



Executive Summary

Excelsior Blvd 2
 Excelsior Blvd, Minneapolis, Minnesota, 55416
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 44.93338
 Longitude: -93.33993

	1 mile	3 miles	5 miles
Population			
2000 Population	13,473	130,127	368,162
2010 Population	15,040	132,390	371,014
2017 Population	16,647	141,648	398,448
2022 Population	17,699	147,798	416,960
2000-2010 Annual Rate	1.11%	0.17%	0.08%
2010-2017 Annual Rate	1.41%	0.94%	0.99%
2017-2022 Annual Rate	1.23%	0.85%	0.91%
2017 Male Population	47.7%	48.7%	49.3%
2017 Female Population	52.3%	51.3%	50.7%
2017 Median Age	37.5	37.4	36.6

In the identified area, the current year population is 398,448. In 2010, the Census count in the area was 371,014. The rate of change since 2010 was 0.99% annually. The five-year projection for the population in the area is 416,960 representing a change of 0.91% annually from 2017 to 2022. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 37.5, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	87.4%	82.8%	69.5%
2017 Black Alone	4.8%	6.4%	14.4%
2017 American Indian/Alaska Native Alone	0.3%	0.5%	1.3%
2017 Asian Alone	3.9%	5.0%	5.7%
2017 Pacific Islander Alone	0.0%	0.1%	0.1%
2017 Other Race	0.8%	2.0%	5.1%
2017 Two or More Races	2.8%	3.3%	3.9%
2017 Hispanic Origin (Any Race)	3.1%	4.8%	9.7%

Persons of Hispanic origin represent 9.7% of the population in the identified area compared to 18.1% 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 58.1 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	6,596	61,235	164,990
2010 Households	7,362	61,616	167,530
2017 Total Households	8,125	65,759	179,243
2022 Total Households	8,629	68,539	187,335
2000-2010 Annual Rate	1.10%	0.06%	0.15%
2010-2017 Annual Rate	1.37%	0.90%	0.94%
2017-2022 Annual Rate	1.21%	0.83%	0.89%
2017 Average Household Size	2.03	2.13	2.17

The household count in this area has changed from 167,530 in 2010 to 179,243 in the current year, a change of 0.94% annually. The five-year projection of households is 187,335, a change of 0.89% annually from the current year total. Average household size is currently 2.17, compared to 2.15 in the year 2010. The number of families in the current year is 83,897 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 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



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Median Household Income			
2017 Median Household Income	\$84,536	\$79,934	\$62,930
2022 Median Household Income	\$97,209	\$91,262	\$72,213
2017-2022 Annual Rate	2.83%	2.69%	2.79%
Average Household Income			
2017 Average Household Income	\$114,071	\$115,740	\$95,117
2022 Average Household Income	\$129,776	\$129,960	\$107,149
2017-2022 Annual Rate	2.61%	2.34%	2.41%
Per Capita Income			
2017 Per Capita Income	\$55,777	\$54,116	\$43,215
2022 Per Capita Income	\$63,349	\$60,649	\$48,556
2017-2022 Annual Rate	2.58%	2.31%	2.36%

Current median household income is \$62,930 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$72,213 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$95,117 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$107,149 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$43,215 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$48,556 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	6,732	62,474	170,613
2000 Owner Occupied Housing Units	4,004	36,620	90,584
2000 Renter Occupied Housing Units	2,591	24,615	74,406
2000 Vacant Housing Units	137	1,239	5,623
2010 Total Housing Units	7,978	65,789	181,847
2010 Owner Occupied Housing Units	4,238	36,451	90,334
2010 Renter Occupied Housing Units	3,124	25,165	77,196
2010 Vacant Housing Units	616	4,173	14,317
2017 Total Housing Units	8,648	69,809	193,668
2017 Owner Occupied Housing Units	4,490	37,450	93,079
2017 Renter Occupied Housing Units	3,635	28,309	86,164
2017 Vacant Housing Units	523	4,050	14,425
2022 Total Housing Units	9,115	72,607	202,221
2022 Owner Occupied Housing Units	4,680	38,802	96,862
2022 Renter Occupied Housing Units	3,949	29,737	90,473
2022 Vacant Housing Units	486	4,068	14,886

Currently, 48.1% of the 193,668 housing units in the area are owner occupied; 44.5%, renter occupied; and 7.4% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 181,847 housing units in the area - 49.7% owner occupied, 42.5% renter occupied, and 7.9% vacant. The annual rate of change in housing units since 2010 is 2.84%. Median home value in the area is \$280,822, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.01% annually to \$310,228.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.