



Community Profile

2403 W Division St, Saint Cloud, Minnesota, 56301
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.55345
Longitude: -94.18696

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	11,288	62,542	84,424
2010 Total Population	11,555	66,112	96,006
2021 Total Population	11,913	70,937	106,002
2021 Group Quarters	227	4,259	6,027
2026 Total Population	12,280	73,852	111,162
2021-2026 Annual Rate	0.61%	0.81%	0.96%
2021 Total Daytime Population	15,206	85,230	121,094
Workers	9,821	52,200	71,058
Residents	5,385	33,030	50,036
Household Summary			
2000 Households	4,634	25,043	32,681
2000 Average Household Size	2.40	2.34	2.42
2010 Households	4,741	26,600	37,766
2010 Average Household Size	2.38	2.31	2.37
2021 Households	4,867	28,698	41,996
2021 Average Household Size	2.40	2.32	2.38
2026 Households	5,018	29,904	44,109
2026 Average Household Size	2.40	2.33	2.38
2021-2026 Annual Rate	0.61%	0.83%	0.99%
2010 Families	2,671	13,647	20,874
2010 Average Family Size	2.99	2.91	2.95
2021 Families	2,671	14,374	22,801
2021 Average Family Size	3.03	2.94	2.97
2026 Families	2,733	14,876	23,824
2026 Average Family Size	3.03	2.94	2.97
2021-2026 Annual Rate	0.46%	0.69%	0.88%
Housing Unit Summary			
2000 Housing Units	4,745	25,777	33,606
Owner Occupied Housing Units	67.9%	53.1%	56.3%
Renter Occupied Housing Units	29.7%	44.1%	40.9%
Vacant Housing Units	2.3%	2.8%	2.7%
2010 Housing Units	5,108	28,648	40,441
Owner Occupied Housing Units	58.2%	48.5%	52.4%
Renter Occupied Housing Units	34.6%	44.4%	41.0%
Vacant Housing Units	7.2%	7.1%	6.6%
2021 Housing Units	5,238	30,689	44,557
Owner Occupied Housing Units	56.4%	47.8%	51.8%
Renter Occupied Housing Units	36.5%	45.7%	42.4%
Vacant Housing Units	7.1%	6.5%	5.7%
2026 Housing Units	5,386	31,931	46,740
Owner Occupied Housing Units	57.1%	49.3%	53.5%
Renter Occupied Housing Units	36.0%	44.3%	40.8%
Vacant Housing Units	6.8%	6.3%	5.6%
Median Household Income			
2021	\$51,170	\$50,477	\$53,559
2026	\$54,683	\$54,093	\$57,964
Median Home Value			
2021	\$132,377	\$172,760	\$187,606
2026	\$218,732	\$277,588	\$279,058
Per Capita Income			
2021	\$26,633	\$26,795	\$27,647
2026	\$29,548	\$29,688	\$30,763
Median Age			
2010	32.4	29.2	30.2
2021	34.9	31.9	32.9
2026	36.2	32.6	33.4

