

APPENDIX J  
U.S. Census Fact Sheets



Union Place-Proposed Project	
Assessed Valuation Residential	
Townhouse Multifamily	
Number of 2 Bedroom Condo Units	300
Average Monthly Rent	\$1,750
Annual Rental Revenue	\$6,300,000
Vacancies 3%	\$189,000
Gross Income	\$6,111,000
Operating Expense (20%)	\$1,222,200
Net Operating Income (NOI)	\$4,888,800
Capitalization Rate	8.00%
Total Market Value	\$61,110,000
Total Assessed Value	\$35,138,250
<b>Total Market Value of 300 Multifamily</b>	<b>\$61,110,000</b>
<b>Total Assessed Value of 300 Multifamily</b>	<b>\$35,138,250</b>

Rental Units	
Number of 2 Bedroom Rental Units	180
Average Monthly Rent	\$1,750
Annual Rental Revenue	\$3,780,000
Vacancies 3%	\$113,400
Gross Income	\$3,666,600
Operating Expense (20%)	\$733,320
Net Operating Income (NOI)	\$2,933,280
Capitalization Rate	8.00%
Total Market Value	\$36,666,000
Total Assessed Value	\$21,082,950
<b>Total Market Value of 180 Rental Units</b>	<b>\$36,666,000</b>
<b>Total Assessed Value of 180 Rental Units</b>	<b>\$21,082,950</b>

Union Place			
UP Proposal - Commercial Assessed Value			
Type	Total (SF)	Construction Cost/SF	Total Construction Cost
Large Retail	263,000	\$125	\$32,875,000
Small Retail	230,000	\$135	\$31,050,000
Total Retail SF	493,000		
Corporate Office	350,000	\$160	\$56,000,000
Professional Office	125,000	\$175	\$21,875,000
Hotel	65,600	\$225	\$14,760,000
<b>Total Construction Cost</b>			<b>\$156,560,000</b>
<b>Total Soft Costs, Planning, Engineering, Traffic Analysis etc</b>			<b>\$2,500,000</b>
<b>Total Land Value</b>			<b>\$5,305,565</b>
<b>Site Work</b>			<b>\$9,475,000</b>
<b>Total Costs</b>			<b>\$173,840,565</b>
Project BUILDING Assessed Value =			\$99,958,325
Project LAND Assessed Value =			\$3,050,700
<b>TOTALCOMMERCIAL ASSESSED VALUE=</b>			<b>\$99,958,325</b>

<b>TOTAL MARKET VALUE (Residential)</b>	<b>\$97,776,000</b>
<b>TOTAL ASSESSED VALUE (Residential)</b>	<b>\$56,221,200</b>
<b>TOTAL VALUE (Commercial)</b>	<b>\$173,840,565</b>
<b>TOTAL ASSESSED VALUE (Commercial)</b>	<b>\$99,958,325</b>
<b>Equilization Rate</b>	<b>57.50%</b>
<b>Total Project Assessed Value</b>	<b>\$156,179,525</b>

\$7,669,268

Projected Property Taxes - 2010 Rates	Rates	Projected Taxes	Net Increase
Fire District #1 Mahopac Falls	1.000143	\$156,202	\$153,449
Fire District #2 Mahopac Town	1.541942	\$240,820	\$239,950
County	6.050919	\$945,030	\$924,475
Mahopac Central School District*	4.565489	\$713,036	\$696,869
Mahopac Library*	35.679059	\$5,572,338	\$5,442,085
Mahopac Lighting District	1.108586	\$173,138	\$169,091
Croton Falls Lighting District	0.250019	\$39,048	\$38,670
<b>TOTAL</b>	<b>0.030068</b>	<b>\$4,696</b>	<b>\$4,678</b>
*2009/2010 Mahopac CSD			
<b>Existing Taxes - 2010</b>			
Fire District #1 Mahopac Falls	1.000143 All Except 3		\$2,752.71
Fire District #2 Mahopac Town of Carmel	1.541942 1, 2 and 3		\$869.66
County of Putnam	6.050919 All		\$20,554.91
Mahopac School District Library	4.565489 All		\$16,166.47
Mahopac Lighting District	35.679059 All		\$130,253.55
Croton Falls Lighting District	1.108586 All		\$4,047.11
Total	0.250019 All Except 3		\$377.77
	0.030068 3		\$175,040.18

Sales Tax Revenue	Annual Revenue per SF	Sales Tax Rate	Annual Sales Tax Projection
Total Retail Square Footage	493,000	0.08375	\$12,386,625
Total Sales Tax Revenue	65,600	0.08375	\$1,648,200
<b>Total Sales Tax Revenue</b>			<b>\$14,034,825</b>
<b>Total Tax Revenue Projection UP Proposal</b>			
Total Property Tax Revenue	\$7,844,308		
Total Sales Tax Revenue	\$14,034,825		
<b>Combined Total Tax Revenue Projection</b>	<b>\$21,879,133</b>		

Sales Tax Breakdown	Annual Revenue per SF	Sales Tax Rate	Annual Sales Tax Projection
Total Retail Square Footage	558,600	0.04	\$6,703,200
Total Sales Tax Revenue	558,600	0.04	\$6,703,200
	558,600	0.00375	\$628,425
<b>Total Sales Tax Revenue</b>			<b>\$14,034,825</b>

**Growth over Existing Taxes \$21,704,093**

Based on 2010 tax rates for all taxing jurisdictions (2009-2010 School Tax Rate) and the Taxable Values from Table 3.9-4.  
Source: Town of Carmel Tax Receiver, 2/3/10.  
Prepared by: Tim Miller Associates, Inc., 2010.

Putnam County  
NYS  
MUCTD

Table 1-1						
Building Letter	Square Footage proposed (SF)	Type of Retail/Commercial Proposed	Median Sales per SF	Sales per SF of proposed use	Sales per SF inflated to 2008	Category
A	133,000	Anchor Retail	\$156.03	\$20,751,990.00	\$22,088,418.16	US. Regional Shopping Centers - Traditional Department Store (owned) - Large Tenants (more than 10K SF in Regional Shopping Centers)
B	80,000	Junior Anchor Retail	\$156.03	\$12,482,400.00	\$13,286,266.56	US. Regional Shopping Centers - Traditional Department Store (owned) - Large Tenants (more than 10K SF in Regional Shopping Centers)
C	7,500	Restaurant	\$402.12	\$3,015,900.00	\$3,210,123.96	US. Regional Shopping Centers - Restaurant with Liquor
D	7,500	Restaurant	\$402.12	\$3,015,900.00	\$3,210,123.96	US. Regional Shopping Centers - Restaurant with Liquor
N	7,000	Restaurant	\$402.12	\$2,814,840.00	\$2,996,115.70	US. Regional Shopping Centers - Restaurant with Liquor
E1	15,000	Retail	\$177.21	\$2,658,150.00	\$2,829,334.86	US. Regional Shopping Centers - Other Retail - Large Tenants (more than 10k SF in Regional Shopping Centers)
E2	20,000	Retail	\$177.21	\$3,544,200.00	\$3,772,446.48	US. Regional Shopping Centers - Other Retail - Large Tenants (more than 10k SF in Regional Shopping Centers)
F	30,000	Retail	\$177.21	\$5,316,300.00	\$5,658,669.72	US. Regional Shopping Centers - Other Retail - Large Tenants (more than 10k SF in Regional Shopping Centers)
G	20,000	Retail	\$177.21	\$3,544,200.00	\$3,772,446.48	US. Regional Shopping Centers - Other Retail - Large Tenants (more than 10k SF in Regional Shopping Centers)
H	30,000	Retail	\$177.21	\$5,316,300.00	\$5,658,669.72	US. Regional Shopping Centers - Other Retail - Large Tenants (more than 10k SF in Regional Shopping Centers)
I	15,000	Retail	\$177.21	\$2,658,150.00	\$2,829,334.86	US. Regional Shopping Centers - Other Retail - Large Tenants (more than 10k SF in Regional Shopping Centers)
K	30,000	Retail	\$177.21	\$5,316,300.00	\$5,658,669.72	US. Regional Shopping Centers - Other Retail - Large Tenants (more than 10k SF in Regional Shopping Centers)
P	2,000	Retail	\$342.54	\$685,080.00	\$729,199.15	US. Regional Shopping Centers - other retail - under 10K SF
J	14,000	Pharmacy	\$518.46	\$7,258,440.00	\$7,725,883.54	US. Regional Shopping Centers - Pharmacy/Drugstore
L	50,000	Specialty Grocery	\$391.90	\$19,595,000.00	\$20,856,918.00	US. Super Community/Community Shopping Center - Grocery
M	28,000	Book Store	\$309.90	\$8,677,200.00	\$9,236,011.68	US. Regional Shopping Centers - Books
O	4,000	Gas station/Convenient	\$342.54	\$1,370,160.00	\$1,458,398.30	US. Regional Shopping Centers - other retail - under 10K SF
E1	65,600	Hotel (90 rooms)	\$2,931,862.50		\$3,057,346.22	\$119 per room - Occupancy - 75 percent - 365 days - year 2007
<b>TOTAL</b>					\$118,034,377.06	

Notes: Sales per SF Sources and Categories: Retail Uses: Urban Land Institute. Dollars and Cents of Shopping Centers/Score 2006, 2006.; Hotel Uses and Category: "2008 Lodging Profile." American Hotel and Lodging Association. 2008. 20 November 2008. <<http://www.ahla.com>>; Inflation Sources: An inflation rate of 6.44 percent was used to inflate the 2006 median sales per SF 2008 (inflationdata.com; obtained - 27 January 2009); An inflation rate of 4.28 percent was used to inflate the 2007 median sales per SF to 2008 (inflationdata.com; obtained - 27 January 2009)

<b>Union Place</b>		<b>Residential PORTION</b>		<b>HIGH ESTIMATE</b>	
Employment - Construction Jobs Generated					
Type	Total (SF)			<b>Longterm</b>	
Current Assessed Val	224525000	\$1 cost/SF	\$224,525,000	<b>employees Multipliers**</b>	
Project Market Value =			<b>\$224,525,000</b>		100%
			<b>\$224,525,000</b>		
Contract Construction = 0.7 x project value = \$157,167,500					
Materials Purchases per \$1K Contract Construction = 105 In Region and 315 Out of Region) = \$1,943,197 In Region					
On-site construction labor = 9.2 labor hours per \$1,000 construction = 1,445,941 \$5,829,590.03 Out Region					
FTE is 2,000 labor hours = <b>723</b>					
Off-site construction labor = 1.5 labor hours per \$1,000 construction = 235751.25					
FTE is 2,000 labor hours = <b>118</b>					
Manufacturing labor = 7.8 labor hours per \$1,000 construction = 1,225,907					
FTE is 2,000 labor hours = <b>613</b>					
trade, transportation, = 5.7 labor hours per \$1,000 construction 895,855					
FTE is 2,000 labor hours = <b>448</b>					
all others = 2.6 labor hours per \$1,000 construction 408,636					
FTE is 2,000 labor hours = <b>204</b>					
<b>Total number of construction jobs created =</b>					<b>2106</b>
Source - multipliers - ULI 1994; Costs - Streetworks 2009					

