



Executive Summary

9848 Tamarack Rd, Woodbury, Minnesota, 55125
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 44.93970
Longitude: -92.90663

	1 mile	3 miles	5 miles
Population			
2000 Population	4,622	31,611	82,967
2010 Population	6,693	42,607	99,959
2016 Population	7,436	46,184	107,718
2021 Population	8,096	49,368	114,213
2000-2010 Annual Rate	3.77%	3.03%	1.88%
2010-2016 Annual Rate	1.70%	1.30%	1.20%
2016-2021 Annual Rate	1.72%	1.34%	1.18%
2016 Male Population	48.4%	48.5%	48.5%
2016 Female Population	51.6%	51.5%	51.5%
2016 Median Age	36.1	36.5	37.4

In the identified area, the current year population is 107,718. In 2010, the Census count in the area was 99,959. The rate of change since 2010 was 1.20% annually. The five-year projection for the population in the area is 114,213 representing a change of 1.18% annually from 2016 to 2021. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 36.1, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	77.5%	78.1%	77.8%
2016 Black Alone	7.6%	7.0%	7.5%
2016 American Indian/Alaska Native Alone	0.1%	0.3%	0.4%
2016 Asian Alone	11.1%	10.5%	9.7%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	0.9%	1.1%	1.5%
2016 Two or More Races	2.8%	2.9%	3.1%
2016 Hispanic Origin (Any Race)	3.8%	4.4%	5.1%

Persons of Hispanic origin represent 5.1% of the population in the identified area compared to 17.9% 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 44.0 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	1,723	11,139	30,563
2010 Households	2,562	15,422	37,125
2016 Total Households	2,875	16,726	40,004
2021 Total Households	3,138	17,856	42,453
2000-2010 Annual Rate	4.05%	3.31%	1.96%
2010-2016 Annual Rate	1.86%	1.31%	1.20%
2016-2021 Annual Rate	1.77%	1.32%	1.20%
2016 Average Household Size	2.58	2.75	2.67

The household count in this area has changed from 37,125 in 2010 to 40,004 in the current year, a change of 1.20% annually. The five-year projection of households is 42,453, a change of 1.20% annually from the current year total. Average household size is currently 2.67, compared to 2.67 in the year 2010. The number of families in the current year is 28,472 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



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Median Household Income			
2016 Median Household Income	\$101,661	\$101,432	\$89,145
2021 Median Household Income	\$112,526	\$111,555	\$101,239
2016-2021 Annual Rate	2.05%	1.92%	2.58%
Average Household Income			
2016 Average Household Income	\$133,265	\$130,097	\$115,565
2021 Average Household Income	\$146,268	\$143,159	\$127,010
2016-2021 Annual Rate	1.88%	1.93%	1.91%
Per Capita Income			
2016 Per Capita Income	\$48,401	\$47,500	\$43,209
2021 Per Capita Income	\$53,161	\$52,256	\$47,518
2016-2021 Annual Rate	1.89%	1.93%	1.92%

Current median household income is \$89,145 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$101,239 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$115,565 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$127,010 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$43,209 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$47,518 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	1,756	11,776	31,657
2000 Owner Occupied Housing Units	1,627	9,995	25,471
2000 Renter Occupied Housing Units	95	1,145	5,091
2000 Vacant Housing Units	34	636	1,095
2010 Total Housing Units	2,688	16,155	38,783
2010 Owner Occupied Housing Units	2,131	12,822	29,895
2010 Renter Occupied Housing Units	431	2,600	7,230
2010 Vacant Housing Units	126	733	1,658
2016 Total Housing Units	3,013	17,509	41,748
2016 Owner Occupied Housing Units	2,355	13,771	31,939
2016 Renter Occupied Housing Units	520	2,955	8,065
2016 Vacant Housing Units	138	783	1,744
2021 Total Housing Units	3,296	18,673	44,302
2021 Owner Occupied Housing Units	2,565	14,701	33,937
2021 Renter Occupied Housing Units	573	3,155	8,516
2021 Vacant Housing Units	158	817	1,849

Currently, 76.5% of the 41,748 housing units in the area are owner occupied; 19.3%, renter occupied; and 4.2% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 38,783 housing units in the area - 77.1% owner occupied, 18.6% renter occupied, and 4.3% vacant. The annual rate of change in housing units since 2010 is 3.33%. Median home value in the area is \$270,705, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 2.34% annually to \$303,870.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.