

Executive Summary

334 E Meighan Blvd, Gadsden, Alabama, 35903
Rings: 3, 5, 7 mile radii

Prepared by Esri
Latitude: 34.01013
Longitude: -85.98899

	3 miles	5 miles	7 miles
Population			
2000 Population	28,487	50,356	67,452
2010 Population	27,152	49,040	66,449
2019 Population	26,469	48,402	65,757
2024 Population	26,112	47,890	65,115
2000-2010 Annual Rate	-0.48%	-0.26%	-0.15%
2010-2019 Annual Rate	-0.28%	-0.14%	-0.11%
2019-2024 Annual Rate	-0.27%	-0.21%	-0.20%
2019 Male Population	47.8%	48.2%	48.3%
2019 Female Population	52.2%	51.8%	51.7%
2019 Median Age	39.7	41.9	42.3

In the identified area, the current year population is 65,757. In 2010, the Census count in the area was 66,449. The rate of change since 2010 was -0.11% annually. The five-year projection for the population in the area is 65,115 representing a change of -0.20% annually from 2019 to 2024. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 39.7, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	46.7%	64.0%	70.4%
2019 Black Alone	45.0%	29.0%	23.1%
2019 American Indian/Alaska Native Alone	0.5%	0.4%	0.4%
2019 Asian Alone	0.8%	1.0%	1.0%
2019 Pacific Islander Alone	0.5%	0.3%	0.2%
2019 Other Race	4.1%	3.1%	2.7%
2019 Two or More Races	2.4%	2.2%	2.1%
2019 Hispanic Origin (Any Race)	6.9%	5.4%	4.8%

Persons of Hispanic origin represent 4.8% 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 50.1 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	40	60	62
2000 Households	11,994	21,133	27,871
2010 Households	11,133	20,376	27,386
2019 Total Households	10,785	20,039	27,046
2024 Total Households	10,625	19,813	26,768
2000-2010 Annual Rate	-0.74%	-0.36%	-0.18%
2010-2019 Annual Rate	-0.34%	-0.18%	-0.13%
2019-2024 Annual Rate	-0.30%	-0.23%	-0.21%
2019 Average Household Size	2.32	2.33	2.36

The household count in this area has changed from 27,386 in 2010 to 27,046 in the current year, a change of -0.13% annually. The five-year projection of households is 26,768, a change of -0.21% annually from the current year total. Average household size is currently 2.36, compared to 2.36 in the year 2010. The number of families in the current year is 17,210 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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Mortgage Income			
2019 Percent of Income for Mortgage	14.8%	13.4%	14.3%
Median Household Income			
2019 Median Household Income	\$27,055	\$35,664	\$39,303
2024 Median Household Income	\$32,238	\$40,229	\$44,621
2019-2024 Annual Rate	3.57%	2.44%	2.57%
Average Household Income			
2019 Average Household Income	\$44,562	\$55,033	\$57,902
2024 Average Household Income	\$51,529	\$62,922	\$66,012
2019-2024 Annual Rate	2.95%	2.72%	2.66%
Per Capita Income			
2019 Per Capita Income	\$18,635	\$22,956	\$23,884
2024 Per Capita Income	\$21,453	\$26,196	\$27,192
2019-2024 Annual Rate	2.86%	2.68%	2.63%

Households by Income

Current median household income is \$39,303 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$44,621 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$57,902 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$66,012 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$23,884 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$27,192 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	172	190	179
2000 Total Housing Units	13,865	23,896	31,128
2000 Owner Occupied Housing Units	7,068	14,075	19,382
2000 Renter Occupied Housing Units	4,926	7,059	8,490
2000 Vacant Housing Units	1,871	2,762	3,256
2010 Total Housing Units	13,033	23,376	31,129
2010 Owner Occupied Housing Units	6,120	12,885	18,342
2010 Renter Occupied Housing Units	5,013	7,491	9,044
2010 Vacant Housing Units	1,900	3,000	3,743
2019 Total Housing Units	12,760	23,238	31,077
2019 Owner Occupied Housing Units	5,588	12,068	17,316
2019 Renter Occupied Housing Units	5,197	7,971	9,730
2019 Vacant Housing Units	1,975	3,199	4,031
2024 Total Housing Units	12,811	23,341	31,212
2024 Owner Occupied Housing Units	5,497	11,916	17,104
2024 Renter Occupied Housing Units	5,128	7,896	9,664
2024 Vacant Housing Units	2,186	3,528	4,444

Currently, 55.7% of the 31,077 housing units in the area are owner occupied; 31.3%, renter occupied; and 13.0% 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 31,129 housing units in the area - 58.9% owner occupied, 29.1% renter occupied, and 12.0% vacant. The annual rate of change in housing units since 2010 is -0.07%. Median home value in the area is \$114,558, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 3.04% annually to \$133,092.

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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