**Downtown Melting Pot**

**WHO ARE WE?**

*Downtown Melting Pot* is a smaller, settled market, composed of much older neighborhoods located in cities in the Middle Atlantic division (mainly New York) or on the Pacific Coast. A mix of races and ethnicities reside here, with close to half of the residents foreign born and 28% who do not speak English. These neighborhoods are dominated by married-couple families who live in rented apartments. Residents are employed in professional, service (especially food and personal service), sales, and administrative occupations; many work outside the county in which they live. Median household income and net worth are below average, although the home values in these neighborhoods are high.

**OUR NEIGHBORHOOD**

- This is the most densely populated market, located in older neighborhoods of metropolitan cities, primarily in the Middle Atlantic division.
- There are older apartment buildings; almost half of households built before 1950.
- Over three-fourths of homes are in multiunit structures: 2–4 unit (Index 403), 5–19 unit (Index 159), or 20+ unit buildings (Index 357).
- About 69% of households are rented—in neighborhoods where many of the owner-occupied units are valued at $500,000+ (Index 422).
- Vacancy rate is low at 7.7%.
- Families are the dominant household type: married-couple families with children (24%) and without (24%); above average shares of multi-generational households and adult children.
- Households are as likely to own 1 vehicle (39%) as no vehicle (Index 418).

**SOCIOECONOMIC TRAITS**

- 51% with some college (Index 85) or a bachelor’s degree or higher (Index 100).
- Labor force participation rate at 59.2%, slightly lower than the US.
- Wage and salary income for 76% of households; another notable source is Supplemental Security Income for 8.5% (Index 158).
- Busy consumers, often feeling overwhelmed, with longer work commutes.
- Careful shoppers, who use coupons, demonstrating some brand loyalty.
- Get news and information from various forms of media (newspapers, radio, TV, and Internet).

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**Households:** 814,000  
**Average Household Size:** 2.93  
**Median Age:** 37.7  
**Median Household Income:** $50,200
AGE BY SEX (Esri data)
Median Age: 37.7  US: 38.2

RACE AND ETHNICITY (Esri data)
The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 77.2  US: 64.0

INCOME AND NET WORTH
Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

INCOME AND NET WORTH

OCCUPATION BY EARNINGS
The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau’s American Community Survey.
MARKET PROFILE (Consumer preferences are estimated from data by MRI-Simmons.)

- Tend to own just one vehicle, or utilize rental vehicles for their transportation needs.
- Carry debt from credit card balances rather than loans or mortgages; lack of investments in stocks and retirement plans.
- Avid about recycling.
- Use the Internet for entertainment, social media, and blogging.
- Enjoy dancing, eating out at their favorite family restaurants, and playing sports (such as volleyball, baseball, and soccer).
- Try to buy low-calorie or low-fat food but enjoy pizza delivery and occasional fast-food stops.
- A favorite kitchen appliance: electric juicers.
- Make phone calls overseas; some foreign travel over the last 3 years.

HOSUING
Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau’s American Community Survey.

Typical Housing:
High-Density Apartments
Average Rent:
$1,282
US Average: $1,038

ESRI INDEXES
Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.

Wealth Index: 56
Socioeconomic Status Index: 103
Housing Affordability Index: 40
SEGMENT DENSITY

This map illustrates the density and distribution of the Downtown Melting Pot Tapestry Segment by households.