

Executive Summary

175 Grandview Blvd, Madison, Mississippi, 39110 2
 175 Grandview Blvd, Madison, Mississippi, 39110
 Rings: 3, 5, 7 mile radii

Prepared by Esri
 Latitude: 32.46463
 Longitude: -90.13614

	3 miles	5 miles	7 miles
Population			
2010 Population	20,069	60,450	95,953
2020 Population	22,205	70,143	108,380
2024 Population	22,757	72,066	110,422
2029 Population	23,277	73,813	111,660
2010-2020 Annual Rate	1.02%	1.50%	1.23%
2020-2024 Annual Rate	0.58%	0.64%	0.44%
2024-2029 Annual Rate	0.45%	0.48%	0.22%
2020 Male Population	47.1%	47.2%	47.0%
2020 Female Population	52.9%	52.8%	53.0%
2020 Median Age	43.8	39.5	38.9
2024 Male Population	47.9%	48.1%	47.9%
2024 Female Population	52.1%	51.9%	52.1%
2024 Median Age	44.0	40.0	39.5

In the identified area, the current year population is 110,422. In 2020, the Census count in the area was 108,380. The rate of change since 2020 was 0.44% annually. The five-year projection for the population in the area is 111,660 representing a change of 0.22% annually from 2024 to 2029. Currently, the population is 47.9% male and 52.1% female.

Median Age

The median age in this area is 39.5, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	71.7%	61.4%	52.2%
2024 Black Alone	17.3%	27.9%	38.9%
2024 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2024 Asian Alone	5.6%	4.2%	3.2%
2024 Pacific Islander Alone	0.1%	0.0%	0.0%
2024 Other Race	1.5%	2.4%	2.0%
2024 Two or More Races	3.6%	3.8%	3.5%
2024 Hispanic Origin (Any Race)	2.8%	4.0%	3.5%

Persons of Hispanic origin represent 3.5% of the population in the identified area compared to 19.6% 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 60.2 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	180	140	123
2010 Households	7,393	24,060	38,455
2020 Households	8,287	27,617	43,553
2024 Households	8,605	28,634	44,951
2029 Households	8,959	29,877	46,423
2010-2020 Annual Rate	1.15%	1.39%	1.25%
2020-2024 Annual Rate	0.89%	0.85%	0.75%
2024-2029 Annual Rate	0.81%	0.85%	0.65%
2024 Average Household Size	2.56	2.46	2.41

The household count in this area has changed from 43,553 in 2020 to 44,951 in the current year, a change of 0.75% annually. The five-year projection of households is 46,423, a change of 0.65% annually from the current year total. Average household size is currently 2.41, compared to 2.45 in the year 2020. The number of families in the current year is 29,643 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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Mortgage Income			
2024 Percent of Income for Mortgage	16.4%	19.3%	20.4%
Median Household Income			
2024 Median Household Income	\$126,087	\$101,194	\$89,050
2029 Median Household Income	\$150,219	\$117,327	\$106,892
2024-2029 Annual Rate	3.56%	3.00%	3.72%
Average Household Income			
2024 Average Household Income	\$166,460	\$138,241	\$124,922
2029 Average Household Income	\$192,016	\$160,453	\$145,326
2024-2029 Annual Rate	2.90%	3.02%	3.07%
Per Capita Income			
2024 Per Capita Income	\$63,105	\$54,973	\$50,971
2029 Per Capita Income	\$74,099	\$64,970	\$60,535
2024-2029 Annual Rate	3.26%	3.40%	3.50%
GINI Index			
2024 Gini Index	31.8	36.5	38.6

Households by Income
Current median household income is \$89,050 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$106,892 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$124,922 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$145,326 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$50,971 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$60,535 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	154	131	124
2010 Total Housing Units	7,774	25,638	41,178
2010 Owner Occupied Housing Units	6,637	16,789	25,664
2010 Renter Occupied Housing Units	757	7,271	12,792
2010 Vacant Housing Units	381	1,578	2,723
2020 Total Housing Units	8,696	30,069	47,674
2020 Owner Occupied Housing Units	7,405	20,537	30,607
2020 Renter Occupied Housing Units	882	7,080	12,946
2020 Vacant Housing Units	378	2,450	4,226
2024 Total Housing Units	9,096	31,424	49,566
2024 Owner Occupied Housing Units	7,876	22,025	32,751
2024 Renter Occupied Housing Units	729	6,609	12,200
2024 Vacant Housing Units	491	2,790	4,615
2029 Total Housing Units	9,472	32,799	51,244
2029 Owner Occupied Housing Units	8,241	23,224	34,362
2029 Renter Occupied Housing Units	718	6,652	12,061
2029 Vacant Housing Units	513	2,922	4,821
Socioeconomic Status Index			
2024 Socioeconomic Status Index	67.0	62.0	58.5

Currently, 66.1% of the 49,566 housing units in the area are owner occupied; 24.6%, renter occupied; and 9.3% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 47,674 housing units in the area and 8.9% vacant housing units. The annual rate of change in housing units since 2020 is 0.92%. Median home value in the area is \$289,742, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.21% annually to \$307,640.

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