

I-3. Village Population

At 13,385 people per square mile, Port Chester is the twelfth densest municipality in New York. The community is diverse, with a growing population identifying as Hispanic or Latino which comprises 60% of the total population.

Since 2012, Port Chester has experienced notable population and housing growth, outpacing Westchester County and nearby communities. During the same period, the Village has seen positive socioeconomic trends, including rising household incomes, higher levels of educational attainment, and a decrease in the share of residents living below the poverty line. While the number of children has declined, contributing to lower school enrollment, these broader trends reflect a community that is growing, changing, and attracting new investment.

Key Takeaways

- The population and number of housing units have grown in Port Chester at a faster rate than in Westchester County and neighboring communities.
- Port Chester has the 12th highest population density of any municipality in New York State and the 2nd highest density in Westchester County.
- The Hispanic or Latino population has grown at a similar rate as the total population and comprises about 60% of Port Chester's population. Port Chester has a large foreign-born and Spanish-speaking population.
- Port Chester residents tend to be younger than those of the County and have larger household sizes.
- While most socioeconomic indicators have shown meaningful improvement, Port Chester can increase residents' economic prosperity, educational attainment, and access to health insurance to meet County levels.

Data Sources

This Chapter examines demographic and socioeconomic trends in Port Chester using data from the U.S. Census Bureau, including the Decennial Census and the American Community Survey (ACS) 5-year estimates. The most recent counts are the 2020 Decennial Census and the 2023 ACS 5-year estimates. For most of this analysis, the 2010 Decennial Census or the 2010 ACS 5-year estimates are compared to the 2023 ACS 5-year estimates. Additional data sources supplement U.S. Census Bureau data and are cited throughout this section.

The Decennial Census provides a point-in-time count of population and housing every ten years that is used to inform congressional apportionment. The last census asked households to answer only nine questions, including the number of people living in the household, tenure of the home, sex, age, Hispanic or Latino origin status, and race of each member of the household. The 2020 census counts are fit for uses in planning and understanding general population trends, however, the Census Bureau also recognizes that undercounts and overcounts of certain population groups occurred. For example, the Census Bureau's Post-Enumeration Survey (PES) found a statistically significant undercount rate of 4.99% for the Hispanic or Latino population. The PES also estimated an overcount of the population in New York State, although overcounts and undercounts were consistent with results prior decennial census.

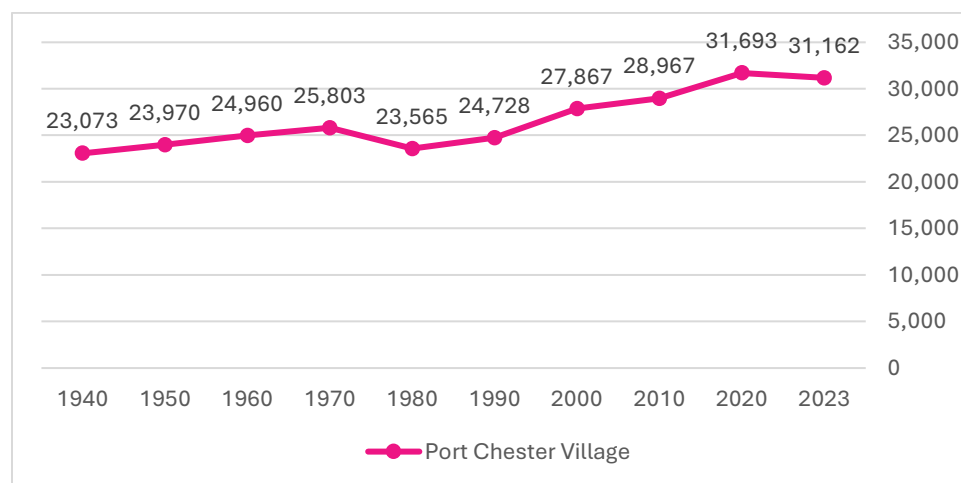
The ACS is an official survey by the U.S. Census Bureau for the compilation of socio-demographic data and provides additional information that is not captured in the Decennial Census. The ACS is conducted on an annual basis, and the U.S. Census Bureau provides 5-year estimates, which average estimates over the time-period. Five-year estimates are used because they provide more accurate estimates than other ACS products for the village level. ACS estimates are based on a sample of the population to estimate values for the larger population. As with all sample surveys, ACS values are subject to error.

