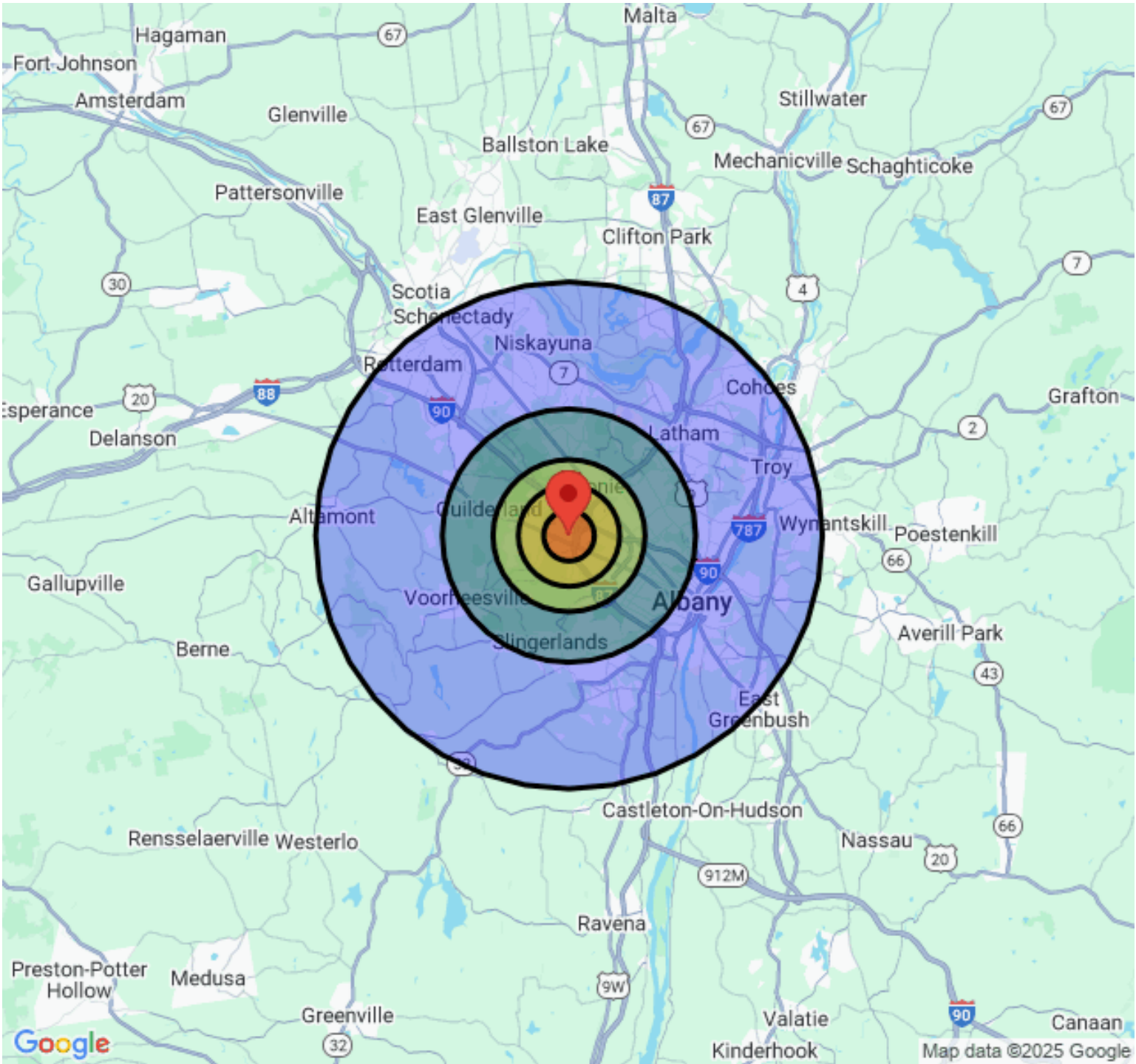




2025 Basic Demographic Summary Comparisons

THE REAL ESTATE
COMMISSION

1 Crossgates Mall Rd, Albany, NY 12203

COMPARING RANGES	1.0 MILE		2.0 MILE		3.0 MILE		5.0 MILE		10.0 MILE	
POPULATION	6,555	100.0	24,364	100.0	52,067	100.0	148,477	100.0	433,527	100.0
<i>In Families</i>	1,294	52.5	5,178	53.5	10,787	51.7	32,396	53.7	99,196	57.3
<i>In Non Families</i>	1,172	47.5	4,500	46.5	10,083	48.3	27,979	46.3	74,047	42.7
<i>In Households</i>	2,466	37.6	9,678	39.7	20,870	40.1	60,375	40.7	173,243	40.0
<i>In Group Quarters</i>	4,089	62.4	14,686	60.3	31,197	59.9	88,102	59.3	260,284	60.0
SEX	6,555	100.0	24,364	100.0	52,067	100.0	148,477	100.0	433,527	100.0
<i>Male</i>	3,072	46.9	11,465	47.1	24,925	47.9	72,311	48.7	211,118	48.7
<i>Female</i>	3,483	53.1	12,899	52.9	27,142	52.1	76,166	51.3	222,409	51.3
Median Age	39		40		39		38		38	
RACE	6,555	100.0	24,364	100.0	52,067	100.0	148,477	100.0	433,527	100.0
<i>White</i>	5,472	83.5	20,026	82.2	42,119	80.9	110,023	74.1	341,459	78.8
<i>Black</i>	342	5.2	1,332	5.5	3,803	7.3	21,978	14.8	49,498	11.4
<i>Asian Alone</i>	25	0.4	84	0.3	199	0.4	519	0.3	1,707	0.4
<i>Hawaiian, Pacific Islander</i>	471	7.2	2,003	8.2	3,663	7.0	8,199	5.5	18,528	4.3
<i>American Indian</i>	2	0.0	32	0.1	47	0.1	154	0.1	453	0.1
<i>Some Other Race</i>	125	1.9	372	1.5	794	1.5	3,822	2.6	10,502	2.4
<i>Two Or More Races</i>	119	1.8	517	2.2	1,443	2.8	3,783	2.6	11,379	2.6
