



Executive Summary

175 Grandview Blvd, Madison, Mississippi, 39110
Rings: 3, 5, 7 mile radii

Prepared by Esri
Latitude: 32.46355
Longitude: -90.13344

	3 miles	5 miles	7 miles
Population			
2010 Population	21,081	61,013	95,868
2020 Population	23,216	69,701	108,008
2022 Population	23,443	70,986	109,717
2027 Population	23,681	72,190	111,010
2010-2020 Annual Rate	0.97%	1.34%	1.20%
2020-2022 Annual Rate	0.43%	0.82%	0.70%
2022-2027 Annual Rate	0.20%	0.34%	0.23%
2022 Male Population	47.7%	48.0%	47.9%
2022 Female Population	52.3%	52.0%	52.1%
2022 Median Age	41.6	38.9	38.0

In the identified area, the current year population is 109,717. In 2020, the Census count in the area was 108,008. The rate of change since 2020 was 0.70% annually. The five-year projection for the population in the area is 111,010 representing a change of 0.23% annually from 2022 to 2027. Currently, the population is 47.9% male and 52.1% female.

Median Age

The median age in this area is 38.0, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	72.7%	61.5%	52.7%
2022 Black Alone	16.7%	28.1%	38.7%
2022 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2022 Asian Alone	5.4%	4.1%	3.1%
2022 Pacific Islander Alone	0.0%	0.0%	0.0%
2022 Other Race	1.5%	2.4%	1.9%
2022 Two or More Races	3.5%	3.8%	3.4%
2022 Hispanic Origin (Any Race)	2.6%	3.8%	3.2%

Persons of Hispanic origin represent 3.2% of the population in the identified area compared to 19.0% 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 59.7 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	161	131	112
2010 Households	7,791	24,309	38,407
2020 Households	8,694	27,534	43,404
2022 Households	8,827	28,071	44,214
2027 Households	8,967	28,682	45,001
2010-2020 Annual Rate	1.10%	1.25%	1.23%
2020-2022 Annual Rate	0.68%	0.86%	0.83%
2022-2027 Annual Rate	0.32%	0.43%	0.35%
2022 Average Household Size	2.58	2.47	2.44

The household count in this area has changed from 43,404 in 2020 to 44,214 in the current year, a change of 0.83% annually. The five-year projection of households is 45,001, a change of 0.35% annually from the current year total. Average household size is currently 2.44, compared to 2.45 in the year 2020. The number of families in the current year is 28,997 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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



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Mortgage Income			
2022 Percent of Income for Mortgage	14.4%	18.4%	19.1%
Median Household Income			
2022 Median Household Income	\$106,534	\$83,143	\$74,532
2027 Median Household Income	\$123,247	\$102,196	\$89,304
2022-2027 Annual Rate	2.96%	4.21%	3.68%
Average Household Income			
2022 Average Household Income	\$136,419	\$117,429	\$107,080
2027 Average Household Income	\$155,003	\$134,885	\$124,140
2022-2027 Annual Rate	2.59%	2.81%	3.00%
Per Capita Income			
2022 Per Capita Income	\$51,314	\$46,738	\$43,489
2027 Per Capita Income	\$58,589	\$53,845	\$50,679
2022-2027 Annual Rate	2.69%	2.87%	3.11%

Households by Income

Current median household income is \$74,532 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$89,304 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$107,080 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$124,140 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$43,489 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$50,679 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	169	133	125
2010 Total Housing Units	8,161	25,940	41,122
2010 Owner Occupied Housing Units	7,004	16,849	25,578
2010 Renter Occupied Housing Units	787	7,460	12,829
2010 Vacant Housing Units	370	1,631	2,715
2020 Total Housing Units	9,091	30,056	47,521
2020 Vacant Housing Units	397	2,522	4,117
2022 Total Housing Units	9,274	30,807	48,795
2022 Owner Occupied Housing Units	8,138	21,435	31,292
2022 Renter Occupied Housing Units	690	6,635	12,921
2022 Vacant Housing Units	447	2,736	4,581
2027 Total Housing Units	9,504	31,759	50,148
2027 Owner Occupied Housing Units	8,301	22,095	32,208
2027 Renter Occupied Housing Units	666	6,588	12,792
2027 Vacant Housing Units	537	3,077	5,147

Currently, 64.1% of the 48,795 housing units in the area are owner occupied; 26.5%, renter occupied; and 9.4% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 47,521 housing units in the area and 8.7% vacant housing units. The annual rate of change in housing units since 2020 is 1.18%. Median home value in the area is \$270,061, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 2.77% annually to \$309,581.

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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.