



Community Profile

9092 Buchanan Trl, Inver Grove Heights, Minnesota, 55076
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 44.81881
Longitude: -93.04135

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	3,371	24,826	84,827
2010 Total Population	4,654	26,596	91,871
2021 Total Population	4,920	28,132	99,501
2021 Group Quarters	3	114	470
2026 Total Population	5,014	28,745	103,361
2021-2026 Annual Rate	0.38%	0.43%	0.76%
2021 Total Daytime Population	4,139	23,613	94,476
Workers	1,756	9,921	46,323
Residents	2,383	13,692	48,153
Household Summary			
2000 Households	1,392	9,192	30,875
2000 Average Household Size	2.42	2.68	2.73
2010 Households	2,008	10,514	34,700
2010 Average Household Size	2.32	2.52	2.63
2021 Households	2,126	11,196	37,870
2021 Average Household Size	2.31	2.50	2.62
2026 Households	2,171	11,467	39,386
2026 Average Household Size	2.31	2.50	2.61
2021-2026 Annual Rate	0.42%	0.48%	0.79%
2010 Families	1,249	7,274	24,414
2010 Average Family Size	2.94	3.02	3.13
2021 Families	1,292	7,598	26,139
2021 Average Family Size	2.96	3.02	3.13
2026 Families	1,311	7,739	27,065
2026 Average Family Size	2.96	3.02	3.13
2021-2026 Annual Rate	0.29%	0.37%	0.70%
Housing Unit Summary			
2000 Housing Units	1,414	9,346	31,435
Owner Occupied Housing Units	96.6%	85.3%	78.1%
Renter Occupied Housing Units	1.9%	13.0%	20.2%
Vacant Housing Units	1.5%	1.6%	1.8%
2010 Housing Units	2,065	10,950	36,273
Owner Occupied Housing Units	80.4%	77.4%	73.3%
Renter Occupied Housing Units	16.9%	18.6%	22.4%
Vacant Housing Units	2.8%	4.0%	4.3%
2021 Housing Units	2,152	11,485	39,019
Owner Occupied Housing Units	83.8%	80.7%	76.5%
Renter Occupied Housing Units	15.0%	16.8%	20.5%
Vacant Housing Units	1.2%	2.5%	2.9%
2026 Housing Units	2,194	11,749	40,557
Owner Occupied Housing Units	85.2%	82.0%	77.2%
Renter Occupied Housing Units	13.7%	15.6%	19.9%
Vacant Housing Units	1.0%	2.4%	2.9%
Median Household Income			
2021	\$92,724	\$82,820	\$85,895
2026	\$102,724	\$92,277	\$95,571
Median Home Value			
2021	\$331,027	\$283,174	\$285,593
2026	\$368,044	\$334,129	\$342,917
Per Capita Income			
2021	\$46,377	\$41,420	\$43,128
2026	\$51,594	\$46,472	\$47,991
Median Age			
2010	39.8	39.9	36.8
2021	41.8	41.8	38.7
2026	42.1	42.5	39.6

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	2,126	11,196	37,870
<\$15,000	5.9%	6.7%	5.9%
\$15,000 - \$24,999	2.9%	5.0%	4.3%
\$25,000 - \$34,999	5.3%	6.4%	6.0%
\$35,000 - \$49,999	9.8%	10.2%	9.7%
\$50,000 - \$74,999	18.9%	16.4%	17.4%
\$75,000 - \$99,999	9.6%	14.0%	13.4%
\$100,000 - \$149,999	25.7%	21.1%	20.3%
\$150,000 - \$199,999	11.6%	9.9%	10.6%
\$200,000+	10.3%	10.2%	12.5%
Average Household Income	\$110,599	\$105,905	\$113,671
2026 Households by Income			
Household Income Base	2,171	11,467	39,386
<\$15,000	4.9%	5.5%	4.8%
\$15,000 - \$24,999	2.3%	4.0%	3.4%
\$25,000 - \$34,999	4.2%	5.1%	4.7%
\$35,000 - \$49,999	9.0%	9.5%	8.9%
\$50,000 - \$74,999	17.6%	15.4%	16.5%
\$75,000 - \$99,999	9.5%	14.0%	13.5%
\$100,000 - \$149,999	26.7%	22.8%	21.6%
\$150,000 - \$199,999	14.2%	12.2%	12.6%
\$200,000+	11.5%	11.5%	13.8%
Average Household Income	\$122,835	\$118,587	\$126,340
2021 Owner Occupied Housing Units by Value			
Total	1,804	9,270	29,861
<\$50,000	0.3%	2.2%	2.2%
\$50,000 - \$99,999	1.0%	1.3%	1.1%
\$100,000 - \$149,999	3.5%	3.5%	3.6%
\$150,000 - \$199,999	9.8%	12.2%	13.1%
\$200,000 - \$249,999	8.9%	18.3%	18.4%
\$250,000 - \$299,999	13.9%	18.7%	16.3%
\$300,000 - \$399,999	40.5%	23.9%	21.2%
\$400,000 - \$499,999	15.7%	10.9%	13.5%
\$500,000 - \$749,999	5.6%	6.5%	8.1%
\$750,000 - \$999,999	0.5%	1.2%	1.2%
\$1,000,000 - \$1,499,999	0.3%	0.6%	0.7%
\$1,500,000 - \$1,999,999	0.0%	0.2%	0.3%
\$2,000,000 +	0.0%	0.4%	0.3%
Average Home Value	\$335,734	\$323,371	\$331,517
2026 Owner Occupied Housing Units by Value			
Total	1,870	9,634	31,324
<\$50,000	0.1%	0.8%	0.8%
\$50,000 - \$99,999	0.1%	0.2%	0.2%
\$100,000 - \$149,999	0.3%	0.6%	0.7%
\$150,000 - \$199,999	1.4%	3.4%	4.0%
\$200,000 - \$249,999	3.1%	12.6%	13.2%
\$250,000 - \$299,999	10.3%	20.8%	18.6%
\$300,000 - \$399,999	51.1%	33.7%	29.2%
\$400,000 - \$499,999	25.6%	16.2%	20.0%
\$500,000 - \$749,999	7.5%	8.3%	10.3%
\$750,000 - \$999,999	0.4%	1.5%	1.5%
\$1,000,000 - \$1,499,999	0.2%	1.0%	0.7%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.3%
\$2,000,000 +	0.0%	0.6%	0.4%
Average Home Value	\$384,768	\$377,948	\$382,948