EDUCATION (Age 25+)	4,026	100.0	15,698	100.0	33,353	100.0	95,522	100.0	283,678	100.0
<i>No High School Graduate</i>	302	7.5	1,164	7.4	2,748	8.2	8,890	9.3	29,769	10.5
<i>High School Graduate</i>	933	23.2	3,830	24.4	7,844	23.5	22,363	23.4	80,169	28.3
<i>Some College</i>	1,116	27.7	4,198	26.7	8,623	25.9	24,028	25.2	78,455	27.7
<i>College Degree</i>	841	20.9	3,345	21.3	7,077	21.2	20,191	21.1	50,353	17.8
<i>Graduate/Professional</i>	835	20.7	3,160	20.2	7,061	21.2	20,050	21.0	44,932	15.7
EMPLOYMENT (Age 16+)	5,678	100.0	21,045	100.0	45,194	100.0	124,102	100.0	353,372	100.0
<i>In Civilian Labor Force</i>	3,368	59.3	13,052	62.0	28,582	63.2	80,456	64.8	230,164	65.1
<i>In Armed Forces</i>	0	0.0	0	0.0	25	0.1	119	0.1	714	0.2
<i>Not In Labor Force</i>	636	40.7	2,370	38.0	4,474	36.7	10,688	35.1	31,272	34.7
HOUSEHOLDS	2,466	100.0	9,678	100.0	20,870	100.0	60,375	100.0	173,243	100.0
<i>Families</i>	1,294	52.5	5,178	53.5	10,787	51.7	32,396	53.7	99,196	57.3
<i>2 To 4 Person Households</i>	1,166	90.1	4,705	90.9	9,782	90.7	28,876	89.1	87,949	88.7
<i>5 To 7+ Person Households</i>	128	9.9	474	9.1	1,005	9.3	3,520	10.9	11,246	11.3
<i>Non Families</i>	1,172	47.5	4,500	46.5	10,083	48.3	27,979	46.3	74,047	42.7
<i>1 Person Households</i>	942	80.4	3,499	77.8	7,572	75.1	21,196	75.8	58,154	78.5
<i>2 To 7+ Person Households</i>	230	19.6	1,001	22.2	2,511	24.9	6,783	24.2	15,893	21.5