Port Chester is compared to Westchester County and to neighboring communities that it shares a border with, including Rye Brook Village, New York, Rye City, New York, and Greenwich, Connecticut. While not a direct neighbor, Harrison, New York is also used for comparison purposes as it is nearby, and it has a similar population size. Port Chester is within the Town of Rye, which is not used for comparison in this analysis.

Population

Population Growth

Port Chester has steadily grown over the long term, increasing from approximately 23,100 residents in 1940 to an estimated 31,100 residents in 2023, according to the Decennial Census and ACS 5-year estimates (see Figure 2-1). From 1940-1970, the population grew by an average of about 900 people per year. The Village experienced a decline of about 2,200 people between 1970 and 1980, following the loss of certain industries. From 1990 to 2023, the Village grew by an average of 1,500 people per year. The slight decline in population between the 2020 census count and the 2023 ACS 5-year estimate is likely because of impacts of the Covid19 Pandemic on the decennial census count and where people lived. As noted under Data Sources above, census data are representative but not perfect.

Figure 2-1. Port Chester Population (1940 – 2023)

Source: United State Census Bureau, Decennial Census (1940-2020); ACS 5-Year Estimates (2023)

The population grew from about 29,000 people in 2010 to 31,100 in 2023, an 8% growth rate. This rate is larger than Westchester County's growth of 5%, and those of Port Chester's neighboring communities of Rye Brook (6%), Rye City (4%), and Greenwich (4%) (see Table 2-1). While not a direct neighbor, Harrison is also used for comparison purposes as it has a similar population size (29,279) and experienced a similar growth rate of 7% from 2010-2023.

Table 2-1. Population in Westchester County, Port Chester, and Neighboring Communities (1940-2023)

	1940	1950	1960	1970	1980	1990	2000	2010	2020	2023
Westchester County	573,558	625,816	808,891	894,104	866,599	874,866	923,459	949,113	1,004,457	996,888
Port Chester Village	23,073	23,970	24,960	25,803	23,565	24,728	27,867	28,967	31,693	31,162
Rye Brook Village	1,985	2,661	6,069	9,560	7,996	7,765	8,602	9,347	10,047	9,884
Rye City	9,865	11,721	14,225	15,869	15,083	14,936	14,955	15,720	16,592	16,410
Harrison Town/Village	11,783	13,577	19,201	21,544	23,046	23,308	24,154	27,472	28,218	29,279
Greenwich	35,509	40,835	53,793	59,755	59,578	58,441	61,101	61,171	63,518	63,505

Source: United State Census Bureau, Decennial Census (1940-2020); ACS 5-Year Estimates (2023)

Population Density

Port Chester had about 13,400 residents per square mile in 2023, making it one of the densest communities in New York State. Westchester County, and Port Chester's neighboring communities all have significantly lower densities (see Table 2-2).

Table 2-2. Population Density of Westchester County, Port Chester, and Neighboring Communities (2010, 2023)