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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2021 Households by Income			
Household Income Base	4,867	28,689	41,987
<\$15,000	8.7%	12.6%	10.9%
\$15,000 - \$24,999	10.7%	10.0%	9.4%
\$25,000 - \$34,999	10.7%	12.1%	11.2%
\$35,000 - \$49,999	18.5%	14.7%	14.3%
\$50,000 - \$74,999	19.6%	20.1%	20.3%
\$75,000 - \$99,999	14.1%	12.7%	13.4%
\$100,000 - \$149,999	10.1%	10.2%	11.9%
\$150,000 - \$199,999	6.0%	4.8%	5.7%
\$200,000+	1.6%	2.7%	2.8%
Average Household Income	\$65,508	\$65,506	\$69,264
2026 Households by Income			
Household Income Base	5,018	29,895	44,100
<\$15,000	7.7%	11.2%	9.6%
\$15,000 - \$24,999	9.2%	8.9%	8.3%
\$25,000 - \$34,999	9.8%	11.0%	10.0%
\$35,000 - \$49,999	18.0%	14.1%	13.6%
\$50,000 - \$74,999	20.1%	20.5%	20.4%
\$75,000 - \$99,999	14.5%	13.8%	14.4%
\$100,000 - \$149,999	11.2%	11.6%	13.5%
\$150,000 - \$199,999	7.7%	5.9%	7.1%
\$200,000+	1.8%	3.0%	3.1%
Average Household Income	\$72,715	\$72,652	\$77,090
2021 Owner Occupied Housing Units by Value			
Total	2,954	14,681	23,098
<\$50,000	5.0%	4.8%	5.4%
\$50,000 - \$99,999	18.7%	9.1%	6.6%
\$100,000 - \$149,999	40.7%	25.6%	19.7%
\$150,000 - \$199,999	15.0%	23.0%	24.4%
\$200,000 - \$249,999	5.2%	11.1%	15.6%
\$250,000 - \$299,999	4.4%	8.3%	10.0%
\$300,000 - \$399,999	6.9%	10.6%	10.9%
\$400,000 - \$499,999	2.5%	3.8%	3.8%
\$500,000 - \$749,999	0.9%	2.5%	2.5%
\$750,000 - \$999,999	0.1%	0.6%	0.6%
\$1,000,000 - \$1,499,999	0.6%	0.3%	0.3%
\$1,500,000 - \$1,999,999	0.1%	0.2%	0.2%
\$2,000,000 +	0.0%	0.0%	0.0%
Average Home Value	\$167,095	\$211,018	\$220,689
2026 Owner Occupied Housing Units by Value			
Total	3,078	15,751	25,018
<\$50,000	6.0%	3.8%	3.8%
\$50,000 - \$99,999	8.3%	3.5%	2.7%
\$100,000 - \$149,999	19.0%	8.2%	6.1%