HOUSEHOLD INCOME	2,466	100.0	9,678	100.0	20,870	100.0	60,375	100.0	173,243	100.0
<i>Less Than \$10,000</i>	127	5.2	541	5.6	1,424	6.8	4,892	8.1	12,337	7.1
<i>\$10,000 To \$14,999</i>	79	3.2	331	3.4	779	3.7	3,026	5.0	9,644	5.6
<i>\$15,000 To \$19,999</i>	73	3.0	331	3.4	860	4.1	2,577	4.3	8,560	4.9
<i>\$20,000 To \$24,999</i>	104	4.2	341	3.5	866	4.1	2,899	4.8	9,748	5.6
<i>\$25,000 To \$29,999</i>	104	4.2	446	4.6	1,008	4.8	2,948	4.9	8,800	5.1
<i>\$30,000 To \$34,999</i>	164	6.7	565	5.8	1,181	5.7	3,275	5.4	9,131	5.3
<i>\$35,000 To \$39,999</i>	105	4.3	444	4.6	1,075	5.2	3,007	5.0	8,879	5.1
<i>\$40,000 To \$44,999</i>	120	4.9	473	4.9	926	4.4	2,687	4.5	7,597	4.4
<i>\$45,000 To \$49,999</i>	101	4.1	405	4.2	909	4.4	2,437	4.0	7,381	4.3
<i>\$50,000 To \$59,999</i>	195	7.9	734	7.6	1,578	7.6	4,499	7.5	14,249	8.2
<i>\$60,000 To \$74,999</i>	255	10.3	1,025	10.6	2,067	9.9	5,738	9.5	17,638	10.2
<i>\$75,000 To \$99,999</i>	345	14.0	1,445	14.9	2,951	14.1	7,871	13.0	22,705	13.1
<i>\$100,000 To \$124,999</i>	278	11.3	1,110	11.5	2,176	10.4	5,383	8.9	14,533	8.4
<i>\$125,000 To \$149,999</i>	146	5.9	537	5.5	1,088	5.2	3,136	5.2	8,001	4.6
<i>\$150,000 To \$199,999</i>	170	6.9	588	6.1	1,134	5.4	3,439	5.7	8,097	4.7
<i>\$200,000 Or More</i>	99	3.9	364	3.8	847	4.2	2,561	4.2	5,943	3.4
Average Household Income	\$77,540		\$75,989		\$73,273		\$71,295		\$67,496	
Median Household Income	\$63,559		\$63,352		\$58,914		\$55,423		\$53,190	