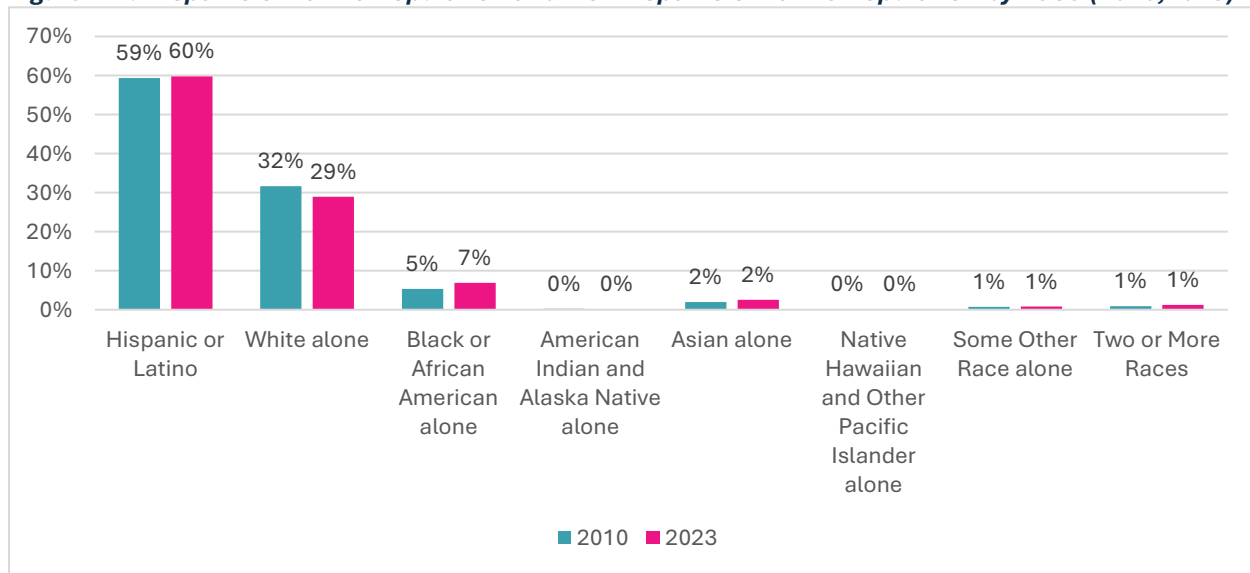
	Land Area (Square Miles)	2010 Population	2023 Population	2010 Density (Pop. Per Sq. Mile)	2023 Density (Pop. Per Sq. Mile)
Westchester County	430.5	949,113	996,888	2,204.7	2,313.9
Port Chester Village	2.3	28,967	31,162	12,428.8	13,384.8
Rye Brook Village	3.4	9,347	9,884	2,722.9	2,883.0
Rye City	5.9	15,720	16,410	2,688.0	2,803.9
Harrison Town/Village	17.8	27,472	29,279	1,638.6	1,746.4
Greenwich, CT	47.6	61,171	63,505	1,284.5	1,330.7

Source: United State Census Bureau, Decennial Census (2010); ACS 5-Year Estimates (2023)

Hispanic and Latino Ethnicity and Race

The majority (60%) of Port Chester residents, approximately 18,600 people, identified as Hispanic or Latino in 2023 (see Figure 2-2 and Table 2-3). The Village's Hispanic or Latino population grew by 8% (1,420 people) between 2010 and 2023, although the share of the population remained constant. For comparison, during this same time period, the Hispanic population in Westchester County grew by 30% and made up 27% of the County's population in 2023. Thus, while the County's Hispanic or Latino population grew at a faster rate than Port Chester's, the Village had a higher percentage of Hispanic or Latino residents than the County as a whole.

Figure 2-2 and Table 2-3 show the population broken down by Hispanic or Latino ethnicity and Not Hispanic or Latino by race. Twenty-nine percent of the total population is white alone, although this share declined slightly from 32% in 2010, a decline of about 150 people. The Black or African American alone population grew from 5% in 2010 to 7% in 2023, an increase of 602 people. All other racial groups have maintained their respective shares of the population, although counts have changed slightly.

Figure 2-2. Hispanic or Latino Population and Not Hispanic or Latino Population by Race (2010,2023)**Table 2-3. Hispanic or Latino population and Not Hispanic or Latino Population by Race (2010, 2023)**

	Port Chester Village				Westchester County			
	2010		2023		2010		2023	
Hispanic or Latino	17,193	59.4%	18,613	59.7%	207,032	21.8%	269,085	27.0%
Not Hispanic or Latino:	11,774	40.6%	12,549	40.3%	742,081	78.2%	727,803	73.0%
White Alone	9,155	31.6%	9,007	28.9%	544,563	57.4%	498,855	50.0%
Black or African American Alone	1,541	5.3%	2,143	6.9%	126,585	13.3%	128,199	12.9%
American Indian and Alaska Native Alone	56	0.2%	0	0.0%	1,141	0.1%	1,197	0.1%
Asian Alone	572	2.0%	775	2.5%	51,123	5.4%	59,912	6.0%
Native Hawaiian and Other Pacific Islander Alone	0	0.0%	0	0.0%	218	0.0%	96	0.0%
Some Other Race Alone	199	0.7%	242	0.8%	3,757	0.4%	10,638	1.1%
Two Or More Races	251	0.9%	382	1.2%	14,694	1.5%	28,906	2.9%
Total:	28,967		31,162		949,113		996,888	

Source: United State Census Bureau, Decennial Census (2010); ACS 5-Year Estimates (2023)

Foreign-Born Population and Citizenship

Port Chester continues to have a significant foreign-born population (44.3%) compared to 25.6% at the County level (see Table 2-4). The share of the population that was foreign-born at the local and County level has remained consistent since 2010. Of the foreign-born population, a higher percentage are not U.S. citizens in Port Chester (58.5%) than in the County (39.9%). The share of the foreign-born population who are not U.S. citizens declined since 2010 from 74.2% in Port Chester and 54.4% in the County.