<b>Union Place</b>		<b>Residential PORTION</b>		<b>LOW ESTIMATE</b>	
Employment - Construction Jobs Generated					
Type	Total (SF)	Construction Cost*	Longterm employees	Multipliers**	
Current Assessed Val	202072500	\$1 cost/SF	\$202,072,500		
Project Market Value =			<b>\$202,072,500</b>		100%
Contract Construction = 0.7 x project value = \$141,450,750					
Materials Purchases per \$1K Contract Construction = 105 In Region and 315 Out of Region) = \$1,943,197 In Region					
On-site construction labor = 9.2 labor hours per \$1,000 construction = 1,301,347 \$5,829,590.03 Out Region					
FTE is 2,000 labor hours = <b>651</b>					
Off-site construction labor = 1.5 labor hours per \$1,000 construction = 212176.13					
FTE is 2,000 labor hours = <b>106</b>					
Manufacturing labor = 7.8 labor hours per \$1,000 construction = 1,103,316					
FTE is 2,000 labor hours = <b>552</b>					
trade, transportation, = 5.7 labor hours per \$1,000 construction 806,269					
FTE is 2,000 labor hours = <b>403</b>					
all others = 2.6 labor hours per \$1,000 construction 367,772					
FTE is 2,000 labor hours = <b>184</b>					
<b>Total number of construction jobs created =</b>				<b>1895</b>	
Source - multipliers - ULI 1994; Costs - Streetworks 2009					

**Union Place RETAIL PORTION HIGH ESTIMATE**

Employment - Construction Jobs Generated

Type	Total	Construction Cost*
Current Project Value	78685000	\$1 cost/SF \$78,685,000 <b>\$78,685,000</b> <b>\$78,685,000</b>
		100%
<b>Contract Construction = 0.7 x project value = \$55,079,500</b>		
Materials Purchases per \$1K Contract Construction = 105 In Region and 315 Out of Region) = \$1,943,197 In Region		
On-site construction labor = 8.1 labor hours per \$1,000 construction = 446,144		
FTE is 2,000 labor hours =	<b>223</b>	
Off-site construction labor =	1 labor hours per \$1,000 construction =	55079.5
FTE is 2,000 labor hours =	<b>28</b>	
Manufacturing labor = 7.1 labor hours per \$1,000 construction =		391,064
FTE is 2,000 labor hours =	<b>196</b>	
trade, transportation, = 3.8 labor hours per \$1,000 construction		209,302
FTE is 2,000 labor hours =	<b>105</b>	
all others = 1.3 labor hours per \$1,000 construction		71,603
FTE is 2,000 labor hours =	<b>36</b>	
Total number of construction jobs created =		<b>587</b>

Source - multipliers - ULI 1994; Costs - Streetworks 2009

**Union Place RETAIL PORTION LOW ESTIMATE**

Employment - Construction Jobs Generated

Type	Total	Construction Cost*
Current Project Value	68170000	\$1 cost/SF \$68,170,000 <b>\$68,170,000</b> <b>\$68,170,000</b>
		100%
<b>Contract Construction = 0.7 x project value = \$47,719,000</b>		
Materials Purchases per \$1K Contract Construction = 105 In Region and 315 Out of Region) = \$1,943,197 In Region		
On-site construction labor = 8.1 labor hours per \$1,000 construction = 386,524		
FTE is 2,000 labor hours = <b>193</b>		
Off-site construction labor = 1 labor hours per \$1,000 construction = 47719		
FTE is 2,000 labor hours = <b>24</b>		
Manufacturing labor = 7.1 labor hours per \$1,000 construction = 338,805		
FTE is 2,000 labor hours = <b>169</b>		
trade, transportation, = 3.8 labor hours per \$1,000 construction 181,332		
FTE is 2,000 labor hours = <b>91</b>		
all others = 1.3 labor hours per \$1,000 construction 62,035		
FTE is 2,000 labor hours = <b>31</b>		
<b>Total number of construction jobs created = 508</b>		

Source - multipliers - ULI 1994; Costs - Streetworks 2009



Union Place		OFFICE SPACE		LOW ESTIMATE	
Employment - Construction Jobs Generated					
Type	Total	Construction Cost*			
Assessed Value	73125000	\$1 cost/SF	\$73,125,000		
Project Market Value =			<b>\$73,125,000</b>		
			<b>\$73,125,000</b>		* = 100%
<b>Contract Construction = 0.7 x project value = \$51,187,500</b>					
<b>Materials Purchases per \$1K Contract Construction = 105 In Region and 315 Out of Region) = \$169,561 In Region</b>					
On-site construction labor = 9.4 labor hours per \$1,000 construction =	481,163				\$508,682.48 Out Region
FTE is 2,000 labor hours =	<b>241</b>				
Off-site construction labor =	1.5 labor hours per \$1,000 construction =			76781.25	
FTE is 2,000 labor hours =	<b>38</b>				
Manufacturing labor = 7.9 labor hours per \$1,000 construction =	404,381				
FTE is 2,000 labor hours =	<b>202</b>				
trade, transportation, = 5.3 labor hours per \$1,000 construction	271,294				
FTE is 2,000 labor hours =	<b>136</b>				
all others = 1.5 labor hours per \$1,000 construction	76,781				
FTE is 2,000 labor hours =	<b>38</b>				
Total number of construction jobs created =	<b>655</b>				
Source - multipliers - ULI 1994; Costs - Streetworks 2009					

**Union Place OFFICE SPACE HIGH ESTIMATE**

Employment - Construction Jobs Generated

Type	Total	Construction Cost*
Assessed Value	73125000	\$1 cost/SF \$77,875,000
Project Market Value =		<b>\$77,875,000</b>
		<b>\$77,875,000</b>
		*= 100%
<b>Contract Construction = 0.7 x project value = \$54,512,500</b>		
<b>Materials Purchases per \$1K Contract Construction = 105 In Region and 315 Out of Region) = \$169,561 In Region</b>		
<b>On-site construction labor = 9.4 labor hours per \$1,000 construction = 512,418 \$508,682.48 Out Region</b>		
<b>FTE is 2,000 labor hours = 256</b>		
<b>Off-site construction labor = 1.5 labor hours per \$1,000 construction = 81768.75</b>		
<b>FTE is 2,000 labor hours = 41</b>		
<b>Manufacturing labor = 7.9 labor hours per \$1,000 construction = 430,649</b>		
<b>FTE is 2,000 labor hours = 215</b>		
<b>trade, transportation, = 5.3 labor hours per \$1,000 construction 288,916</b>		
<b>FTE is 2,000 labor hours = 144</b>		
<b>all others = 1.5 labor hours per \$1,000 construction 81,769</b>		
<b>FTE is 2,000 labor hours = 41</b>		
<b>Total number of construction jobs created = 698</b>		

source - multipliers - ULI 1994; costs - Streetworks 2009

# Putnam County (NY)

## January 2010

NORTH CAROLINA  
THE STATE OF MINDS

County Profile Contact (919) 715-6374

Commerce Economic Development Contact (919) 733-4977

### Demographics

#### Population & Growth

	Population	Annual Growth Rate
2014 Total Population	102,147	0.3%
2009 Total Population	100,719	0.6%
2000 Total Population	95,745	
July 2008 Certified Population Estimate	.	
July 2008 Certified Population Growth	.	
July 2008 Certified Net Migration	.	

#### Urban/Rural Representation

		Urban/Rural Percent
2000 Total Population: Urban - inside Urbanized Area	69,209	72.3%
2000 Total Population: Urban - inside Urbanized Clusters	3,382	3.5%
2000 Total Population: Rural - Farm	42	0.0%
2000 Total Population: Rural - Nonfarm	23,112	24.1%

#### Estimated Population by Age

		Pop by Age, % Est.
2014 Median Age	41	
2009 Median Age	40	
2000 Median Age	37	
2009 Total Pop 0-19	28,082	27.9%
2009 Total Pop 20-29	9,807	9.7%
2009 Total Pop 30-39	11,807	11.7%
2009 Total Pop 40-49	18,063	17.9%
2009 Total Pop 50-59	15,818	15.7%
2009 Total Pop 60+	17,142	17.0%

### Working Commuters, 2000 Census

#### Workers, Travel Time

Avg Travel Time, Not at Home	38
Workers Not Working at Home	46,583
Travel Time to Work: < 5 minutes	1,079
Travel Time to Work: 5-9 minutes	2,852
Travel Time to Work: 10-14 minutes	4,289
Travel Time to Work: 15-19 minutes	4,366
Travel Time to Work: 20-24 minutes	4,657
Travel Time to Work: 25-29 minutes	2,116
Travel Time to Work: 30-34 minutes	4,922
Travel Time to Work: 35-39 minutes	2,093
Travel Time to Work: 40-44 minutes	3,186
Travel Time to Work: 45-59 minutes	7,471
Travel Time to Work: 60-89 minutes	5,575
Travel Time to Work: 90+ minutes	3,977

#### Workers, By Transportation

Worker Mode, Base	48,167
Work at Home	1,584
Drove Car/Truck/Van Alone	38,102
Carpooled Car/Truck/Van	3,945
Bus/Trolley Bus	312
Streetcar/Trolley Car	5
Subway/Elevated	122
Railroad	2,978
Ferryboat	0
Taxicab	64
Motorcycle	10
Bicycle	80
Walked	770
Other Means	195

#### Travel to Work

Worked in State/County of Residence	
Worked in State/Outside County of Residence	
Worked Outside State of Residence	

#### Commuters

13,721
30,136
4,310

#### Percent by Residence

28.5%
62.6%
8.9%

## Education

Pop Age 25+, %

2008-09 Kindergarten-12th Enrollment	.	
2009 Average SAT score (2400 scale)	.	
2009 Percent of Graduates taking SAT	.	
2007-08 Higher Education Completions	.	
2007-08 Higher Education Total Enrollment	.	
2009 Proj Education Attainment - At Least High School Graduate	62,172	91.9%
2009 Proj Education Attainment - At Least Bachelor's Degree	23,787	35.2%

## Housing

Growth / Appreciation Est

2014 Total Housing	37,980	1.9%
2009 Total Housing	37,259	
2013 Median Value of Owner Occupied Housing	\$393,683	1.6%
2008 Median Value of Owner Occupied Housing	\$387,468	88.6%
2009 Owner Occupied Housing	28,355	
2009 Renter Occupied Housing	6,377	
2009 Total Households	34,732	
2000 Median Year Housing Structure Built	1964	

## Income

Growth Est or Total %/ Percent

2014 Median Family Income	\$114,992	4.5%
2009 Median Family Income	\$110,012	37.0%
2000 Median Family Income	\$80,291	
2014 Median Household Income	\$105,885	4.9%
2009 Median Household Income	\$100,986	39.3%
2000 Median Household Income	\$72,481	
2009 Median Disposable Income	\$73,108	
2009-2014 Per Capita Income: Annual Compound Growth Rate %		1.1%
2014 Per Capita Income	\$43,174	5.6%
2009 Per Capita Income	\$40,877	35.7%
2000 Per Capita Income	\$30,127	
2000 Total Pop with Income Below Poverty Level	4,110	
2000 Percent of Pop with Income Below Poverty Level		4.4%

## Employment / Unemployment

Year to Date

2008 Annual

2009Q3 Employment	52,064	53,875
2009Q3 Unemployment	3,888	2,517
2009Q3 Unemployment Rate	6.9%	4.5%
2009Q3 Announced Job Creation	.	.
2009Q3 Total Announced Investments (\$mil)	.	.
Dec2009 Lost Jobs, Closings & Layoffs	.	.
Dec2009 Establishment Events, Closings & Layoffs	.	.