2025 Basic Demographic Summary

1 Crossgates Mall Rd, Albany, NY 12203
1.0 MILE RADIUS REPORT

THE REAL ESTATE
COMMISSION

	TOTAL	%		TOTAL	%
POPULATION	6,555	100.0	EMPLOYMENT (Age 16+)	5,678	100.0
In Families	1,294	52.5	In Civilian Labor Force	3,368	59.3
In Non Families	1,172	47.5	Employed	3,169	94.1
In Households	2,466	37.6	Unemployed	178	5.9
In Group Quarters	4,089	62.4	In Armed Forces	0	0.0
			Not In Labor Force	636	40.7
SEX	6,555	100.0	HOUSEHOLDS	2,466	100.0
Male	3,072	46.9	Families	1,294	52.5
Female	3,483	53.1	2 To 4 Person Households	1,166	90.1
			5 To 7+ Person Households	128	9.9
AGE	6,555	100.0	Non Families	1,172	47.5
Under 5 Years	206	3.1	1 Person Households	942	80.4
5 To 9 Years	264	4.0	2 To 7+ Person Households	230	19.6
10 To 14 Years	350	5.3			
15 To 19 Years	1,032	15.7	HOUSEHOLD INCOME	2,466	100.0
20 To 24 Years	676	10.3	Less Than \$10,000	127	5.2
25 To 34 Years	714	10.9	\$10,000 To \$14,999	79	3.2
35 To 44 Years	697	10.6	\$15,000 To \$19,999	73	3.0
45 To 54 Years	832	12.7	\$20,000 To \$24,999	104	4.2
55 To 64 Years	725	11.1	\$25,000 To \$29,999	104	4.2
65 To 74 Years	424	6.5	\$30,000 To \$34,999	164	6.7
75 Years And Over	635	9.8	\$35,000 To \$39,999	105	4.3
Median Age	39		\$40,000 To \$44,999	120	4.9
			\$45,000 To \$49,999	101	4.1
RACE	6,555	100.0	\$50,000 To \$59,999	195	7.9
White	5,472	83.5	\$60,000 To \$74,999	255	10.3
Black	342	5.2	\$75,000 To \$99,999	345	14.0
Asian Alone	25	0.4	\$100,000 To \$124,999	278	11.3
Hawaiian, Pacific Islander	471	7.2	\$125,000 To \$149,999	146	5.9
American Indian	2	0.0	\$150,000 To \$199,999	170	6.9
Some Other Race	125	1.9	\$200,000 Or More	99	3.9
Two Or More Races	119	1.8	Average Household Income	\$77,540	
			Median Household Income	\$63,559	
EDUCATION (Age 25+)	4,026	100.0	VEHICLES AVAILABLE	2,829	100.0
No High School Graduate	302	7.5	Without Vehicles	85	3.0
High School Graduate	933	23.2	1 Vehicle Available	775	27.4
Some College	1,116	27.7	2 Vehicles Available	1,287	45.5
College Degree	841	20.9	3-4+ Vehicles Available	682	24.1
Graduate/Professional	835	20.7			
			HOUSING UNITS	2,578	100.0
			Owner Occupied	1,545	59.9
			Renter Occupied	922	35.8
			Vacant Units	111	4.3