Table 2-4. Foreign-Born Population and U.S. Citizenship Status in Port Chester and Westchester County (2010, 2023)

	Port Chester		Westchester County	
	2010	2023	2010	2023
Total Population	28,610	31,162	939,406	996,888
Foreign Born Share	45.1%	44.3%	24.3%	25.6%
Foreign-Born Population	12,897	13,800	228,371	255,348
Naturalized U.S. Citizen	25.8%	41.5%	45.6%	60.1%
Not A U.S. Citizen	74.2%	58.5%	54.4%	39.9%

Source: United State Census Bureau, ACS 5-Year Estimates (2010); ACS 5-Year Estimates (2023)

Language Spoken at Home

The population that spoke a language other than English at home is significantly higher in Port Chester (59.8%) compared to the County (34.3%) (see Table 2-5). While Spanish continues to be the most common language other than English in the Village and the County, Spanish speakers represent a higher percentage of the population in Port Chester at 52.7% compared to 20.8% in the County. Significantly, about 28.8% of the population over five years old were Spanish-speaking and spoke English less than “very well” (8,385 people).

Table 2-5. Language Spoken at Home for the Population 5 years and older in Port Chester and Westchester County (2023)

	Port Chester		Westchester County	
Population 5 Years and Over	29,137		943,606	
English Only	11,709	40.20%	619,503	65.70%
Language other than English	17,428	59.80%	324,103	34.30%
Spanish	15,359	52.70%	196,271	20.80%
Speak English Less Than "Very Well"	8,385	28.80%	80,607	8.50%
Other Indo-European Languages	1,574	5.40%	78,915	8.40%
Speak English Less Than "Very Well"	511	1.80%	20,612	2.20%
Other Languages	495	1.70%	48,917	5.20%
Speak English Less Than "Very Well"	302	1.00%	15,874	1.70%

Source: United State Census Bureau, ACS 5-Year Estimates (2023)

Sex Ratio

A larger share of Port Chester’s population is male than female. In 2023, Port Chester’s sex ratio is 119.6, meaning there are 119.6 males to every 100 females. This ratio is significantly higher than the County’s sex ratio of 95.1 and that of neighboring communities: Rye Brook Village (90.1), Rye City (103.2), Harrison Village (86.4), and Greenwich, Connecticut (90.7). Port Chester’s higher male

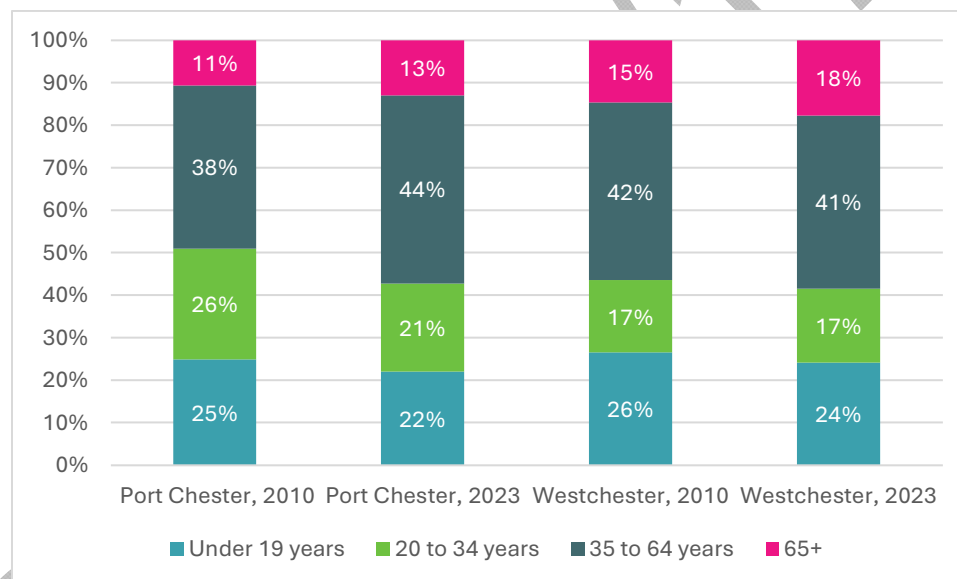
population may be tied to its status as an immigrant community and economic factors, such as higher numbers of jobs in construction, maintenance, and manufacturing industries.