Employment / Wages by Industry	2009 2nd Qtr Employment	2008 Annual Employment	2009 2nd Qtr Avg Weekly Wage	2008 Avg Weekly Wage
Total All Industries	25,006	25,815	\$882	\$871
Total Government	4,931	4,515	\$1,390	\$1,166
Total Private Industry	18,278	20,605	\$731	\$799
Agriculture Forestry	49	57	\$457	\$666
Fishing & Hunting				
Mining	0	0	\$0	\$0
Utilities	0	0		
Construction	2,150	2,668	\$902	\$978
Manufacturing	1,130	1,662	\$1,032	\$1,087
Wholesale Trade	840	850	\$968	\$1,013
Retail Trade	2,615	2,764	\$556	\$549
Transportation and Warehousing	166	170	\$1,035	\$957
Information	488	495	\$1,168	\$1,199
Finance and Insurance	714	687	\$1,029	\$1,170
Real Estate and Rental and Leasing	294	292	\$656	\$704
Professional and Technical Services	0	1,215	.	\$1,049
Management of Companies, Enterprises	0	6	.	\$2,917
Administrative and Waste Services	1,165	1,168	\$511	\$584
Educational Services	3,846	3,405	\$1,493	\$1,224
Health Care and Social Assistance	4,457	4,239	\$830	\$898
Arts, Entertainment and Recreation	728	785	\$497	\$512
Accommodation and Food Services	1,507	1,481	\$308	\$306
Other Services Ex. Public Admin	1,292	1,389	\$591	\$576
Public Administration	1,660	1,701	\$897	\$864
Unclassified	106	86	\$384	\$551

## Commercial/Retail/Industrial

### Local Businesses

2010 Available Industrial Buildings	.
2008 Establishments: Total Private Industry	3,102
2008 Establishments: Manufacturing	85

### Local Retail Business

2009 Total Retail Sales (With Food/Drink) (\$mil)	.
2009 Total Retail Businesses (With Food/Drink)	.
2009 Avg Sales/Business Total (with Food/Drink)	.

## Quality of Life

### Taxes

FY2009-10 Property Tax Rate per \$100 Value	.
FY2008-09 Annual Taxable Retail Sales (\$mil)	.
2010 Tier designation	.

### Childcare

Sep2009 Licensed Child Care Facilities	.
Sep2009 Licensed Child Care Enrollment	.

### Weather

Annual Rainfall	.
Annual Snowfall	.
Average Annual Temperature	.
Average Annual High Temperature	.
Average Annual Low Temperature	.

### Healthcare Providers

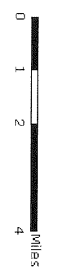
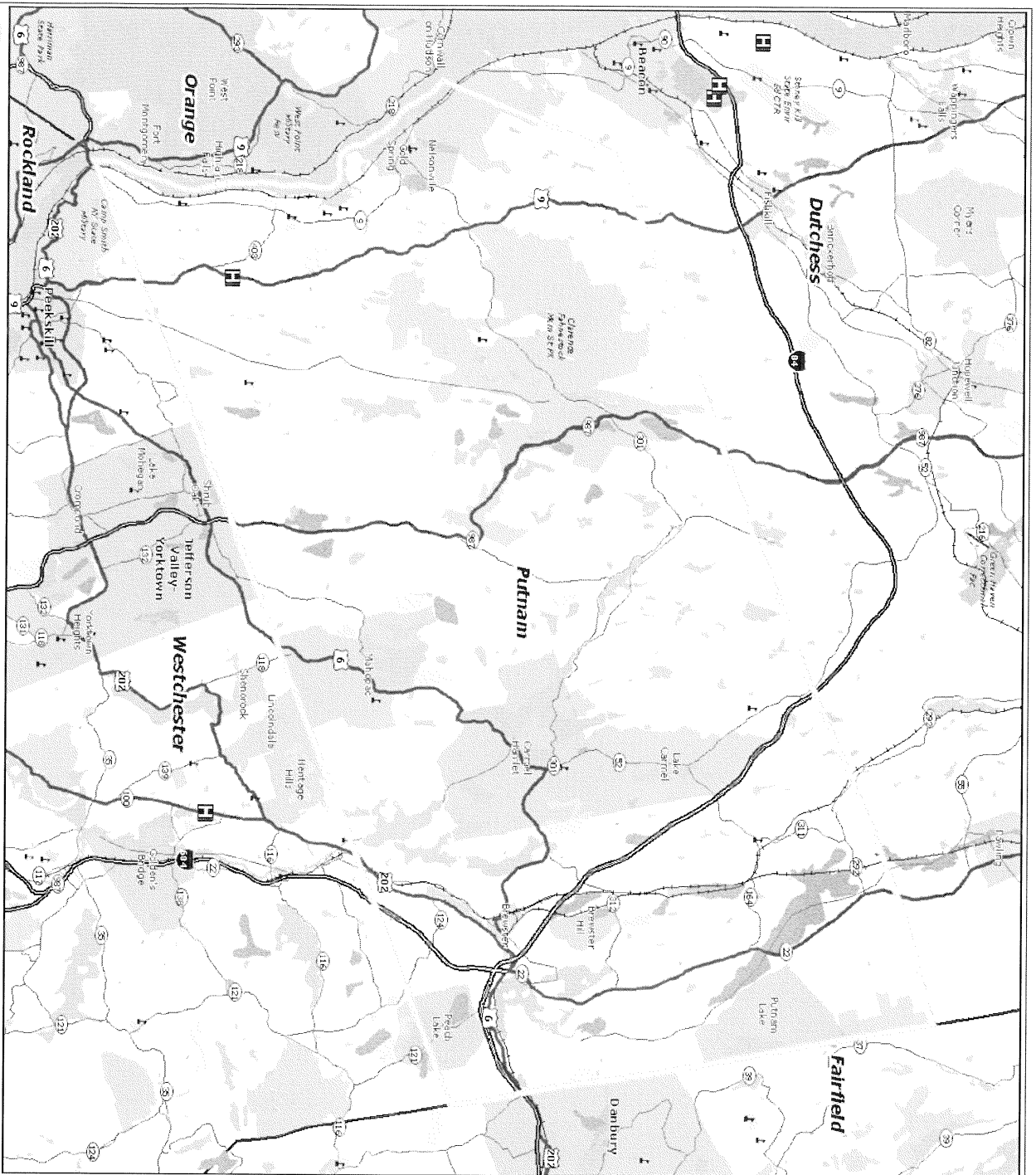
2008 Number of Physicians	.
2008 Physicians per 10,000 population	.
2008 RNs per 10,000 population	.
2008 Dentists per 10,000 population	.
2008 Pharmacists per 10,000 population	.

### Sources:

ESRI for demographics, working population, educational attainment, housing, income, crime, weather, and retail data. <http://www.esri.com>  
 NC Dept. of Education and various state education departments for SAT data by county system. <http://www.ncpublicschools.org>  
 US Dept. of Education, National Center for Education Statistics for higher education data. <http://nces.ed.gov/ipeds/>  
 NC Commerce for announced new jobs and investment, NC tiers, and number of industrial buildings. <http://www.nccommerce.com/en>  
 NC Employment Security Commission for lost jobs and affected establishments data. <http://www.ncesc.com>  
 NC Dept. of Health & Human Services for childcare data. <http://www.ncdhhs.gov/>  
 UNC Sheps Center for healthcare provider statistics. <http://www.shepscenter.unc.edu/>  
 US Bureau of Labor Statistics for employment and unemployment, wages and establishments by industry. <http://www.bls.gov>

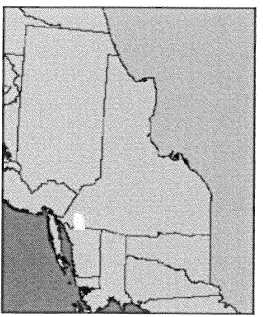
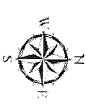
### Notes:

Data are the latest available at the date the profile was prepared. SAT scores use the new scoring system including a writing test for a perfect score of 2400 and represent county systems. ESRI 2009/2014 data are projections. Some data may be available only for North Carolina. For further details or questions, please check the Data Sources Guide at [https://edis.commerce.state.nc.us/docs/bibliography/Data\\_Sources\\_Guide.pdf](https://edis.commerce.state.nc.us/docs/bibliography/Data_Sources_Guide.pdf).



Prepared by North Carolina Department of Commerce,  
 Division of Policy, Research & Strategic Planning, February 2008

- Legend**
- Hospital
  - School
  - Limited Access
  - Highway
  - Major Road
  - Local Road
  - Minor Road
  - Other Road
  - Ramp
  - Ferry
  - Pedestrian Way
  - Railroads (Local)
  - Airport Area
  - Stream
  - Intermittent Stream
  - Canal
  - Dam
  - National Park or Forest
  - State Park or Forest
  - Local Park or Recreation Area
  - Municipal Boundaries



DP-1: Profile of General Demographic Characteristics: 2000  
 Data Set: Census 2000 Summary File 1 (SF 1) 100-Percent Data  
 Geographic Area: Carmel town, Putnam County, New York

NOTE: For information on confidentiality protection, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf1u.htm>.