2025 Basic Demographic Summary

1 Crossgates Mall Rd, Albany, NY 12203
2.0 MILE RADIUS REPORT

THE REAL ESTATE
COMMISSION

	TOTAL	%		TOTAL	%
POPULATION	24,364	100.0	EMPLOYMENT (Age 16+)	21,045	100.0
In Families	5,178	53.5	In Civilian Labor Force	13,052	62.0
In Non Families	4,500	46.5	Employed	12,283	94.1
In Households	9,678	39.7	Unemployed	702	5.9
In Group Quarters	14,686	60.3	In Armed Forces	0	0.0
			Not In Labor Force	2,370	38.0
SEX	24,364	100.0	HOUSEHOLDS	9,678	100.0
Male	11,465	47.1	Families	5,178	53.5
Female	12,899	52.9	2 To 4 Person Households	4,705	90.9
AGE	24,364	100.0	5 To 7+ Person Households	474	9.1
Under 5 Years	914	3.8	Non Families	4,500	46.5
5 To 9 Years	980	4.0	1 Person Households	3,499	77.8
10 To 14 Years	1,179	4.8	2 To 7+ Person Households	1,001	22.2
15 To 19 Years	2,974	12.2			
20 To 24 Years	2,620	10.8	HOUSEHOLD INCOME	9,678	100.0
25 To 34 Years	2,981	12.2	Less Than \$10,000	541	5.6
35 To 44 Years	2,727	11.2	\$10,000 To \$14,999	331	3.4
45 To 54 Years	3,245	13.3	\$15,000 To \$19,999	331	3.4
55 To 64 Years	2,729	11.2	\$20,000 To \$24,999	341	3.5
65 To 74 Years	1,684	6.9	\$25,000 To \$29,999	446	4.6
75 Years And Over	2,332	9.6	\$30,000 To \$34,999	565	5.8
Median Age	40		\$35,000 To \$39,999	444	4.6
RACE	24,364	100.0	\$40,000 To \$44,999	473	4.9
White	20,026	82.2	\$45,000 To \$49,999	405	4.2
Black	1,332	5.5	\$50,000 To \$59,999	734	7.6
Asian Alone	84	0.3	\$60,000 To \$74,999	1,025	10.6
Hawaiian, Pacific Islander	2,003	8.2	\$75,000 To \$99,999	1,445	14.9
American Indian	32	0.1	\$100,000 To \$124,999	1,110	11.5
Some Other Race	372	1.5	\$125,000 To \$149,999	537	5.5
Two Or More Races	517	2.2	\$150,000 To \$199,999	588	6.1
EDUCATION (Age 25+)	15,698	100.0	\$200,000 Or More	364	3.8
No High School Graduate	1,164	7.4	Average Household Income	\$75,989	
High School Graduate	3,830	24.4	Median Household Income	\$63,352	
Some College	4,198	26.7	VEHICLES AVAILABLE	11,277	100.0
College Degree	3,345	21.3	Without Vehicles	335	3.0
Graduate/Professional	3,160	20.2	1 Vehicle Available	3,150	27.9
			2 Vehicles Available	5,261	46.7
			3-4+ Vehicles Available	2,530	22.4
			HOUSING UNITS	10,184	100.0
			Owner Occupied	5,910	58.0
			Renter Occupied	3,769	37.0
			Vacant Units	505	5.0

2025 Basic Demographic Summary

1 Crossgates Mall Rd, Albany, NY 12203
3.0 MILE RADIUS REPORT

THE REAL ESTATE
COMMISSION

	TOTAL	%		TOTAL	%
POPULATION	52,067	100.0	EMPLOYMENT (Age 16+)	45,194	100.0
In Families	10,787	51.7	In Civilian Labor Force	28,583	63.2
In Non Families	10,083	48.3	Employed	26,819	93.8
In Households	20,870	40.1	Unemployed	1,634	6.2
In Group Quarters	31,197	59.9	In Armed Forces	25	0.1
			Not In Labor Force	4,474	36.7
SEX	52,067	100.0	HOUSEHOLDS	20,870	100.0
Male	24,925	47.9	Families	10,787	51.7
Female	27,142	52.1	2 To 4 Person Households	9,782	90.7
AGE	52,067	100.0	5 To 7+ Person Households	1,005	9.3
Under 5 Years	1,901	3.7	Non Families	10,083	48.3
5 To 9 Years	2,094	4.0	1 Person Households	7,572	75.1
10 To 14 Years	2,408	4.6	2 To 7+ Person Households	2,511	24.9
15 To 19 Years	6,031	11.6			
20 To 24 Years	6,281	12.1	HOUSEHOLD INCOME	20,870	100.0
25 To 34 Years	6,630	12.7	Less Than \$10,000	1,424	6.8
35 To 44 Years	5,900	11.3	\$10,000 To \$14,999	779	3.7
45 To 54 Years	7,280	14.0	\$15,000 To \$19,999	860	4.1
55 To 64 Years	5,609	10.8	\$20,000 To \$24,999	866	4.1
65 To 74 Years	3,322	6.4	\$25,000 To \$29,999	1,008	4.8
75 Years And Over	4,613	8.8	\$30,000 To \$34,999	1,181	5.7
Median Age	39		\$35,000 To \$39,999	1,075	5.2
RACE	52,067	100.0	\$40,000 To \$44,999	926	4.4
White	42,119	80.9	\$45,000 To \$49,999	909	4.4
Black	3,803	7.3	\$50,000 To \$59,999	1,578	7.6
Asian Alone	199	0.4	\$60,000 To \$74,999	2,067	9.9
Hawaiian, Pacific Islander	3,663	7.0	\$75,000 To \$99,999	2,951	14.1
American Indian	47	0.1	\$100,000 To \$124,999	2,176	10.4
Some Other Race	794	1.5	\$125,000 To \$149,999	1,088	5.2
Two Or More Races	1,443	2.8	\$150,000 To \$199,999	1,134	5.4
EDUCATION (Age 25+)	33,353	100.0	\$200,000 Or More	847	4.2
No High School Graduate	2,748	8.2	Average Household Income	\$73,273	
High School Graduate	7,844	23.5	Median Household Income	\$58,914	
Some College	8,623	25.9	VEHICLES AVAILABLE	24,609	100.0
College Degree	7,077	21.2	Without Vehicles	1,180	4.8
Graduate/Professional	7,061	21.2	1 Vehicle Available	6,948	28.2
			2 Vehicles Available	11,176	45.4
			3-4+ Vehicles Available	5,305	21.6
			HOUSING UNITS	22,387	100.0
			Owner Occupied	12,328	55.1
			Renter Occupied	8,542	38.2
			Vacant Units	1,517	6.7