Age

Port Chester is a younger community, and residents have a median age of 38.6 in 2023. While the Village's median age increased from 34.4 in 2010, it remains lower than the County's median age of 41.5, and that of neighboring communities: Rye Brook Village (44.8), Rye City (41.9), and Greenwich (42.8).

Between 2010 to 2023, Port Chester saw a decline in the share of population under 34 years of age, including children, and an increase in the share of population over 34 years of age, including seniors (see Figure 2-3). Port Chester saw the greatest growth in the 35-64 age group (+2,677 people) and the greatest decline in the 20-34 age group (-1,098 people). During the same period, Westchester County saw the largest growth in the population over 65 years and the largest decline in the population under 19 years old. These trends are likely tied to the general decline in birth rates, a national phenomenon, and aging of people from one cohort to the next. High housing costs in the County and limited stock may also limit the ability of younger people to stay.

Figure 2-3. Age Distribution in Port Chester and Westchester County (2010, 2023)



Source: United State Census Bureau, Decennial Census (2010); ACS 5-Year Estimates (2023)

Household Size

Average household size in Port Chester remains larger than those of the County and neighboring communities but is getting smaller (see Table 2-6). Average household size in Port Chester reduced from 3.08 in 2010 to 2.96 in 2023, a -4% change. In Westchester County, household size decreased, albeit at a lower rate, from 2.65 in 2010 to 2.62 in 2023 (-1% change). While Port Chester's Average

Household size decreased, the average household size grew in most neighboring communities, including Greenwich (+6%), Rye Brook Village (+4%), and Harrison (+6%).

While Port Chester formerly had larger households in renter-occupied units compared to owner-occupied units, this pattern reversed between 2010 and 2023. In 2010, Port Chester had a larger average household size for renter occupied units (3.30) than for owner occupied units (2.80), which is opposite the typical trend in the County and neighboring communities. In the 2023 estimates, Port Chester has a higher average household size for owner-occupied units (3.07) than for renter-occupied units (2.87).

Table 2-6. Average Household Size for All Households, Owner-Occupied and Renter-Occupied Households (2010, 2023)

		Average Household Size	Owner Occupied	Renter Occupied
Westchester County	2010	2.65	2.73	2.52
	2023	2.62	2.76	2.40
Port Chester Village	2010	3.08	2.80	3.30
	2023	2.96	3.07	2.87
Rye Brook Village	2010	2.67	2.78	2.22
	2023	2.77	2.83	2.39
Rye City	2010	2.82	3.01	2.33
	2023	2.82	3.13	2.10
Harrison Town/Village	2010	2.77	2.87	2.58
	2023	2.95	3.14	2.64
Greenwich, Ct	2010	2.62	2.75	2.35
	2023	2.76	2.82	2.62

Source: United State Census Bureau, Decennial Census (2010); ACS 5-Year Estimates (2023)