Subject	Number	Percent
<b>Total population</b>	<b>33,006</b>	<b>100</b>
<b>SEX AND AGE</b>		
Male	16,363	49.6
Female	16,643	50.4
Under 5 years	2,370	7.2
5 to 9 years	2,660	8.1
10 to 14 years	2,532	7.7
15 to 19 years	2,096	6.4
20 to 24 years	1,550	4.7
25 to 34 years	3,904	11.8
35 to 44 years	6,386	19.3
45 to 54 years	5,110	15.5
55 to 59 years	1,895	5.7
60 to 64 years	1,364	4.1
65 to 74 years	1,828	5.5
75 to 84 years	989	3
85 years and over	322	1
Median age (years)	37.1	(X)
18 years and over	24,009	72.7
Male	11,780	35.7
Female	12,229	37.1
21 years and over	23,035	69.8
62 years and over	3,910	11.8
65 years and over	3,139	9.5
Male	1,327	4
Female	1,812	5.5
<b>RACE</b>		
One race	32,503	98.5
White	31,223	94.6
Black or African American	362	1.1
American Indian and Alaska Native	42	0.1
Asian	391	1.2
Asian Indian	126	0.4

Chinese	106	0.3
Filipino	48	0.1
Japanese	9	0
Korean	47	0.1
Vietnamese	9	0
Other Asian 1	46	0.1
Native Hawaiian and Other Pacific Islander	3	0
Native Hawaiian	2	0
Guamanian or Chamorro	1	0
Samoan	0	0
Other Pacific Islander 2	0	0
Some other race	482	1.5
Two or more races	503	1.5
<b><i>Race alone or in combination with one or more other races 3</i></b>		
White	31,688	96
Black or African American	471	1.4
American Indian and Alaska Native	124	0.4
Asian	467	1.4
Native Hawaiian and Other Pacific Islander	17	0.1
Some other race	781	2.4
<b>HISPANIC OR LATINO AND RACE</b>		
<b>Total population</b>	<b>33,006</b>	<b>100</b>
Hispanic or Latino (of any race)	1,955	5.9
Mexican	247	0.7
Puerto Rican	807	2.4
Cuban	94	0.3
Other Hispanic or Latino	807	2.4
Not Hispanic or Latino	31,051	94.1
White alone	29,938	90.7
<b>RELATIONSHIP</b>		
<b>Total population</b>	<b>33,006</b>	<b>100</b>
In households	32,712	99.1
Householder	10,847	32.9
Spouse	7,553	22.9
Child	11,487	34.8
Own child under 18 years	8,447	25.6
Other relatives	1,713	5.2
Under 18 years	451	1.4
Nonrelatives	1,112	3.4
Unmarried partner	370	1.1
In group quarters	294	0.9
Institutionalized population	207	0.6
Noninstitutionalized population	87	0.3
<b>HOUSEHOLDS BY TYPE</b>		
<b>Total households</b>	<b>10,847</b>	<b>100</b>
Family households (families)	8,756	80.7



With own children under 18 years	4,481	41.3
Married-couple family	7,553	69.6
With own children under 18 years	3,965	36.6
Female householder, no husband present	858	7.9
With own children under 18 years	399	3.7
Nonfamily households	2,091	19.3
Householder living alone	1,648	15.2
Householder 65 years and over	590	5.4
Households with individuals under 18 years	4,772	44
Households with individuals 65 years and over	2,285	21.1
Average household size	3.02	(X)
Average family size	3.37	(X)
<b>HOUSING OCCUPANCY</b>		
<b>Total housing units</b>	<b>11,283</b>	<b>100</b>
Occupied housing units	10,847	96.1
Vacant housing units	436	3.9
For seasonal, recreational, or occasional use	251	2.2
Homeowner vacancy rate (percent)	0.7	(X)
Rental vacancy rate (percent)	2.4	(X)
<b>HOUSING TENURE</b>		
<b>Occupied housing units</b>	<b>10,847</b>	<b>100</b>
Owner-occupied housing units	9,165	84.5
Renter-occupied housing units	1,682	15.5
Average household size of owner-occupied unit	3.13	(X)
Average household size of renter-occupied unit	2.4	(X)

(X) Not applicable

1 Other Asian alone, or two or more Asian categories.

2 Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

3 In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices P1, P3, P4, P8, P9, P12, P13, P17, P18, P19, P20, P23, P27, P28, P33, PCT5, PCT8, PCT11, PCT15, H1, H3, H4, H5, H11, and H12.

DP-1: Profile of General Demographic Characteristics: 2000  
 Data Set: Census 2000 Summary File 1 (SF 1) 100-Percent Data  
 Geographic Area: Putnam County, New York

NOTE: For information on confidentiality protection, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf1u.htm>.

Subject	Number	Percent
<b>Total population</b>	<b>95,745</b>	<b>100</b>
<b>SEX AND AGE</b>		
Male	47,748	49.9
Female	47,997	50.1
Under 5 years	6,621	6.9
5 to 9 years	7,472	7.8
10 to 14 years	7,275	7.6
15 to 19 years	5,813	6.1
20 to 24 years	4,197	4.4
25 to 34 years	11,914	12.4
35 to 44 years	18,819	19.7
45 to 54 years	15,367	16
55 to 59 years	5,312	5.5
60 to 64 years	3,808	4
65 to 74 years	5,186	5.4
75 to 84 years	2,911	3
85 years and over	1,050	1.1
Median age (years)	37.4	(X)
18 years and over	70,371	73.5
Male	34,707	36.2
Female	35,664	37.2
21 years and over	67,716	70.7
62 years and over	11,262	11.8
65 years and over	9,147	9.6
Male	3,952	4.1
Female	5,195	5.4
<b>RACE</b>		
One race	94,385	98.6
White	89,876	93.9
Black or African American	1,562	1.6
American Indian and Alaska Native	137	0.1
Asian	1,190	1.2
Asian Indian	298	0.3

Chinese	352	0.4
Filipino	200	0.2
Japanese	67	0.1
Korean	133	0.1
Vietnamese	36	0
Other Asian 1	104	0.1
Native Hawaiian and Other Pacific Islander	24	0
Native Hawaiian	12	0
Guamanian or Chamorro	2	0
Samoan	6	0
Other Pacific Islander 2	4	0
Some other race	1,596	1.7
Two or more races	1,360	1.4
<b><i>Race alone or in combination with one or more other races 3</i></b>		
White	91,102	95.2
Black or African American	1,903	2
American Indian and Alaska Native	444	0.5
Asian	1,478	1.5
Native Hawaiian and Other Pacific Islander	69	0.1
Some other race	2,234	2.3
<b>HISPANIC OR LATINO AND RACE</b>		
<b>Total population</b>	<b>95,745</b>	<b>100</b>
Hispanic or Latino (of any race)	5,976	6.2
Mexican	577	0.6
Puerto Rican	2,322	2.4
Cuban	241	0.3
Other Hispanic or Latino	2,836	3
Not Hispanic or Latino	89,769	93.8
White alone	85,973	89.8
<b>RELATIONSHIP</b>		
<b>Total population</b>	<b>95,745</b>	<b>100</b>
In households	93,581	97.7
Householder	32,703	34.2
Spouse	21,391	22.3
Child	31,431	32.8
Own child under 18 years	23,747	24.8
Other relatives	4,403	4.6
Under 18 years	1,200	1.3
Nonrelatives	3,653	3.8
Unmarried partner	1,397	1.5
In group quarters	2,164	2.3
Institutionalized population	477	0.5
Noninstitutionalized population	1,687	1.8
<b>HOUSEHOLDS BY TYPE</b>		
<b>Total households</b>	<b>32,703</b>	<b>100</b>
Family households (families)	25,179	77

With own children under 18 years	12,737	38.9
Married-couple family	21,391	65.4
With own children under 18 years	10,950	33.5
Female householder, no husband present	2,706	8.3
With own children under 18 years	1,370	4.2
Nonfamily households	7,524	23
Householder living alone	5,907	18.1
Householder 65 years and over	1,921	5.9
Households with individuals under 18 years	13,527	41.4
Households with individuals 65 years and over	6,582	20.1
Average household size	2.86	(X)
Average family size	3.27	(X)
<b>HOUSING OCCUPANCY</b>		
<b>Total housing units</b>	<b>35,030</b>	<b>100</b>
Occupied housing units	32,703	93.4
Vacant housing units	2,327	6.6
For seasonal, recreational, or occasional use	1,417	4
Homeowner vacancy rate (percent)	0.9	(X)
Rental vacancy rate (percent)	3.2	(X)
<b>HOUSING TENURE</b>		
<b>Occupied housing units</b>	<b>32,703</b>	<b>100</b>
Owner-occupied housing units	26,885	82.2
Renter-occupied housing units	5,818	17.8
Average household size of owner-occupied unit	2.97	(X)
Average household size of renter-occupied unit	2.36	(X)

(X) Not applicable

1 Other Asian alone, or two or more Asian categories.

2 Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

3 In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices P1, P3, P4, P8, P9, P12, P13, P,17, P18, P19, P20, P23, P27, P28, P33, PCT5, PCT8, PCT11, PCT15, H1, H3, H4, H5, H11, and H12.

