



# Executive Summary

334 E Meighan Blvd, Gadsden, Alabama, 35903  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 34.01013  
Longitude: -85.98899

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	3,325	28,487	50,356
2010 Population	3,456	27,152	49,040
2019 Population	3,403	26,469	48,402
2024 Population	3,350	26,112	47,890
2000-2010 Annual Rate	0.39%	-0.48%	-0.26%
2010-2019 Annual Rate	-0.17%	-0.28%	-0.14%
2019-2024 Annual Rate	-0.31%	-0.27%	-0.21%
2019 Male Population	47.8%	47.8%	48.2%
2019 Female Population	52.2%	52.2%	51.8%
2019 Median Age	35.7	39.7	41.9

In the identified area, the current year population is 48,402. In 2010, the Census count in the area was 49,040. The rate of change since 2010 was -0.14% annually. The five-year projection for the population in the area is 47,890 representing a change of -0.21% annually from 2019 to 2024. Currently, the population is 48.2% male and 51.8% female.

### Median Age

The median age in this area is 35.7, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	36.8%	46.7%	64.0%
2019 Black Alone	51.0%	45.0%	29.0%
2019 American Indian/Alaska Native Alone	0.6%	0.5%	0.4%
2019 Asian Alone	1.2%	0.8%	1.0%
2019 Pacific Islander Alone	0.5%	0.5%	0.3%
2019 Other Race	6.3%	4.1%	3.1%
2019 Two or More Races	3.7%	2.4%	2.2%
2019 Hispanic Origin (Any Race)	10.0%	6.9%	5.4%

Persons of Hispanic origin represent 5.4% of the population in the identified area compared to 18.6% 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 55.7 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	27	40	60
2000 Households	1,456	11,994	21,133
2010 Households	1,441	11,133	20,376
2019 Total Households	1,405	10,785	20,039
2024 Total Households	1,382	10,625	19,813
2000-2010 Annual Rate	-0.10%	-0.74%	-0.36%
2010-2019 Annual Rate	-0.27%	-0.34%	-0.18%
2019-2024 Annual Rate	-0.33%	-0.30%	-0.23%
2019 Average Household Size	2.37	2.32	2.33

The household count in this area has changed from 20,376 in 2010 to 20,039 in the current year, a change of -0.18% annually. The five-year projection of households is 19,813, a change of -0.23% annually from the current year total. Average household size is currently 2.33, compared to 2.32 in the year 2010. The number of families in the current year is 12,265 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

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<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	12.9%	14.8%	13.4%
<b>Median Household Income</b>			
2019 Median Household Income	\$25,900	\$27,055	\$35,664
2024 Median Household Income	\$30,215	\$32,238	\$40,229
2019-2024 Annual Rate	3.13%	3.57%	2.44%
<b>Average Household Income</b>			
2019 Average Household Income	\$38,784	\$44,562	\$55,033
2024 Average Household Income	\$44,941	\$51,529	\$62,922
2019-2024 Annual Rate	2.99%	2.95%	2.72%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$15,879	\$18,635	\$22,956
2024 Per Capita Income	\$18,390	\$21,453	\$26,196
2019-2024 Annual Rate	2.98%	2.86%	2.68%

### Households by Income

Current median household income is \$35,664 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$40,229 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$55,033 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$62,922 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$22,956 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$26,196 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	197	172	190
2000 Total Housing Units	1,765	13,865	23,896
2000 Owner Occupied Housing Units	852	7,068	14,075
2000 Renter Occupied Housing Units	603	4,926	7,059
2000 Vacant Housing Units	310	1,871	2,762
2010 Total Housing Units	1,763	13,033	23,376
2010 Owner Occupied Housing Units	626	6,120	12,885
2010 Renter Occupied Housing Units	815	5,013	7,491
2010 Vacant Housing Units	322	1,900	3,000
2019 Total Housing Units	1,742	12,760	23,238
2019 Owner Occupied Housing Units	556	5,588	12,068
2019 Renter Occupied Housing Units	849	5,197	7,971
2019 Vacant Housing Units	337	1,975	3,199
2024 Total Housing Units	1,751	12,811	23,341
2024 Owner Occupied Housing Units	542	5,497	11,916
2024 Renter Occupied Housing Units	840	5,128	7,896
2024 Vacant Housing Units	369	2,186	3,528

Currently, 51.9% of the 23,238 housing units in the area are owner occupied; 34.3%, renter occupied; and 13.8% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 23,376 housing units in the area - 55.1% owner occupied, 32.0% renter occupied, and 12.8% vacant. The annual rate of change in housing units since 2010 is -0.26%. Median home value in the area is \$97,727, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 3.70% annually to \$117,212.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

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