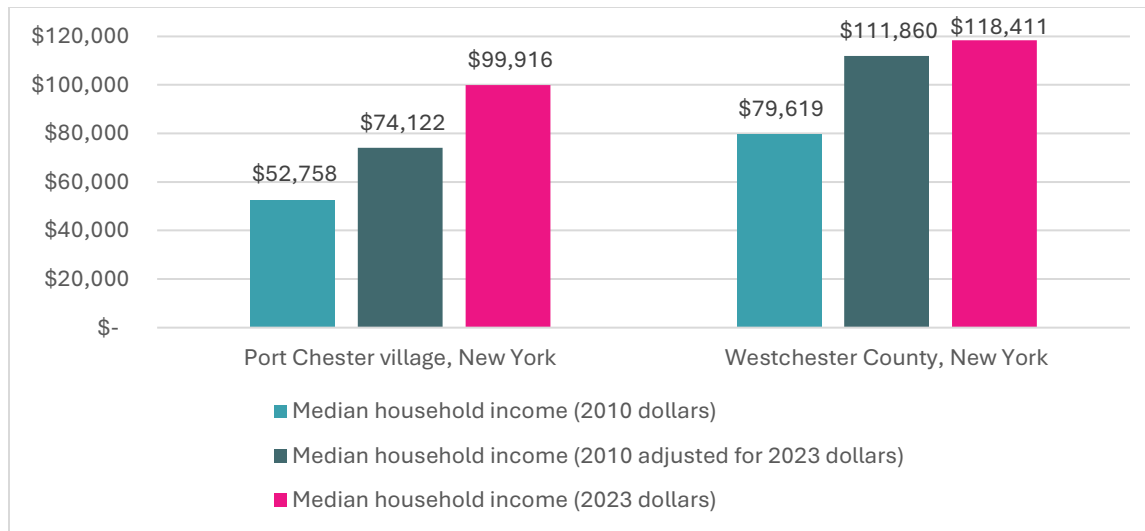
Socioeconomic Indicators

Income

In 2023, Port Chester's median household income was about \$99,900, about \$18,500 less than the County's median household income of about \$118,400 (see Figure 2-4). Port Chester's median household income also falls far below its immediate neighbors: Rye Brook Village (\$237,000), Rye City (\$237,700), and Greenwich (\$198,500). Port Chester's median income increased by about 35% from 2010, when adjusting for inflation. This is a much greater increase than the County's increase of 6%.

Figure 2-4. Median Household Income in Port Chester and Westchester County (2010, 2023)

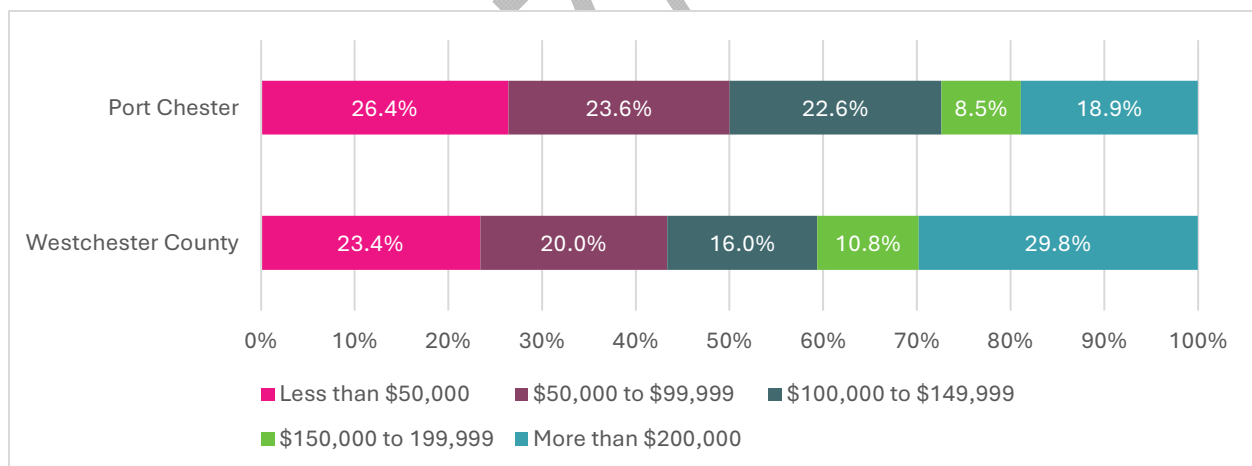
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Source: United State Census Bureau, ACS 5-Year Estimates (2010); ACS 5-Year Estimates (2023)

In Port Chester, about 26% of households made under \$50,000 per year, while in the County about 23% did. In Port Chester only 19% of households made over \$200,000 per year and in the County around 30% did. The income distribution in Port Chester and Westchester County in 2023 is shown in Figure 2-5.

Figure 2-5. Household Income Distribution in Port Chester and Westchester County (2023)



Source: United State Census Bureau, ACS 5-Year Estimates (2010); ACS 5-Year Estimates (2023)

Port Chester continues to have a higher percentage of the population living below the poverty line than the County, at 12.0% and 8.9%, respectively (see Table 2-7). Port Chester also has higher poverty rates than its neighboring communities. However, Port Chester's poverty rate declined from 16.0% in 2010 while the County and all neighboring communities saw increased rates during the same period.