DP-3: Profile of Selected Economic Characteristics: 2000  
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data  
 Geographic Area: Carmel town, Putnam County, New York

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	Number	Percent
<b>EMPLOYMENT STATUS</b>		
<b>Population 16 years and over</b>	<b>25,010</b>	<b>100</b>
In labor force	17,296	69.2
Civilian labor force	17,282	69.1
Employed	16,837	67.3
Unemployed	445	1.8
Percent of civilian labor force	2.6	(X)
Armed Forces	14	0.1
Not in labor force	7,714	30.8
<b>Females 16 years and over</b>		
<b>Females 16 years and over</b>	<b>12,758</b>	<b>100</b>
In labor force	7,884	61.8
Civilian labor force	7,884	61.8
Employed	7,729	60.6
<b>Own children under 6 years</b>		
<b>Own children under 6 years</b>	<b>2,827</b>	<b>100</b>
All parents in family in labor force	1,494	52.8
<b>COMMUTING TO WORK</b>		
<b>Workers 16 years and over</b>	<b>16,581</b>	<b>100</b>
Car, truck, or van -- drove alone	13,781	83.1
Car, truck, or van -- carpooled	1,245	7.5
Public transportation (including taxicab)	903	5.4
Walked	154	0.9
Other means	78	0.5
Worked at home	420	2.5
Mean travel time to work (minutes)	37.3	(X)
<b>Employed civilian population 16 years and over</b>		
<b>Employed civilian population 16 years and over</b>	<b>16,837</b>	<b>100</b>
<b>OCCUPATION</b>		
Management, professional, and related occupations	6,755	40.1
Service occupations	2,241	13.3
Sales and office occupations	4,496	26.7
Farming, fishing, and forestry occupations	9	0.1
Construction, extraction, and maintenance occupations	2,186	13
Production, transportation, and material moving occupations	1,150	6.8

<b>INDUSTRY</b>		
Agriculture, forestry, fishing and hunting, and mining	68	0.4
Construction	1,665	9.9
Manufacturing	1,154	6.9
Wholesale trade	555	3.3
Retail trade	1,976	11.7
Transportation and warehousing, and utilities	878	5.2
Information	742	4.4
Finance, insurance, real estate, and rental and leasing	1,370	8.1
Professional, scientific, management, administrative, and waste management services	1,723	10.2
Educational, health and social services	4,247	25.2
Arts, entertainment, recreation, accommodation and food services	778	4.6
Other services (except public administration)	726	4.3
Public administration	955	5.7
<b>CLASS OF WORKER</b>		
Private wage and salary workers	12,860	76.4
Government workers	3,025	18
Self-employed workers in own not incorporated business	914	5.4
Unpaid family workers	38	0.2
<b>INCOME IN 1999</b>		
<b>Households</b>	<b>10,848</b>	<b>100</b>
Less than \$10,000	318	2.9
\$10,000 to \$14,999	236	2.2
\$15,000 to \$24,999	569	5.2
\$25,000 to \$34,999	798	7.4
\$35,000 to \$49,999	1,122	10.3
\$50,000 to \$74,999	2,211	20.4
\$75,000 to \$99,999	1,912	17.6
\$100,000 to \$149,999	2,377	21.9
\$150,000 to \$199,999	781	7.2
\$200,000 or more	524	4.8
Median household income (dollars)	77,406	(X)
<b>With earnings</b>	<b>9,622</b>	<b>88.7</b>
Mean earnings (dollars)	86,467	(X)
<b>With Social Security income</b>	<b>2,787</b>	<b>25.7</b>
Mean Social Security income (dollars)	13,060	(X)
<b>With Supplemental Security Income</b>	<b>244</b>	<b>2.2</b>
Mean Supplemental Security Income (dollars)	5,466	(X)
<b>With public assistance income</b>	<b>123</b>	<b>1.1</b>
Mean public assistance income (dollars)	4,361	(X)
<b>With retirement income</b>	<b>2,145</b>	<b>19.8</b>
Mean retirement income (dollars)	17,985	(X)
<b>Families</b>	<b>8,837</b>	<b>100</b>
Less than \$10,000	75	0.8
\$10,000 to \$14,999	65	0.7
\$15,000 to \$24,999	321	3.6

\$25,000 to \$34,999	513	5.8
\$35,000 to \$49,999	821	9.3
\$50,000 to \$74,999	1,865	21.1
\$75,000 to \$99,999	1,764	20
\$100,000 to \$149,999	2,227	25.2
\$150,000 to \$199,999	727	8.2
\$200,000 or more	459	5.2
Median family income (dollars)	86,032	(X)
Per capita income (dollars)	29,368	(X)
<b>Median earnings (dollars):</b>		
Male full-time, year-round workers	55,100	(X)
Female full-time, year-round workers	36,890	(X)
<b>POVERTY STATUS IN 1999 (below poverty level)</b>		
<b>Families</b>	<b>134</b>	<b>(X)</b>
Percent below poverty level	(X)	1.5
With related children under 18 years	90	(X)
Percent below poverty level	(X)	1.9
With related children under 5 years	35	(X)
Percent below poverty level	(X)	1.8
<b>Families with female householder, no husband present</b>	<b>48</b>	<b>(X)</b>
Percent below poverty level	(X)	6.5
With related children under 18 years	42	(X)
Percent below poverty level	(X)	10.6
With related children under 5 years	14	(X)
Percent below poverty level	(X)	22.6
<b>Individuals</b>	<b>921</b>	<b>(X)</b>
Percent below poverty level	(X)	2.8
18 years and over	797	(X)
Percent below poverty level	(X)	3.3
65 years and over	180	(X)
Percent below poverty level	(X)	5.7
Related children under 18 years	124	(X)
Percent below poverty level	(X)	1.4
Related children 5 to 17 years	88	(X)
Percent below poverty level	(X)	1.4
Unrelated individuals 15 years and over	513	(X)
Percent below poverty level	(X)	16.6

(X) Not applicable.

Detailed Occupation Code List (PDF 42KB)

Detailed Industry Code List (PDF 44KB)

User note on employment status data (PDF 63KB)

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P30, P32, P33, P43, P46, P49, P50, P51, P52, P53, P58, P62, P63, P64, P65, P67, P71, P72, P73, P74, P76, P77, P82, P87, P90, PCT47, PCT52, and PCT53



DP-3: Profile of Selected Economic Characteristics: 2000  
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data  
 Geographic Area: Putnam County, New York

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	Number	Percent
<b>EMPLOYMENT STATUS</b>		
<b>Population 16 years and over</b>	<b>73,278</b>	<b>100</b>
In labor force	50,709	69.2
Civilian labor force	50,695	69.2
Employed	48,932	66.8
Unemployed	1,763	2.4
Percent of civilian labor force	3.5	(X)
Armed Forces	14	0
Not in labor force	22,569	30.8
<b>Females 16 years and over</b>		
<b>Females 16 years and over</b>	<b>37,023</b>	<b>100</b>
In labor force	23,226	62.7
Civilian labor force	23,226	62.7
Employed	22,486	60.7
<b>Own children under 6 years</b>		
<b>Own children under 6 years</b>	<b>7,803</b>	<b>100</b>
All parents in family in labor force	4,119	52.8
<b>COMMUTING TO WORK</b>		
<b>Workers 16 years and over</b>	<b>48,167</b>	<b>100</b>
Car, truck, or van -- drove alone	38,102	79.1
Car, truck, or van -- carpooled	3,945	8.2
Public transportation (including taxicab)	3,481	7.2
Walked	770	1.6
Other means	285	0.6
Worked at home	1,584	3.3
Mean travel time to work (minutes)	38.4	(X)
<b>Employed civilian population 16 years and over</b>		
<b>Employed civilian population 16 years and over</b>	<b>48,932</b>	<b>100</b>
<b>OCCUPATION</b>		
Management, professional, and related occupations	20,102	41.1
Service occupations	6,779	13.9
Sales and office occupations	12,758	26.1
Farming, fishing, and forestry occupations	97	0.2
Construction, extraction, and maintenance occupations	5,821	11.9
Production, transportation, and material moving occupations	3,375	6.9

<b>INDUSTRY</b>		
Agriculture, forestry, fishing and hunting, and mining	191	0.4
Construction	4,517	9.2
Manufacturing	3,741	7.6
Wholesale trade	1,429	2.9
Retail trade	5,599	11.4
Transportation and warehousing, and utilities	2,464	5
Information	2,440	5
Finance, insurance, real estate, and rental and leasing	3,580	7.3
Professional, scientific, management, administrative, and waste management services	5,641	11.5
Educational, health and social services	11,855	24.2
Arts, entertainment, recreation, accommodation and food services	2,393	4.9
Other services (except public administration)	2,172	4.4
Public administration	2,910	5.9
<b>CLASS OF WORKER</b>		
Private wage and salary workers	37,005	75.6
Government workers	8,737	17.9
Self-employed workers in own not incorporated business	3,085	6.3
Unpaid family workers	105	0.2
<b>INCOME IN 1999</b>		
<b>Households</b>	<b>32,742</b>	<b>100</b>
Less than \$10,000	1,139	3.5
\$10,000 to \$14,999	831	2.5
\$15,000 to \$24,999	1,714	5.2
\$25,000 to \$34,999	2,447	7.5
\$35,000 to \$49,999	3,663	11.2
\$50,000 to \$74,999	7,167	21.9
\$75,000 to \$99,999	5,484	16.7
\$100,000 to \$149,999	6,584	20.1
\$150,000 to \$199,999	2,164	6.6
\$200,000 or more	1,549	4.7
Median household income (dollars)	72,279	(X)
<b>With earnings</b>	<b>28,735</b>	<b>87.8</b>
Mean earnings (dollars)	83,620	(X)
<b>With Social Security income</b>	<b>7,613</b>	<b>23.3</b>
Mean Social Security income (dollars)	13,127	(X)
<b>With Supplemental Security Income</b>	<b>768</b>	<b>2.3</b>
Mean Supplemental Security Income (dollars)	6,684	(X)
<b>With public assistance income</b>	<b>321</b>	<b>1</b>
Mean public assistance income (dollars)	4,741	(X)
<b>With retirement income</b>	<b>6,099</b>	<b>18.6</b>
Mean retirement income (dollars)	21,208	(X)
<b>Families</b>	<b>25,415</b>	<b>100</b>
Less than \$10,000	420	1.7
\$10,000 to \$14,999	332	1.3
\$15,000 to \$24,999	945	3.7

\$25,000 to \$34,999	1,526	6
\$35,000 to \$49,999	2,440	9.6
\$50,000 to \$74,999	5,717	22.5
\$75,000 to \$99,999	4,807	18.9
\$100,000 to \$149,999	5,966	23.5
\$150,000 to \$199,999	1,945	7.7
\$200,000 or more	1,317	5.2
Median family income (dollars)	82,197	(X)
Per capita income (dollars)	30,127	(X)
<b>Median earnings (dollars):</b>		
Male full-time, year-round workers	53,295	(X)
Female full-time, year-round workers	38,390	(X)
<b>POVERTY STATUS IN 1999 (below poverty level)</b>		
<b>Families</b>	<b>687</b>	<b>(X)</b>
Percent below poverty level	(X)	2.7
With related children under 18 years	487	(X)
Percent below poverty level	(X)	3.6
With related children under 5 years	247	(X)
Percent below poverty level	(X)	4.6
<b>Families with female householder, no husband present</b>	<b>252</b>	<b>(X)</b>
Percent below poverty level	(X)	9.9
With related children under 18 years	229	(X)
Percent below poverty level	(X)	15.8
With related children under 5 years	95	(X)
Percent below poverty level	(X)	25.4
<b>Individuals</b>	<b>4,110</b>	<b>(X)</b>
Percent below poverty level	(X)	4.4
18 years and over	2,946	(X)
Percent below poverty level	(X)	4.3
65 years and over	635	(X)
Percent below poverty level	(X)	7
Related children under 18 years	1,105	(X)
Percent below poverty level	(X)	4.5
Related children 5 to 17 years	788	(X)
Percent below poverty level	(X)	4.3
Unrelated individuals 15 years and over	1,753	(X)
Percent below poverty level	(X)	15.8

(X) Not applicable.