2025 Basic Demographic Summary

1 Crossgates Mall Rd, Albany, NY 12203
5.0 MILE RADIUS REPORT

THE REAL ESTATE
COMMISSION

	TOTAL	%		TOTAL	%
POPULATION	148,477	100.0	EMPLOYMENT (Age 16+)	124,102	100.0
In Families	32,396	53.7	In Civilian Labor Force	80,456	64.8
In Non Families	27,979	46.3	Employed	75,389	93.7
In Households	60,375	40.7	Unemployed	4,694	6.3
In Group Quarters	88,102	59.3	In Armed Forces	119	0.1
			Not In Labor Force	10,688	35.1
SEX	148,477	100.0	HOUSEHOLDS	60,375	100.0
Male	72,311	48.7	Families	32,396	53.7
Female	76,166	51.3	2 To 4 Person Households	28,876	89.1
			5 To 7+ Person Households	3,520	10.9
AGE	148,477	100.0	Non Families	27,979	46.3
Under 5 Years	6,948	4.7	1 Person Households	21,196	75.8
5 To 9 Years	7,126	4.8	2 To 7+ Person Households	6,783	24.2
10 To 14 Years	8,412	5.7			
15 To 19 Years	13,411	9.0	HOUSEHOLD INCOME	60,375	100.0
20 To 24 Years	17,058	11.5	Less Than \$10,000	4,892	8.1
25 To 34 Years	19,483	13.1	\$10,000 To \$14,999	3,026	5.0
35 To 44 Years	18,389	12.4	\$15,000 To \$19,999	2,577	4.3
45 To 54 Years	21,140	14.2	\$20,000 To \$24,999	2,899	4.8
55 To 64 Years	16,717	11.3	\$25,000 To \$29,999	2,948	4.9
65 To 74 Years	9,045	6.1	\$30,000 To \$34,999	3,275	5.4
75 Years And Over	10,748	7.2	\$35,000 To \$39,999	3,007	5.0
Median Age	38		\$40,000 To \$44,999	2,687	4.5
			\$45,000 To \$49,999	2,437	4.0
RACE	148,477	100.0	\$50,000 To \$59,999	4,499	7.5
White	110,023	74.1	\$60,000 To \$74,999	5,738	9.5
Black	21,978	14.8	\$75,000 To \$99,999	7,871	13.0
Asian Alone	519	0.3	\$100,000 To \$124,999	5,383	8.9
Hawaiian, Pacific Islander	8,199	5.5	\$125,000 To \$149,999	3,136	5.2
American Indian	154	0.1	\$150,000 To \$199,999	3,439	5.7
Some Other Race	3,822	2.6	\$200,000 Or More	2,561	4.2
Two Or More Races	3,783	2.6	Average Household Income	\$71,295	
			Median Household Income	\$55,423	
EDUCATION (Age 25+)	95,522	100.0	VEHICLES AVAILABLE	71,080	100.0
No High School Graduate	8,890	9.3	Without Vehicles	5,062	7.1
High School Graduate	22,363	23.4	1 Vehicle Available	20,212	28.4
Some College	24,028	25.2	2 Vehicles Available	31,437	44.2
College Degree	20,191	21.1	3-4+ Vehicles Available	14,369	20.3
Graduate/Professional	20,050	21.0			
			HOUSING UNITS	66,917	100.0
			Owner Occupied	32,798	49.0
			Renter Occupied	27,577	41.2
			Vacant Units	6,542	9.8