Table 2-7. Percentage of the Population Living Below the Poverty Line (2010, 2023)

	2010	2023
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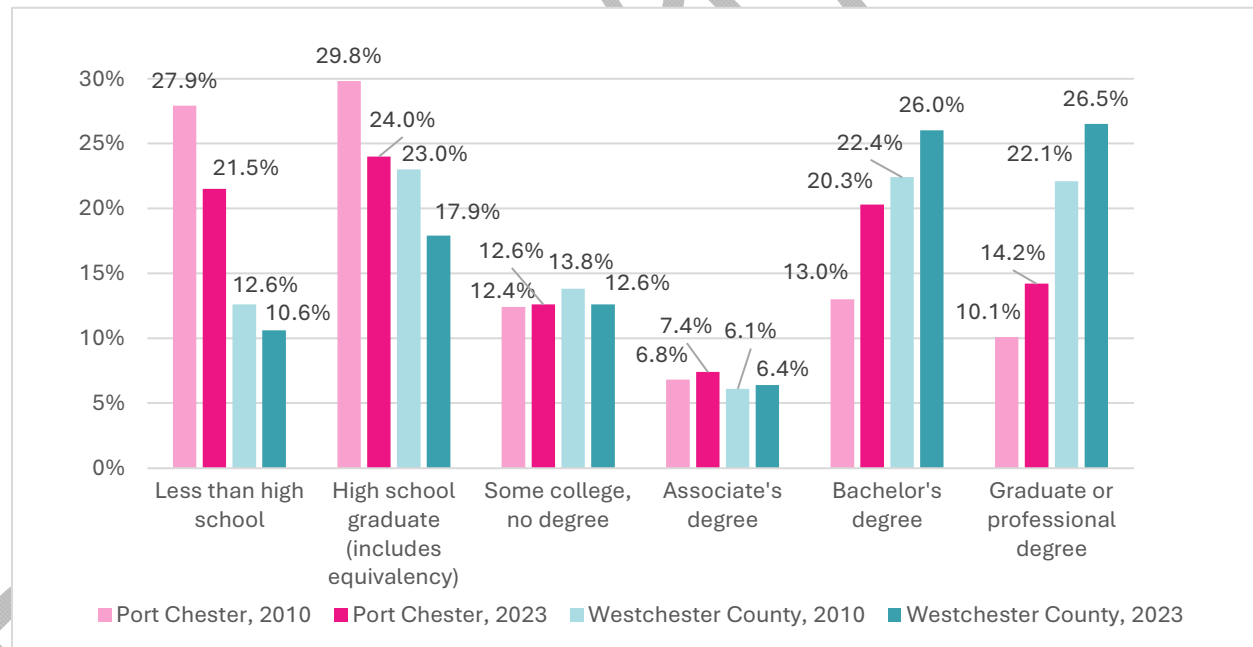
Westchester County	8.2%	8.9%
Port Chester Village	16.0%	12.0%
Rye Brook Village	5.9%	6.1%
Rye City	1.3%	3.0%
Harrison Village	3.9%	4.6%
Greenwich, CT	3.6%	5.4%

Source: United State Census Bureau, ACS 5-Year Estimates (2010); ACS 5-Year Estimates (2023)

Educational Attainment

Port Chester increased its share of higher-educated residents and decreased its share of less educated residents between 2010 and 2023 (see Figure 2-5). The share of the population 25 years and over with a bachelor's degree increased from 13.0% in 2010 to 20.3% in 2023 while the share of population with less than a high school degree declined from 27.9% to 21.5%. This trend aligns with the County, although Port Chester's population continues to have less educational achievement than the County's. About a third of Port Chester's population (34.5%) have a bachelor's degree or higher compared to 52.5% of the County's population.

Figure 2-5. Educational Attainment in Port Chester and Westchester County (2010, 2023)



Source: United State Census Bureau, ACS 5-Year Estimates (2010); ACS 5-Year Estimates (2023)

Health Insurance Coverage

Port Chester's share of people without health insurance coverage at 12.2% exceeded the County's 5% uninsured rate. However, health insurance coverage increased at both levels since 2013.¹ In 2013, Port Chester was estimated to have 29% of its population uninsured and Westchester County's estimate was 11%.

Conclusion

Overall, the data show that Port Chester is a growing, dense, and diverse community with many positive indicators of change. The Village has experienced population and housing growth, rising incomes, improved educational attainment, declining poverty, and expanded health insurance coverage. At the same time, the data point to continued needs related to affordability, economic opportunity, language access, public services, and support for changing household and age trends.

The central takeaway is that Port Chester is well positioned to build on its strengths while ensuring that future growth benefits the full community. The Comprehensive Plan should therefore focus on supporting inclusive growth, expanding opportunity, and investing in the services, infrastructure, and community resources needed to sustain a vibrant and equitable Village.

¹ 2013 ACS 5-Year Estimates were used as health insurance coverage was not reported in the 2010 survey.