Detailed Occupation Code List (PDF 42KB)

Detailed Industry Code List (PDF 44KB)

User note on employment status data (PDF 63KB)

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P30, P32, P33, P43, P46, P49, P50, P51, P52, P53, P58, P62, P63, P64, P65, P67, P71, P72, P73, P74, P76, P77, P82, P87, P90, PCT47, PCT52, and PCT53

DP-4: Profile of Selected Housing Characteristics: 2000  
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data  
 Geographic Area: Carmel town, Putnam County, New York

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	Number	Percent
<b>Total housing units</b>	<b>11,283</b>	<b>100</b>
<b>UNITS IN STRUCTURE</b>		
1-unit, detached	9,134	81
1-unit, attached	560	5
2 units	440	3.9
3 or 4 units	313	2.8
5 to 9 units	339	3
10 to 19 units	217	1.9
20 or more units	172	1.5
Mobile home	102	0.9
Boat, RV, van, etc.	6	0.1
<b>YEAR STRUCTURE BUILT</b>		
1999 to March 2000	142	1.3
1995 to 1998	469	4.2
1990 to 1994	625	5.5
1980 to 1989	1,277	11.3
1970 to 1979	1,894	16.8
1960 to 1969	2,854	25.3
1940 to 1959	2,578	22.8
1939 or earlier	1,444	12.8
<b>ROOMS</b>		
1 room	52	0.5
2 rooms	250	2.2
3 rooms	572	5.1
4 rooms	943	8.4
5 rooms	1,487	13.2
6 rooms	1,991	17.6
7 rooms	2,101	18.6
8 rooms	1,991	17.6
9 or more rooms	1,896	16.8
Median (rooms)	6.7	(X)
<b>Occupied Housing Units</b>	<b>10,847</b>	<b>100</b>
<b>YEAR HOUSEHOLDER MOVED INTO UNIT</b>		
1999 to March 2000	1,275	11.8

1995 to 1998	2,604	24
1990 to 1994	1,840	17
1980 to 1989	2,153	19.8
1970 to 1979	1,660	15.3
1969 or earlier	1,315	12.1
<b>VEHICLES AVAILABLE</b>		
None	452	4.2
1	2,142	19.7
2	5,021	46.3
3 or more	3,232	29.8
<b>HOUSE HEATING FUEL</b>		
Utility gas	259	2.4
Bottled, tank, or LP gas	203	1.9
Electricity	1,973	18.2
Fuel oil, kerosene, etc.	8,217	75.8
Coal or coke	14	0.1
Wood	78	0.7
Solar energy	0	0
Other fuel	87	0.8
No fuel used	16	0.1
<b>SELECTED CHARACTERISTICS</b>		
Lacking complete plumbing facilities	35	0.3
Lacking complete kitchen facilities	41	0.4
No telephone service	38	0.4
<b>OCCUPANTS PER ROOM</b>		
<b>Occupied housing units</b>	<b>10,847</b>	<b>100</b>
1.00 or less	10,642	98.1
1.01 to 1.50	142	1.3
1.51 or more	63	0.6
<b>Specified owner-occupied units</b>	<b>8,309</b>	<b>100</b>
<b>VALUE</b>		
Less than \$50,000	0	0
\$50,000 to \$99,999	111	1.3
\$100,000 to \$149,999	599	7.2
\$150,000 to \$199,999	2,087	25.1
\$200,000 to \$299,999	3,924	47.2
\$300,000 to \$499,999	1,351	16.3
\$500,000 to \$999,999	230	2.8
\$1,000,000 or more	7	0.1
Median (dollars)	230,800	(X)
<b>MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS</b>		
With a mortgage	6,501	78.2
Less than \$300	0	0
\$300 to \$499	15	0.2

\$500 to \$699	40	0.5
\$700 to \$999	274	3.3
\$1,000 to \$1,499	1,282	15.4
\$1,500 to \$1,999	2,332	28.1
\$2,000 or more	2,558	30.8
Median (dollars)	1,853	(X)
Not mortgaged	1,808	21.8
Median (dollars)	703	(X)
<b>SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999</b>		
Less than 15 percent	2,048	24.6
15 to 19 percent	1,366	16.4
20 to 24 percent	1,255	15.1
25 to 29 percent	967	11.6
30 to 34 percent	745	9
35 percent or more	1,911	23
Not computed	17	0.2
<b>Specified renter-occupied units</b>	<b>1,673</b>	<b>100</b>
<b>GROSS RENT</b>		
Less than \$200	58	3.5
\$200 to \$299	0	0
\$300 to \$499	93	5.6
\$500 to \$749	261	15.6
\$750 to \$999	527	31.5
\$1,000 to \$1,499	568	34
\$1,500 or more	82	4.9
No cash rent	84	5
Median (dollars)	907	(X)
<b>GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999</b>		
Less than 15 percent	249	14.9
15 to 19 percent	233	13.9
20 to 24 percent	223	13.3
25 to 29 percent	168	10
30 to 34 percent	157	9.4
35 percent or more	551	32.9
Not computed	92	5.5

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H1, H7, H20, H23, H24, H30, H34, H38, H40, H43, H44, H48, H51, H62, H63, H69, H74, H76, H90, H91, and H94

DP-4: Profile of Selected Housing Characteristics: 2000  
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data  
 Geographic Area: Putnam County, New York

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	Number	Percent
<b>Total housing units</b>	<b>35,030</b>	<b>100</b>
<b>UNITS IN STRUCTURE</b>		
1-unit, detached	27,776	79.3
1-unit, attached	2,259	6.4
2 units	1,742	5
3 or 4 units	1,120	3.2
5 to 9 units	853	2.4
10 to 19 units	443	1.3
20 or more units	488	1.4
Mobile home	337	1
Boat, RV, van, etc.	12	0
<b>YEAR STRUCTURE BUILT</b>		
1999 to March 2000	457	1.3
1995 to 1998	1,413	4
1990 to 1994	1,763	5
1980 to 1989	4,914	14
1970 to 1979	5,300	15.1
1960 to 1969	6,537	18.7
1940 to 1959	9,078	25.9
1939 or earlier	5,568	15.9
<b>ROOMS</b>		
1 room	249	0.7
2 rooms	817	2.3
3 rooms	2,035	5.8
4 rooms	3,906	11.2
5 rooms	5,615	16
6 rooms	6,621	18.9
7 rooms	6,065	17.3
8 rooms	5,173	14.8
9 or more rooms	4,549	13
Median (rooms)	6.2	(X)
<b>Occupied Housing Units</b>	<b>32,703</b>	<b>100</b>
<b>YEAR HOUSEHOLDER MOVED INTO UNIT</b>		
1999 to March 2000	4,551	13.9



1995 to 1998	8,108	24.8
1990 to 1994	5,340	16.3
1980 to 1989	6,491	19.8
1970 to 1979	4,751	14.5
1969 or earlier	3,462	10.6
<b>VEHICLES AVAILABLE</b>		
None	1,377	4.2
1	7,633	23.3
2	14,922	45.6
3 or more	8,771	26.8
<b>HOUSE HEATING FUEL</b>		
Utility gas	1,062	3.2
Bottled, tank, or LP gas	1,029	3.1
Electricity	7,249	22.2
Fuel oil, kerosene, etc.	22,653	69.3
Coal or coke	41	0.1
Wood	503	1.5
Solar energy	5	0
Other fuel	136	0.4
No fuel used	25	0.1
<b>SELECTED CHARACTERISTICS</b>		
Lacking complete plumbing facilities	84	0.3
Lacking complete kitchen facilities	95	0.3
No telephone service	121	0.4
<b>OCCUPANTS PER ROOM</b>		
<b>Occupied housing units</b>	<b>32,703</b>	<b>100</b>
1.00 or less	31,972	97.8
1.01 to 1.50	521	1.6
1.51 or more	210	0.6
<b>Specified owner-occupied units</b>	<b>23,981</b>	<b>100</b>
<b>VALUE</b>		
Less than \$50,000	58	0.2
\$50,000 to \$99,999	626	2.6
\$100,000 to \$149,999	3,878	16.2
\$150,000 to \$199,999	6,718	28
\$200,000 to \$299,999	8,816	36.8
\$300,000 to \$499,999	3,217	13.4
\$500,000 to \$999,999	600	2.5
\$1,000,000 or more	68	0.3
Median (dollars)	206,900	(X)
<b>MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS</b>		
With a mortgage	18,607	77.6
Less than \$300	8	0
\$300 to \$499	75	0.3

\$500 to \$699	190	0.8
\$700 to \$999	1,099	4.6
\$1,000 to \$1,499	4,577	19.1
\$1,500 to \$1,999	6,435	26.8
\$2,000 or more	6,223	25.9
Median (dollars)	1,751	(X)
Not mortgaged	5,374	22.4
Median (dollars)	650	(X)
<b>SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999</b>		
Less than 15 percent	5,872	24.5
15 to 19 percent	4,031	16.8
20 to 24 percent	3,828	16
25 to 29 percent	2,807	11.7
30 to 34 percent	2,129	8.9
35 percent or more	5,241	21.9
Not computed	73	0.3
<b>Specified renter-occupied units</b>	<b>5,600</b>	<b>100</b>
<b>GROSS RENT</b>		
Less than \$200	153	2.7
\$200 to \$299	44	0.8
\$300 to \$499	149	2.7
\$500 to \$749	1,044	18.6
\$750 to \$999	1,814	32.4
\$1,000 to \$1,499	1,702	30.4
\$1,500 or more	331	5.9
No cash rent	363	6.5
Median (dollars)	913	(X)
<b>GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999</b>		
Less than 15 percent	948	16.9
15 to 19 percent	811	14.5
20 to 24 percent	719	12.8
25 to 29 percent	502	9
30 to 34 percent	525	9.4
35 percent or more	1,678	30
Not computed	417	7.4

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H1, H7, H20, H23, H24, H30, H34, H38, H40, H43, H44, H48, H51, H62, H63, H69, H74, H76, H90, H91, and H94

DP-2: Profile of Selected Social Characteristics: 2000  
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data  
 Geographic Area: Carmel town, Putnam County, New York

