



Executive Summary

2280 S Delsea Dr
 2280 S Delsea Dr, Vineland, New Jersey, 08360
 Drive Time: 5, 10, 15 minute radii

Prepared by Joshua Levin, CCIM
 Latitude: 39.45391
 Longitude: -75.04281

	5 minutes	10 minutes	15 minutes
Population			
2000 Population	6,398	56,472	92,763
2010 Population	6,952	61,611	99,061
2018 Population	7,030	61,768	99,385
2023 Population	6,978	61,185	98,514
2000-2010 Annual Rate	0.83%	0.87%	0.66%
2010-2018 Annual Rate	0.14%	0.03%	0.04%
2018-2023 Annual Rate	-0.15%	-0.19%	-0.18%
2018 Male Population	48.2%	48.4%	48.2%
2018 Female Population	51.8%	51.6%	51.8%
2018 Median Age	35.0	36.2	38.4

In the identified area, the current year population is 99,385. In 2010, the Census count in the area was 99,061. The rate of change since 2010 was 0.04% annually. The five-year projection for the population in the area is 98,514 representing a change of -0.18% annually from 2018 to 2023. Currently, the population is 48.2% male and 51.8% female.

Median Age

The median age in this area is 35.0, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	56.1%	59.9%	64.0%
2018 Black Alone	17.0%	18.7%	17.4%
2018 American Indian/Alaska Native Alone	0.9%	0.9%	0.9%
2018 Asian Alone	1.9%	1.9%	1.8%
2018 Pacific Islander Alone	0.0%	0.1%	0.1%
2018 Other Race	19.0%	14.0%	11.8%
2018 Two or More Races	5.2%	4.4%	4.1%
2018 Hispanic Origin (Any Race)	54.8%	40.8%	33.5%

Persons of Hispanic origin represent 33.5% of the population in the identified area compared to 18.3% 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 75.6 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	2,270	20,595	33,137
2010 Households	2,371	21,924	35,471
2018 Total Households	2,381	21,822	35,401
2023 Total Households	2,356	21,534	34,972
2000-2010 Annual Rate	0.44%	0.63%	0.68%
2010-2018 Annual Rate	0.05%	-0.06%	-0.02%
2018-2023 Annual Rate	-0.21%	-0.27%	-0.24%
2018 Average Household Size	2.94	2.79	2.76

The household count in this area has changed from 35,471 in 2010 to 35,401 in the current year, a change of -0.02% annually. The five-year projection of households is 34,972, a change of -0.24% annually from the current year total. Average household size is currently 2.76, compared to 2.74 in the year 2010. The number of families in the current year is 24,815 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 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



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Median Household Income			
2018 Median Household Income	\$48,377	\$50,428	\$53,835
2023 Median Household Income	\$52,861	\$54,799	\$59,544
2018-2023 Annual Rate	1.79%	1.68%	2.04%
Average Household Income			
2018 Average Household Income	\$62,851	\$69,049	\$72,143
2023 Average Household Income	\$72,353	\$79,771	\$83,910
2018-2023 Annual Rate	2.86%	2.93%	3.07%
Per Capita Income			
2018 Per Capita Income	\$21,722	\$24,864	\$26,421
2023 Per Capita Income	\$24,870	\$28,536	\$30,534
2018-2023 Annual Rate	2.74%	2.79%	2.94%

Current median household income is \$53,835 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$59,544 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$72,143 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$83,910 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$26,421 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$30,534 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	2,374	21,796	34,940
2000 Owner Occupied Housing Units	1,268	12,107	22,282
2000 Renter Occupied Housing Units	1,002	8,487	10,855
2000 Vacant Housing Units	104	1,202	1,803
2010 Total Housing Units	2,519	23,385	37,677
2010 Owner Occupied Housing Units	1,341	13,057	24,016
2010 Renter Occupied Housing Units	1,030	8,867	11,455
2010 Vacant Housing Units	148	1,461	2,206
2018 Total Housing Units	2,547	23,630	38,140
2018 Owner Occupied Housing Units	1,224	11,861	22,304
2018 Renter Occupied Housing Units	1,156	9,961	13,097
2018 Vacant Housing Units	166	1,808	2,739
2023 Total Housing Units	2,580	23,890	38,575
2023 Owner Occupied Housing Units	1,246	12,004	22,451
2023 Renter Occupied Housing Units	1,110	9,530	12,520
2023 Vacant Housing Units	224	2,356	3,603

Currently, 58.5% of the 38,140 housing units in the area are owner occupied; 34.3%, renter occupied; and 7.2% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 37,677 housing units in the area - 63.7% owner occupied, 30.4% renter occupied, and 5.9% vacant. The annual rate of change in housing units since 2010 is 0.54%. Median home value in the area is \$184,055, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 0.91% annually to \$192,631.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.