\$150,000 - \$199,999	12.5%	12.1%	11.1%
\$200,000 - \$249,999	11.0%	13.0%	15.4%
\$250,000 - \$299,999	13.3%	16.9%	18.8%
\$300,000 - \$399,999	16.9%	25.4%	25.1%
\$400,000 - \$499,999	8.9%	9.3%	9.4%
\$500,000 - \$749,999	2.8%	5.7%	5.5%
\$750,000 - \$999,999	0.6%	1.4%	1.2%
\$1,000,000 - \$1,499,999	0.5%	0.4%	0.5%
\$1,500,000 - \$1,999,999	0.1%	0.2%	0.4%
\$2,000,000 +	0.0%	0.0%	0.0%
Average Home Value	\$245,172	\$298,464	\$304,433

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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2010 Population by Age			
Total	11,555	66,112	96,007
0 - 4	7.0%	6.0%	6.5%
5 - 9	6.0%	5.1%	5.7%
10 - 14	6.1%	4.7%	5.2%
15 - 24	16.8%	26.5%	23.0%
25 - 34	18.0%	15.2%	15.9%
35 - 44	12.4%	10.0%	10.8%
45 - 54	13.5%	11.8%	12.1%
55 - 64	10.5%	9.7%	9.5%
65 - 74	4.7%	5.3%	5.2%
75 - 84	3.8%	4.0%	4.0%
85 +	1.2%	1.8%	2.1%
18 +	77.3%	81.2%	79.4%
2021 Population by Age			
Total	11,911	70,938	106,001
0 - 4	6.4%	5.4%	6.0%
5 - 9	6.1%	5.0%	5.6%
10 - 14	5.7%	4.7%	5.3%
15 - 24	13.2%	22.7%	19.9%
25 - 34	18.8%	16.8%	16.5%
35 - 44	14.7%	10.9%	12.1%
45 - 54	11.0%	9.7%	9.9%
55 - 64	11.1%	10.5%	10.4%
65 - 74	7.8%	7.9%	7.7%
75 - 84	3.7%	4.5%	4.3%
85 +	1.5%	2.0%	2.3%
18 +	78.8%	82.0%	80.0%
2026 Population by Age			
Total	12,278	73,851	111,162
0 - 4	6.4%	5.6%	6.1%
5 - 9	6.1%	5.0%	5.6%
10 - 14	5.9%	4.7%	5.3%
15 - 24	13.3%	22.6%	20.0%
25 - 34	16.2%	15.3%	15.2%
35 - 44	16.3%	12.0%	12.9%
45 - 54	11.3%	9.6%	9.9%
55 - 64	10.1%	9.5%	9.4%
65 - 74	8.5%	8.2%	8.1%
75 - 84	4.4%	5.4%	5.2%
85 +	1.4%	2.0%	2.3%
18 +	78.5%	81.7%	79.8%
2010 Population by Sex			
Males	5,871	33,627	48,472
Females	5,684	32,485	47,534
2021 Population by Sex			
Males	6,024	36,073	53,429
Females	5,889	34,863	52,572
2026 Population by Sex			
Males	6,177	37,453	55,850
Females	6,103	36,398	55,312

