



Executive Summary

4 E Jimmie Leeds Rd, Absecon, New Jersey, 08205
Drive Time: 5, 10, 15 minute radii

Prepared by Joshua Levin, CCIM

Latitude: 39.47413
Longitude: -74.52585

	5 minutes	10 minutes	15 minutes
Population			
2000 Population	8,908	45,969	95,625
2010 Population	10,604	53,767	113,438
2017 Population	10,734	53,656	113,436
2022 Population	10,762	53,513	113,328
2000-2010 Annual Rate	1.76%	1.58%	1.72%
2010-2017 Annual Rate	0.17%	-0.03%	0.00%
2017-2022 Annual Rate	0.05%	-0.05%	-0.02%
2017 Male Population	47.3%	47.5%	47.8%
2017 Female Population	52.7%	52.5%	52.2%
2017 Median Age	38.4	39.3	39.2

In the identified area, the current year population is 113,436. In 2010, the Census count in the area was 113,438. The rate of change since 2010 was 0.00% annually. The five-year projection for the population in the area is 113,328 representing a change of -0.02% annually from 2017 to 2022. Currently, the population is 47.8% male and 52.2% female.

Median Age

The median age in this area is 38.4, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	63.9%	63.8%	59.9%
2017 Black Alone	11.2%	14.3%	17.0%
2017 American Indian/Alaska Native Alone	0.3%	0.4%	0.4%
2017 Asian Alone	15.8%	11.2%	9.7%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Other Race	4.9%	6.6%	9.1%
2017 Two or More Races	3.9%	3.7%	3.8%
2017 Hispanic Origin (Any Race)	13.4%	16.1%	20.3%

Persons of Hispanic origin represent 20.3% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 73.1 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	2,948	16,265	34,387
2010 Households	3,465	19,083	40,430
2017 Total Households	3,481	18,871	40,010
2022 Total Households	3,479	18,752	39,810
2000-2010 Annual Rate	1.63%	1.61%	1.63%
2010-2017 Annual Rate	0.06%	-0.15%	-0.14%
2017-2022 Annual Rate	-0.01%	-0.13%	-0.10%
2017 Average Household Size	2.92	2.68	2.74

The household count in this area has changed from 40,430 in 2010 to 40,010 in the current year, a change of -0.14% annually. The five-year projection of households is 39,810, a change of -0.10% annually from the current year total. Average household size is currently 2.74, compared to 2.72 in the year 2010. The number of families in the current year is 27,950 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



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Median Household Income			
2017 Median Household Income	\$67,204	\$60,062	\$58,062
2022 Median Household Income	\$73,317	\$63,984	\$61,741
2017-2022 Annual Rate	1.76%	1.27%	1.24%
Average Household Income			
2017 Average Household Income	\$86,254	\$78,342	\$77,595
2022 Average Household Income	\$98,858	\$88,381	\$87,893
2017-2022 Annual Rate	2.77%	2.44%	2.52%
Per Capita Income			
2017 Per Capita Income	\$29,379	\$28,307	\$27,940
2022 Per Capita Income	\$33,367	\$31,719	\$31,447
2017-2022 Annual Rate	2.58%	2.30%	2.39%

Households by Income

Current median household income is \$58,062 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$61,741 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$77,595 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$87,893 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$27,940 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$31,447 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	3,047	17,234	36,656
2000 Owner Occupied Housing Units	2,174	12,115	25,150
2000 Renter Occupied Housing Units	774	4,151	9,236
2000 Vacant Housing Units	99	968	2,270
2010 Total Housing Units	3,645	20,512	43,426
2010 Owner Occupied Housing Units	2,638	14,491	30,004
2010 Renter Occupied Housing Units	827	4,592	10,426
2010 Vacant Housing Units	180	1,429	2,996
2017 Total Housing Units	3,707	20,850	44,025
2017 Owner Occupied Housing Units	2,553	13,721	28,327
2017 Renter Occupied Housing Units	929	5,150	11,683
2017 Vacant Housing Units	226	1,979	4,015
2022 Total Housing Units	3,770	21,190	44,749
2022 Owner Occupied Housing Units	2,554	13,595	28,138
2022 Renter Occupied Housing Units	925	5,157	11,672
2022 Vacant Housing Units	291	2,438	4,939

Currently, 64.3% of the 44,025 housing units in the area are owner occupied; 26.5%, renter occupied; and 9.1% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 43,426 housing units in the area - 69.1% owner occupied, 24.0% renter occupied, and 6.9% vacant. The annual rate of change in housing units since 2010 is 0.61%. Median home value in the area is \$230,697, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 4.53% annually to \$287,960.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.