2025 Basic Demographic Summary

1 Crossgates Mall Rd, Albany, NY 12203
10.0 MILE RADIUS REPORT

THE REAL ESTATE
COMMISSION

	TOTAL	%		TOTAL	%
POPULATION	433,527	100.0	EMPLOYMENT (Age 16+)	353,372	100.0
In Families	99,196	57.3	In Civilian Labor Force	230,164	65.1
In Non Families	74,047	42.7	Employed	214,718	93.3
In Households	173,243	40.0	Unemployed	14,196	6.7
In Group Quarters	260,284	60.0	In Armed Forces	714	0.2
			Not In Labor Force	31,272	34.7
SEX	433,527	100.0	HOUSEHOLDS	173,243	100.0
Male	211,118	48.7	Families	99,196	57.3
Female	222,409	51.3	2 To 4 Person Households	87,949	88.7
			5 To 7+ Person Households	11,246	11.3
AGE	433,527	100.0	Non Families	74,047	42.7
Under 5 Years	24,197	5.6	1 Person Households	58,154	78.5
5 To 9 Years	23,913	5.5	2 To 7+ Person Households	15,893	21.5
10 To 14 Years	26,506	6.1			
15 To 19 Years	35,865	8.3	HOUSEHOLD INCOME	173,243	100.0
20 To 24 Years	39,369	9.1	Less Than \$10,000	12,337	7.1
25 To 34 Years	55,878	12.9	\$10,000 To \$14,999	9,644	5.6
35 To 44 Years	56,689	13.1	\$15,000 To \$19,999	8,560	4.9
45 To 54 Years	63,570	14.7	\$20,000 To \$24,999	9,748	5.6
55 To 64 Years	49,504	11.4	\$25,000 To \$29,999	8,800	5.1
65 To 74 Years	26,652	6.1	\$30,000 To \$34,999	9,131	5.3
75 Years And Over	31,385	7.2	\$35,000 To \$39,999	8,879	5.1
Median Age	38		\$40,000 To \$44,999	7,597	4.4
			\$45,000 To \$49,999	7,381	4.3
RACE	433,527	100.0	\$50,000 To \$59,999	14,249	8.2
White	341,459	78.8	\$60,000 To \$74,999	17,638	10.2
Black	49,498	11.4	\$75,000 To \$99,999	22,705	13.1
Asian Alone	1,707	0.4	\$100,000 To \$124,999	14,533	8.4
Hawaiian, Pacific Islander	18,528	4.3	\$125,000 To \$149,999	8,001	4.6
American Indian	453	0.1	\$150,000 To \$199,999	8,097	4.7
Some Other Race	10,502	2.4	\$200,000 Or More	5,943	3.4
Two Or More Races	11,379	2.6	Average Household Income	\$67,496	
			Median Household Income	\$53,190	
EDUCATION (Age 25+)	283,678	100.0	VEHICLES AVAILABLE	204,701	100.0
No High School Graduate	29,769	10.5	Without Vehicles	13,432	6.6
High School Graduate	80,169	28.3	1 Vehicle Available	53,458	26.1
Some College	78,455	27.7	2 Vehicles Available	91,620	44.8
College Degree	50,353	17.8	3-4+ Vehicles Available	46,191	22.5
Graduate/Professional	44,932	15.7			
			HOUSING UNITS	195,016	100.0
			Owner Occupied	100,282	51.4
			Renter Occupied	72,961	37.4
			Vacant Units	21,773	11.2