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

October 04, 2021



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2010 Population by Race/Ethnicity			
Total	11,555	66,112	96,006
White Alone	84.5%	85.1%	87.0%
Black Alone	8.4%	7.4%	6.0%
American Indian Alone	0.6%	0.6%	0.6%
Asian Alone	2.8%	3.4%	3.1%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.0%	0.9%	0.9%
Two or More Races	2.7%	2.5%	2.3%
Hispanic Origin	2.6%	2.6%	2.5%
Diversity Index	31.4	30.7	27.6
2021 Population by Race/Ethnicity			
Total	11,913	70,936	106,003
White Alone	81.1%	81.4%	83.7%
Black Alone	9.0%	8.4%	7.0%
American Indian Alone	0.7%	0.7%	0.7%
Asian Alone	3.7%	4.3%	3.9%
Pacific Islander Alone	0.1%	0.1%	0.0%
Some Other Race Alone	1.4%	1.4%	1.3%
Two or More Races	4.0%	3.7%	3.4%
Hispanic Origin	3.9%	3.9%	3.8%
Diversity Index	38.3	38.0	34.6
2026 Population by Race/Ethnicity			
Total	12,281	73,852	111,162
White Alone	79.3%	79.6%	82.1%
Black Alone	9.2%	8.7%	7.3%
American Indian Alone	0.7%	0.7%	0.7%
Asian Alone	4.1%	4.8%	4.3%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	1.7%	1.7%	1.6%
Two or More Races	4.8%	4.4%	4.0%
Hispanic Origin	4.6%	4.6%	4.5%
Diversity Index	41.7	41.3	37.7
2010 Population by Relationship and Household Type			
Total	11,555	66,112	96,006
In Households	97.8%	92.8%	93.2%
In Family Households	72.4%	62.7%	66.6%
Householder	22.9%	20.5%	21.7%
Spouse	15.6%	14.5%	15.8%
Child	27.5%	22.6%	24.6%
Other relative	3.2%	2.4%	2.2%
Nonrelative	3.2%	2.6%	2.5%
In Nonfamily Households	25.4%	30.2%	26.6%
In Group Quarters	2.2%	7.2%	6.8%
Institutionalized Population	0.1%	1.2%	2.2%
Noninstitutionalized Population	2.2%	6.0%	4.6%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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2021 Population 25+ by Educational Attainment			
Total	8,163	44,066	67,049
Less than 9th Grade	5.0%	4.9%	4.1%
9th - 12th Grade, No Diploma	3.3%	4.5%	3.9%
High School Graduate	23.3%	22.1%	21.5%
GED/Alternative Credential	3.7%	3.3%	3.1%
Some College, No Degree	22.6%	22.2%	22.4%
Associate Degree	12.6%	12.0%	13.1%
Bachelor's Degree	19.8%	20.8%	21.9%
Graduate/Professional Degree	9.8%	10.3%	9.9%
2021 Population 15+ by Marital Status			
Total	9,736	60,175	88,125
Never Married	39.0%	46.8%	43.3%
Married	44.0%	37.1%	40.2%
Widowed	3.8%	4.1%	4.6%
Divorced	13.1%	11.9%	11.8%
2021 Civilian Population 16+ in Labor Force			
Civilian Population 16+	7,131	40,904	59,201
Population 16+ Employed	92.0%	93.6%	94.3%
Population 16+ Unemployment rate	8.0%	6.4%	5.7%
Population 16-24 Employed	15.8%	29.2%	25.4%
Population 16-24 Unemployment rate	14.4%	8.0%	7.6%
Population 25-54 Employed	66.7%	53.1%	57.2%
Population 25-54 Unemployment rate	5.6%	6.3%	5.4%
Population 55-64 Employed	13.2%	12.7%	13.0%
Population 55-64 Unemployment rate	10.9%	3.3%	3.4%
Population 65+ Employed	4.3%	5.0%	4.4%
Population 65+ Unemployment rate	11.0%	5.6%	5.2%
2021 Employed Population 16+ by Industry			
Total	6,559	38,278	55,817
Agriculture/Mining	0.1%	0.3%	0.4%
Construction	4.4%	3.1%	3.9%
Manufacturing	15.5%	12.4%	11.7%
Wholesale Trade	2.7%	2.4%	2.4%
Retail Trade	14.6%	16.8%	15.6%
Transportation/Utilities	5.7%	5.2%	5.4%
Information	1.1%	1.3%	1.3%
Finance/Insurance/Real Estate	6.3%	6.3%	6.7%
Services	46.6%	49.5%	49.3%
Public Administration	3.0%	2.7%	3.3%
2021 Employed Population 16+ by Occupation			
Total	6,557	38,277	55,817
White Collar	55.4%	56.6%	58.7%
Management/Business/Financial	11.3%	11.2%	12.4%
Professional	21.5%	21.7%	23.3%
Sales	9.5%	11.4%	10.9%
Administrative Support	13.1%	12.3%	12.1%
Services	15.8%	18.7%	17.4%
Blue Collar	28.8%	24.7%	23.9%
Farming/Forestry/Fishing	0.0%	0.2%	0.2%
Construction/Extraction	2.6%	2.3%	2.6%
Installation/Maintenance/Repair	0.8%	2.3%	2.3%
Production	11.9%	9.2%	8.6%
Transportation/Material Moving	13.4%	10.7%	10.2%