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	Number	Percent
<b>SCHOOL ENROLLMENT</b>		
<b>Population 3 years and over enrolled in school</b>	<b>9,234</b>	<b>100</b>
Nursery school, preschool	796	8.6
Kindergarten	452	4.9
Elementary school (grades 1-8)	4,196	45.4
High school (grades 9-12)	2,057	22.3
College or graduate school	1,733	18.8
<b>EDUCATIONAL ATTAINMENT</b>		
<b>Population 25 years and over</b>	<b>21,845</b>	<b>100</b>
Less than 9th grade	757	3.5
9th to 12th grade, no diploma	1,319	6
High school graduate (includes equivalency)	6,505	29.8
Some college, no degree	4,549	20.8
Associate degree	1,525	7
Bachelor's degree	4,184	19.2
Graduate or professional degree	3,006	13.8
Percent high school graduate or higher	90.5	(X)
Percent bachelor's degree or higher	32.9	(X)
<b>MARITAL STATUS</b>		
<b>Population 15 years and over</b>	<b>25,467</b>	<b>100</b>
Never married	6,042	23.7
Now married, except separated	16,380	64.3
Separated	252	1
Widowed	1,425	5.6
Female	1,203	4.7
Divorced	1,368	5.4
Female	761	3
<b>GRANDPARENTS AS CAREGIVERS</b>		
<b>Grandparent living in household with one or more own grandchildren under 18 years</b>	<b>807</b>	<b>100</b>
Grandparent responsible for grandchildren	107	13.3
<b>VETERAN STATUS</b>		

<b>Civilian population 18 years and over</b>	<b>24,012</b>	<b>100</b>
Civilian veterans	2,459	10.2
<b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b>		
<b>Population 5 to 20 years</b>	<b>7,520</b>	<b>100</b>
With a disability	540	7.2
<b>Population 21 to 64 years</b>	<b>19,724</b>	<b>100</b>
With a disability	2,297	11.6
Percent employed	63.2	(X)
No disability	17,427	88.4
Percent employed	80.1	(X)
<b>Population 65 years and over</b>	<b>3,150</b>	<b>100</b>
With a disability	1,091	34.6
<b>RESIDENCE IN 1995</b>		
<b>Population 5 years and over</b>	<b>30,578</b>	<b>100</b>
Same house in 1995	20,674	67.6
Different house in the U.S. in 1995	9,315	30.5
Same county	3,227	10.6
Different county	6,088	19.9
Same state	5,368	17.6
Different state	720	2.4
Elsewhere in 1995	589	1.9
<b>NATIVITY AND PLACE OF BIRTH</b>		
<b>Total population</b>	<b>33,006</b>	<b>100</b>
Native	29,689	90
Born in United States	29,392	89.1
State of residence	26,428	80.1
Different state	2,964	9
Born outside United States	297	0.9
Foreign born	3,317	10
Entered 1990 to March 2000	856	2.6
Naturalized citizen	1,790	5.4
Not a citizen	1,527	4.6
<b>REGION OF BIRTH OF FOREIGN BORN</b>		
<b>Total (excluding born at sea)</b>	<b>3,317</b>	<b>100</b>
Europe	2,115	63.8
Asia	427	12.9
Africa	20	0.6
Oceania	6	0.2
Latin America	700	21.1
Northern America	49	1.5
<b>LANGUAGE SPOKEN AT HOME</b>		
<b>Population 5 years and over</b>	<b>30,578</b>	<b>100</b>
English only	25,816	84.4

Language other than English	4,762	15.6
Speak English less than 'very well	1,654	5.4
Spanish	1,562	5.1
Speak English less than "very well"	554	1.8
Other Indo-European languages	2,797	9.1
Speak English less than "very well"	952	3.1
Asian and Pacific Island languages	256	0.8
Speak English less than "very well"	110	0.4
<b>ANCESTRY (single or multiple)</b>		
<b>Total population</b>	<b>33,006</b>	<b>100</b>
<i>Total ancestries reported</i>	39,831	120.7
Arab	98	0.3
Czech1	297	0.9
Danish	63	0.2
Dutch	325	1
English	1,652	5
French (except Basque)1	541	1.6
French Canadian1	188	0.6
German	5,112	15.5
Greek	379	1.1
Hungarian	394	1.2
Irish1	8,266	25
Italian	11,655	35.3
Lithuanian	83	0.3
Norwegian	201	0.6
Polish	1,812	5.5
Portuguese	377	1.1
Russian	861	2.6
Scotch-Irish	354	1.1
Scottish	403	1.2
Slovak	256	0.8
Subsaharan African	11	0
Swedish	477	1.4
Swiss	115	0.3
Ukrainian	135	0.4
United States or American	1,226	3.7
Welsh	66	0.2
West Indian (excluding Hispanic groups)	72	0.2
Other ancestries	4,412	13.4

(X) Not applicable.

1 The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

Ancestry Code List (PDF 35KB)

Place of Birth Code List (PDF 74KB)

Language Code List (PDF 17KB)

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P18, P19, P21, P22, P24, P36, P37, P39, P42, PCT8, PCT16, PCT17, and PCT19

DP-2: Profile of Selected Social Characteristics: 2000  
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data  
 Geographic Area: Putnam County, New York

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	Number	Percent
<b>SCHOOL ENROLLMENT</b>		
<b>Population 3 years and over enrolled in school</b>	<b>25,652</b>	<b>100</b>
Nursery school, preschool	2,085	8.1
Kindergarten	1,357	5.3
Elementary school (grades 1-8)	11,876	46.3
High school (grades 9-12)	5,634	22
College or graduate school	4,700	18.3
<b>EDUCATIONAL ATTAINMENT</b>		
<b>Population 25 years and over</b>	<b>64,624</b>	<b>100</b>
Less than 9th grade	2,125	3.3
9th to 12th grade, no diploma	4,236	6.6
High school graduate (includes equivalency)	18,151	28.1
Some college, no degree	13,560	21
Associate degree	4,661	7.2
Bachelor's degree	12,771	19.8
Graduate or professional degree	9,120	14.1
Percent high school graduate or higher	90.2	(X)
Percent bachelor's degree or higher	33.9	(X)
<b>MARITAL STATUS</b>		
<b>Population 15 years and over</b>	<b>74,574</b>	<b>100</b>
Never married	17,819	23.9
Now married, except separated	46,831	62.8
Separated	1,212	1.6
Widowed	3,996	5.4
Female	3,143	4.2
Divorced	4,716	6.3
Female	2,812	3.8
<b>GRANDPARENTS AS CAREGIVERS</b>		
<b>Grandparent living in household with one or more own grandchildren under 18 years</b>	<b>1,711</b>	<b>100</b>
Grandparent responsible for grandchildren	334	19.5
<b>VETERAN STATUS</b>		

<b>Civilian population 18 years and over</b>	<b>70,544</b>	<b>100</b>
Civilian veterans	7,868	11.2
<b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b>		
<b>Population 5 to 20 years</b>	<b>21,050</b>	<b>100</b>
With a disability	1,449	6.9
<b>Population 21 to 64 years</b>	<b>58,583</b>	<b>100</b>
With a disability	8,259	14.1
Percent employed	64.4	(X)
No disability	50,324	85.9
Percent employed	79.5	(X)
<b>Population 65 years and over</b>	<b>9,064</b>	<b>100</b>
With a disability	3,151	34.8
<b>RESIDENCE IN 1995</b>		
<b>Population 5 years and over</b>	<b>89,138</b>	<b>100</b>
Same house in 1995	57,297	64.3
Different house in the U.S. in 1995	30,248	33.9
Same county	10,445	11.7
Different county	19,803	22.2
Same state	16,656	18.7
Different state	3,147	3.5
Elsewhere in 1995	1,593	1.8
<b>NATIVITY AND PLACE OF BIRTH</b>		
<b>Total population</b>	<b>95,745</b>	<b>100</b>
Native	87,325	91.2
Born in United States	86,485	90.3
State of residence	74,916	78.2
Different state	11,569	12.1
Born outside United States	840	0.9
Foreign born	8,420	8.8
Entered 1990 to March 2000	2,464	2.6
Naturalized citizen	4,356	4.5
Not a citizen	4,064	4.2
<b>REGION OF BIRTH OF FOREIGN BORN</b>		
<b>Total (excluding born at sea)</b>	<b>8,420</b>	<b>100</b>
Europe	4,786	56.8
Asia	1,003	11.9
Africa	89	1.1
Oceania	24	0.3
Latin America	2,278	27.1
Northern America	240	2.9
<b>LANGUAGE SPOKEN AT HOME</b>		
<b>Population 5 years and over</b>	<b>89,138</b>	<b>100</b>
English only	77,373	86.8



Language other than English	11,765	13.2
Speak English less than 'very well	4,074	4.6
Spanish	4,582	5.1
Speak English less than "very well"	1,888	2.1
Other Indo-European languages	6,147	6.9
Speak English less than "very well"	1,856	2.1
Asian and Pacific Island languages	610	0.7
Speak English less than "very well"	225	0.3
<b>ANCESTRY (single or multiple)</b>		
<b>Total population</b>	<b>95,745</b>	<b>100</b>
<i>Total ancestries reported</i>	118,383	123.6
Arab	431	0.5
Czech1	823	0.9
Danish	257	0.3
Dutch	1,392	1.5
English	6,430	6.7
French (except Basque)1	2,040	2.1
French Canadian1	679	0.7
German	15,048	15.7
Greek	880	0.9
Hungarian	992	1
Irish1	25,880	27
Italian	30,441	31.8
Lithuanian	248	0.3
Norwegian	879	0.9
Polish	4,905	5.1
Portuguese	638	0.7
Russian	2,363	2.5
Scotch-Irish	1,293	1.4
Scottish	1,727	1.8
Slovak	666	0.7
Subsaharan African	82	0.1
Swedish	1,450	1.5
Swiss	387	0.4
Ukrainian	500	0.5
United States or American	3,563	3.7
Welsh	335	0.3
West Indian (excluding Hispanic groups)	400	0.4
Other ancestries	13,654	14.3

(X) Not applicable.

1 The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

Ancestry Code List (PDF 35KB)

Place of Birth Code List (PDF 74KB)

Language Code List (PDF 17KB)

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P18, P19, P21, P22, P24, P36, P37, P39, P42, PCT8, PCT16, PCT17, and PCT19



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**INFLATION CALCULATOR**

You can use the **Inflation Rate Calculator below** to calculate the **TOTAL rate of price inflation** between two dates from 1914- Present. This is the cumulative inflation between two points in time.

Please read the following instructions carefully. It does make a difference in understanding how the Inflation calculator works and ensuring that you get the right answer.

To start select the starting month and year and the ending month and year and then click the "Calculate Inflation Rate" button to see your inflation calculation.

Remember the data is a month old by the time it is released by the Bureau of Labor Statistics. [CPI Index Release Dates](#)

So depending on what time of month it is, you can only get data up through last month or even the previous month. (Early in the month you will have to go two months prior, late in the month it will be the previous month.

Once you hit the Calculate Button the result will appear in an empty box in the inflation calculator.

