



# Executive Summary

Prepared by Joshua BloomBCRE Josh Bloom

5999 Rice Creek Pkwy, St Pau...

Latitude: 45.123837

Longitude: -93.185127

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
<b>2010 Population</b>			
Total Population	6,964	46,578	144,764
Male Population	49.9%	49.8%	49.3%
Female Population	50.1%	50.2%	50.7%
Median Age	33.5	36.2	37.0
<b>2010 Income</b>			
Median HH Income	\$71,095	\$72,304	\$75,173
Per Capita Income	\$30,601	\$32,957	\$34,701
Average HH Income	\$81,437	\$85,894	\$90,629
<b>2010 Households</b>			
Total Households	2,670	17,930	54,843
Average Household Size	2.61	2.59	2.57
<b>2010 Housing</b>			
Owner Occupied Housing Units	87.0%	79.8%	78.9%
Renter Occupied Housing Units	7.0%	15.9%	16.4%
Vacant Housing Units	6.0%	4.4%	4.8%
<b>Population</b>			
1990 Population	5,454	41,592	119,707
2000 Population	6,111	44,297	131,591
2010 Population	6,964	46,578	144,764
2015 Population	7,129	47,078	147,935
1990-2000 Annual Rate	1.14%	0.63%	0.95%
2000-2010 Annual Rate	1.28%	0.49%	0.94%
2010-2015 Annual Rate	0.47%	0.21%	0.43%

In the identified market area, the current year population is 144,764. In 2000, the Census count in the market area was 131,591. The rate of change since 2000 was 0.94 percent annually. The five-year projection for the population in the market area is 147,935, representing a change of 0.43 percent annually from 2010 to 2015. Currently, the population is 49.3 percent male and 50.7 percent female.

## Households

1990 Households	1,997	14,784	42,473
2000 Households	2,265	16,580	48,835
2010 Households	2,670	17,930	54,843
2015 Households	2,750	18,238	56,337
1990-2000 Annual Rate	1.27%	1.15%	1.41%
2000-2010 Annual Rate	1.62%	0.77%	1.14%
2010-2015 Annual Rate	0.59%	0.34%	0.54%

The household count in this market area has changed from 48,835 in 2000 to 54,843 in the current year, a change of 1.14 percent annually. The five-year projection of households is 56,337, a change of 0.54 percent annually from the current year total. Average household size is currently 2.57, compared to 2.63 in the year 2000. The number of families in the current year is 38,370 in the market area.

## Housing

Currently, 78.9 percent of the 57,582 housing units in the market area are owner occupied; 16.4 percent, renter occupied; and 4.8 percent are vacant. In 2000, there were 49,661 housing units - 82.2 percent owner occupied, 16.3 percent renter occupied and 1.6 percent vacant. The rate of change in housing units since 2000 is 1.45 percent. Median home value in the market area is \$168,762, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 2.43 percent annually to \$190,309. From 2000 to the current year, median home value changed by 2.7 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



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<b>Median Household Income</b>			
1990 Median HH Income	\$36,070	\$40,637	\$41,895
2000 Median HH Income	\$53,119	\$56,794	\$58,762
2010 Median HH Income	\$71,095	\$72,304	\$75,173
2015 Median HH Income	\$82,440	\$83,689	\$87,473
1990-2000 Annual Rate	3.95%	3.4%	3.44%
2000-2010 Annual Rate	2.88%	2.38%	2.43%
2010-2015 Annual Rate	3.01%	2.97%	3.08%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$13,940	\$15,783	\$17,238
2000 Per Capita Income	\$22,228	\$25,059	\$26,494
2010 Per Capita Income	\$30,601	\$32,957	\$34,701
2015 Per Capita Income	\$35,126	\$37,713	\$40,233
1990-2000 Annual Rate	4.78%	4.73%	4.39%
2000-2010 Annual Rate	3.17%	2.71%	2.67%
2010-2015 Annual Rate	2.8%	2.73%	3%
<b>Average Household Income</b>			
1990 Average Household Income	\$38,519	\$44,186	\$48,489
2000 Average Household Income	\$60,111	\$66,525	\$70,778
2010 Average HH Income	\$81,437	\$85,894	\$90,629
2015 Average HH Income	\$93,052	\$97,711	\$104,543
1990-2000 Annual Rate	4.55%	4.18%	3.85%
2000-2010 Annual Rate	3.01%	2.52%	2.44%
2010-2015 Annual Rate	2.7%	2.61%	2.9%
<b>Households by Income</b>			
Current median household income is \$75,173 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$87,473 in five years. In 2000, median household income was \$58,762, compared to \$41,895 in 1990.			
Current average household income is \$90,629 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$104,543 in five years. In 2000, average household income was \$70,778, compared to \$48,489 in 1990.			
Current per capita income is \$34,701 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$40,233 in five years. In 2000, the per capita income was \$26,494, compared to \$17,238 in 1990.			
<b>Population by Employment</b>			
Total Businesses	172	1,655	4,893
Total Employees	3,659	21,875	76,542

Currently, 92.5 percent of the civilian labor force in the identified market area is employed and 7.5 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 94.0 percent of the civilian labor force, and unemployment will be 6.0 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 75.2 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 68.0 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 13.7 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 18.3 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 82.5 percent of the market area population drove alone to work, and 3.0 percent worked at home. The average travel time to work in 2000 was 23.1 minutes in the market area, compared to the U.S. average of 25.5 minutes.

### Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 6.2 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 26.9 percent were high school graduates only (29.6 percent in the U.S.)
- 9.3 percent had completed an Associate degree (7.7 percent in the U.S.)
- 23.6 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 11.7 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)