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2010 Households by Type			
Total	4,740	26,600	37,766
Households with 1 Person	30.6%	32.6%	30.5%
Households with 2+ People	69.4%	67.4%	69.5%
Family Households	56.4%	51.3%	55.3%
Husband-wife Families	38.2%	36.2%	40.2%
With Related Children	16.4%	14.3%	17.1%
Other Family (No Spouse Present)	18.2%	15.1%	15.1%
Other Family with Male Householder	5.7%	4.6%	4.6%
With Related Children	3.1%	2.5%	2.7%
Other Family with Female Householder	12.4%	10.5%	10.4%
With Related Children	7.7%	7.0%	7.2%
Nonfamily Households	13.1%	16.1%	14.3%
All Households with Children	27.7%	24.2%	27.4%
Multigenerational Households	1.8%	1.4%	1.5%
Unmarried Partner Households	9.8%	8.5%	8.5%
Male-female	9.3%	8.0%	8.0%
Same-sex	0.5%	0.5%	0.5%
2010 Households by Size			
Total	4,742	26,597	37,767
1 Person Household	30.6%	32.6%	30.5%
2 Person Household	34.1%	34.2%	34.2%
3 Person Household	15.3%	14.4%	15.0%
4 Person Household	11.1%	11.6%	12.5%
5 Person Household	5.3%	4.3%	4.8%
6 Person Household	2.2%	1.8%	1.9%
7 + Person Household	1.5%	1.2%	1.1%
2010 Households by Tenure and Mortgage Status			
Total	4,741	26,600	37,766
Owner Occupied	62.7%	52.2%	56.1%
Owned with a Mortgage/Loan	46.3%	36.8%	40.5%
Owned Free and Clear	16.5%	15.4%	15.6%
Renter Occupied	37.3%	47.8%	43.9%
2021 Affordability, Mortgage and Wealth			
Housing Affordability Index	207	154	150
Percent of Income for Mortgage	10.9%	14.4%	14.7%
Wealth Index	52	55	59
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	5,108	28,648	40,441
Housing Units Inside Urbanized Area	100.0%	98.7%	97.1%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	1.3%	2.9%
2010 Population By Urban/ Rural Status			
Total Population	11,555	66,112	96,006
Population Inside Urbanized Area	100.0%	98.7%	96.9%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	1.3%	3.1%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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Top 3 Tapestry Segments			
1.	Traditional Living (12B)	Bright Young Professionals (8C)	Bright Young Professionals (8C)
2.	Rustbelt Traditions (5D)	Old and Newcomers (8F)	Old and Newcomers (8F)
3.	Bright Young Professionals (8C)	Set to Impress (11D)	Dorms to Diplomas (14C)
2021 Consumer Spending			
Apparel & Services: Total \$	\$7,663,357	\$45,221,572	\$69,432,664
Average Spent	\$1,574.55	\$1,575.77	\$1,653.32
Spending Potential Index	74	74	78
Education: Total \$	\$5,502,481	\$36,033,803	\$54,454,511
Average Spent	\$1,130.57	\$1,255.62	\$1,296.66
Spending Potential Index	66	73	75
Entertainment/Recreation: Total \$	\$11,381,955	\$66,397,768	\$102,362,412
Average Spent	\$2,338.60	\$2,313.67	\$2,437.43
Spending Potential Index	72	72	75
Food at Home: Total \$	\$19,255,638	\$113,560,488	\$174,404,200
Average Spent	\$3,956.37	\$3,957.09	\$4,152.88
Spending Potential Index	73	73	76
Food Away from Home: Total \$	\$13,414,516	\$80,472,725	\$123,896,720
Average Spent	\$2,756.22	\$2,804.12	\$2,950.20
Spending Potential Index	73	74	78
Health Care: Total \$	\$22,279,833	\$128,041,958	\$197,546,833
Average Spent	\$4,577.73	\$4,461.70	\$4,703.94
Spending Potential Index	73	72	75
HH Furnishings & Equipment: Total \$	\$7,880,783	\$46,142,888	\$71,775,894
Average Spent	\$1,619.23	\$1,607.88	\$1,709.11
Spending Potential Index	72	71	76
Personal Care Products & Services: Total \$	\$3,201,001	\$18,867,230	\$29,077,533
Average Spent	\$657.69	\$657.44	\$692.39
Spending Potential Index	73	73	77
Shelter: Total \$	\$69,182,280	\$417,322,022	\$641,680,168
Average Spent	\$14,214.56	\$14,541.85	\$15,279.55
Spending Potential Index	71	72	76
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$7,949,585	\$47,748,415	\$75,313,868
Average Spent	\$1,633.36	\$1,663.82	\$1,793.36
Spending Potential Index	68	70	75
Travel: Total \$	\$8,442,823	\$49,690,134	\$77,750,754
Average Spent	\$1,734.71	\$1,731.48	\$1,851.38
Spending Potential Index	69	68	73
Vehicle Maintenance & Repairs: Total \$	\$4,071,428	\$23,937,278	\$36,843,361
Average Spent	\$836.54	\$834.11	\$877.31
Spending Potential Index	75	75	79

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.