To compare the **cost of living in two cities** use [this Cost of Living calculator](#)

For calculations from 1800-2002 you might try this [calculator](#)

Once you have calculated the inflation rate you might want to know how much something would cost after increasing by that amount of inflation. To calculate that simply plug the inflation rate and the starting amount into this [How much would it cost calculator](#)

**Current Consumer Price Index (CPI-U)**  
215,949

**Current Inflation Rate**  
2.72%

Released January 15, 2010 for  
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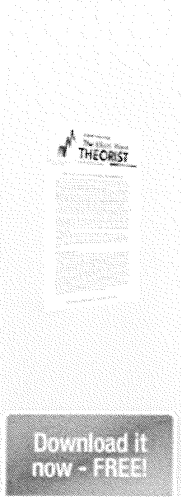
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Note: This Inflation Calculator gives you the percentage of increase in prices over a period. For example from January 2005 - January 2006 prices increased 3.99% therefore something that cost \$1 in January 2005 would cost \$1 + (inflation rate) in January 2006. So in this case it would be \$1+(\$1 x .0399)= \$1.0399 or \$1.04

Although this seems obvious for one year when the inflation rate gets larger (above 100%) it is not so intuitive.

From December 1957 through December 2007 the Calculator will tell you that inflation was 639.56%.

If we plug the calculator results into the above formula we find that something that cost \$1 in December 1957 would cost \$1+ (\$1 x 6.3956)=\$7.40

Remember the result is in percent.

To calculate its decimal equivalent you need to move the decimal point two places to the left. So 639.56% = 6.3956 in decimals.

Note: If you receive a "runtime error" you have chosen a date with data not yet available.

**1913**

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**Inflation Calculator**

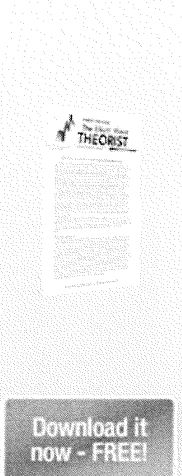
To Calculate a whole year use the same month i.e. Jan. 2008 - Jan. 2009 gives a full year. Jan - Dec only gives 11 months.	<b>Month</b>	<b>Year</b>
Start Date:	January <input type="text"/>	2008 <input type="text"/>
(Do Not Choose Current Month) End Date:	January <input type="text"/>	2009 <input type="text"/>
<input type="button" value="Calculate Inflation Rate"/>		
Inflation Calculator Results:		
The inflation rate from <b>January 2006</b> to <b>December 2009</b> is	<b>8.90%</b>	

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To Calculate a whole year use the same month i.e. Jan. 2008 - Jan. 2009 gives a full year. Jan - Dec only gives 11 months.	<b>Month</b>	<b>Year</b>
	Start Date: January	2008
(Do Not Choose Current Month) End Date: January	January	2009
<input type="button" value="Calculate Inflation Rate"/>		
Inflation Calculator Results:		
The inflation rate from <b>December 2007</b> to <b>December 2009</b> is	<b>2.82%</b>	

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To Calculate a whole year use the same month i.e. Jan. 2008 - Jan. 2009 gives a full year. Jan - Dec only gives 11 months.	<b>Month</b>	<b>Year</b>
	Start Date:	January
(Do Not Choose Current Month) End Date:	January	2009
<input type="button" value="Calculate Inflation Rate"/>		
Inflation Calculator Results:		
The inflation rate from <b>December 2006</b> to <b>December 2009</b> is	7.01%	

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(EDGAR Online via COMTEX) -- Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations

You should read the following discussion in conjunction with the financial statements and notes thereto included in this report.

### Overview

Simon Property Group, Inc., or Simon Property, is a Delaware corporation that operates as a self-administered and self-managed real estate investment trust, or REIT, under the Internal Revenue Code. To qualify as a REIT, among other things, a company must distribute at least 90 percent of its taxable income to its stockholders annually. Taxes are paid by stockholders on ordinary dividends received and any capital gains distributed. Most states also follow this federal treatment and do not require REITs to pay state income tax. Simon Property Group, L.P., or the Operating Partnership, is a majority-owned partnership subsidiary of Simon Property that, directly or indirectly, owns all of our real estate properties. In this discussion, the terms "we", "us" and "our" refer to Simon Property, the Operating Partnership, and their subsidiaries.

We own, develop, and manage retail real estate properties, primarily regional malls, Premium Outlet(R) centers, The Mills(R), and community/lifestyle centers. As of September 30, 2009, we owned or held an interest in 325 income-producing properties in the United States, which consisted of 163 regional malls, 41 Premium Outlet centers, 70 community/lifestyle centers, 36 properties acquired in the 2007 acquisition of The Mills Corporation, or Mills, and 15 other shopping centers or outlet centers in 41 states plus Puerto Rico. Of the 36 properties in the Mills portfolio, 16 of these properties are The Mills, 16 are regional malls, and four are community centers. We also own an interest in one parcel of land held in the United States for future development. Internationally, we have ownership interests in 51 European shopping centers (France, Italy and Poland), eight Premium Outlet centers in Japan, one Premium Outlet center in Mexico, one Premium Outlet center in South Korea, and three shopping centers in China. Also, through joint venture arrangements we have ownership interests in the following properties under development internationally: a 24% interest in two shopping centers in Italy and a 32.5% interest in one additional shopping center under construction in China.

We generate the majority of our revenues from leases with retail tenants including: Revenues of our management company, after intercompany eliminations, consist primarily of management fees that are typically based upon the revenues of the property being managed.

We seek growth in earnings, funds from operations, or FFO, and cash flows by enhancing the profitability and operation of our properties and investments. We seek to accomplish this growth through the following:

We also grow by generating supplemental revenues from the following activities:

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bank-issued prepaid cards), national marketing alliances, static and digital media initiatives, business development, sponsorship, and events,

We focus on high quality real estate across the retail real estate spectrum. We expand or renovate to enhance existing assets' profitability and market share when we believe the investment of our capital meets our risk-reward criteria. We selectively develop new properties in metropolitan areas that exhibit strong population and economic growth.

We routinely review and evaluate acquisition opportunities based on their ability to complement our portfolio. Our international strategy includes partnering with established real estate companies and financing international investments with local currency to minimize foreign exchange risk.

To support our growth, we employ a three-fold capital strategy:

Results Overview

Diluted earnings per common share decreased \$0.50 during the first nine months of 2009, or 40.7%, to \$0.73 from \$1.23 for the same period last year. The decrease in diluted earnings

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per share was attributable to a \$140.5 million, or \$0.45 per diluted share, other-than-temporary impairment charge related to our investment in Liberty International, PLC, or Liberty, a U.K. REIT. We recorded the other-than-temporary charge in the second quarter of 2009 due to the significance and duration of the decline in quoted fair value, including related currency exchange component, below the carrying value of the securities. During the nine months ended September 30, 2008, we recorded a \$20.3 million loss on extinguishment of debt related to our redemption of the 7% MandatOry Par Put Remarketed Securities, or MOPPRS. For the three and nine month periods, we also had additional dilution to earnings per share from our 2009 equity offerings of approximately \$0.06 and \$0.12 per diluted share, respectively.

Core business fundamentals were affected by the difficult economic environment during the first nine months of 2009. Regional mall comparable sales per square foot, or psf, declined 11.2% during the first nine months of 2009 to \$438 psf from \$493 psf for the same period in 2008. However, our regional mall average base rents increased 2.0% to \$40.05 psf as of September 30, 2009, from \$39.26 psf as of September 30, 2008 due to releasing of space at higher rents. We were able to lease available square feet at higher rents than the expiring rental rates in the regional mall portfolio resulting in a leasing spread of \$4.04 psf as of September 30, 2009, representing a 10.6% increase over expiring rents. Regional mall occupancy was 91.4% as of September 30, 2009, as compared to 92.5% as of September 30, 2008 driven by higher bankruptcies and lease terminations. The more stable operating fundamentals of the Premium Outlet centers contributed to the positive operating results for the nine month period as occupancy of the portfolio remained high at 97.5% while comparable sales psf decreased 4.5% to \$492 as consumers continued to prefer retail value, offset by the impact of the economic downturn. Premium Outlet leasing spreads were \$9.25, or 32.0% above expiring rents.

As of September 30, 2009, our effective overall borrowing rate decreased two basis points to 5.62% as compared to September 30, 2008. This is a result of a significant decrease in the base LIBOR rate applicable to a majority of our floating rate debt (0.25% at September 30, 2009, versus 3.93% at September 30, 2008). This decrease was partially offset by an increase of our fixed rate debt of \$1.4 billion (\$16.9 billion at September 30, 2009 versus \$15.4 billion at September 30, 2008), which increased the weighted average rate 34 basis points as compared to September 30, 2008. Financing activities for the nine months ended September 30, 2009 included:

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United States Portfolio Data

The portfolio data discussed in this overview includes the following key operating statistics: occupancy, average base rent per square foot, and comparable sales per square foot for our domestic asset platforms. We include acquired properties in this data beginning in the year of acquisition and remove properties sold in the year disposed. We do not include any properties located outside of the United States. The following table sets forth these key operating statistics for:

	September 30, 2009	September 30, 2008	%/basis point Change(1)
<b>Regional Malls:</b>			
<b>Occupancy</b>			
Consolidated	91.6%	92.9%	-130 bps
Unconsolidated	90.9%	91.7%	-80 bps
Total Portfolio	91.4%	92.5%	-110 bps
<b>Average Base Rent per Square Foot</b>			
Consolidated	\$ 38.51	\$ 38.09	1.1%
Unconsolidated	\$ 43.18	\$ 41.58	3.8%
Total Portfolio	\$ 40.05	\$ 39.26	2.0%
<b>Comparable Sales Per Square Foot</b>			
Consolidated	\$ 418	\$ 465	-10.3%
Unconsolidated	\$ 441	\$ 553	-13.0%
Total Portfolio	\$ 438	\$ 493	-11.2%
<b>Premium Outlet Centers:</b>			
<b>Occupancy</b>			
Average Base Rent per Square Foot	\$ 32.95	\$ 27.12	21.5%
Comparable Sales per Square Foot	\$ 492	\$ 515	-4.5%
<b>The Mills®:</b>			
<b>Occupancy</b>			
Average Base Rent per Square Foot	\$ 19.56	\$ 19.45	1.0%
Comparable Sales per Square Foot	\$ 369	\$ 379	-2.4%
<b>Hills Regional Malls:</b>			
<b>Occupancy</b>			
Average Base Rent per Square Foot	\$ 35.51	\$ 37.19	-4.2%
Comparable Sales per Square Foot	\$ 388	\$ 442	-10.2%
<b>Community/Lifestyle Centers:</b>			
<b>Occupancy</b>			
Average Base Rent per Square Foot	\$ 13.34	\$ 13.00	2.6%

(1)



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