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	4,655	26,596	91,871
0 - 4	5.5%	6.0%	6.7%
5 - 9	7.0%	6.8%	7.2%
10 - 14	7.1%	7.1%	7.7%
15 - 24	10.7%	12.1%	12.9%
25 - 34	13.0%	12.1%	13.2%
35 - 44	14.5%	13.2%	13.8%
45 - 54	17.8%	17.8%	17.6%
55 - 64	13.4%	12.8%	11.0%
65 - 74	5.9%	6.5%	5.3%
75 - 84	3.8%	4.2%	3.3%
85 +	1.2%	1.4%	1.2%
18 +	76.5%	75.6%	73.4%
2021 Population by Age			
Total	4,919	28,133	99,502
0 - 4	4.8%	5.3%	5.9%
5 - 9	5.1%	5.6%	6.2%
10 - 14	5.8%	6.1%	6.9%
15 - 24	12.2%	11.4%	12.3%
25 - 34	12.7%	12.6%	13.3%
35 - 44	13.7%	12.8%	13.5%
45 - 54	13.2%	12.8%	13.1%
55 - 64	15.8%	15.7%	14.4%
65 - 74	11.1%	11.0%	8.8%
75 - 84	4.0%	4.7%	3.8%
85 +	1.6%	1.9%	1.6%
18 +	80.3%	79.2%	76.8%
2026 Population by Age			
Total	5,014	28,744	103,362
0 - 4	4.9%	5.3%	6.0%
5 - 9	5.0%	5.5%	6.1%
10 - 14	5.1%	5.9%	6.4%
15 - 24	10.3%	10.4%	11.7%
25 - 34	14.3%	12.4%	13.3%
35 - 44	14.4%	13.9%	14.0%
45 - 54	12.4%	12.0%	12.5%
55 - 64	14.0%	14.0%	13.1%
65 - 74	12.1%	12.5%	10.4%
75 - 84	5.8%	6.2%	4.8%
85 +	1.6%	1.9%	1.6%
18 +	81.7%	79.7%	77.5%
2010 Population by Sex			
Males	2,196	12,925	45,142
Females	2,458	13,671	46,729
2021 Population by Sex			
Males	2,347	13,690	48,880
Females	2,573	14,443	50,620
2026 Population by Sex			
Males	2,404	14,042	50,816
Females	2,610	14,702	52,545

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 Race/Ethnicity			
Total	4,654	26,596	91,871
White Alone	90.1%	88.5%	85.3%
Black Alone	2.5%	2.6%	3.9%
American Indian Alone	0.2%	0.4%	0.5%
Asian Alone	3.5%	3.1%	4.2%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	1.5%	2.7%	3.2%
Two or More Races	2.1%	2.6%	2.8%
Hispanic Origin	5.0%	7.3%	7.9%
Diversity Index	26.4	32.2	37.5
2021 Population by Race/Ethnicity			
Total	4,920	28,131	99,501
White Alone	85.1%	83.3%	79.2%
Black Alone	5.1%	4.9%	6.8%
American Indian Alone	0.2%	0.5%	0.6%
Asian Alone	4.4%	3.9%	5.4%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	2.2%	3.7%	4.3%
Two or More Races	2.9%	3.5%	3.6%
Hispanic Origin	7.2%	10.1%	10.6%
Diversity Index	36.9	42.9	48.5
2026 Population by Race/Ethnicity			
Total	5,015	28,744	103,360
White Alone	82.5%	80.6%	76.1%
Black Alone	6.1%	5.9%	8.1%
American Indian Alone	0.3%	0.6%	0.6%
Asian Alone	4.9%	4.4%	6.0%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	2.7%	4.4%	5.0%
Two or More Races	3.4%	4.0%	4.1%
Hispanic Origin	8.8%	12.1%	12.3%
Diversity Index	42.4	48.4	53.7
2010 Population by Relationship and Household Type			
Total	4,654	26,596	91,871
In Households	99.9%	99.6%	99.5%
In Family Households	80.4%	84.6%	85.4%
Householder	26.1%	27.0%	26.5%
Spouse	21.6%	21.2%	20.6%
Child	29.4%	31.8%	33.3%
Other relative	1.9%	2.6%	2.7%
Nonrelative	1.5%	2.1%	2.2%
In Nonfamily Households	19.5%	14.9%	14.1%
In Group Quarters	0.1%	0.4%	0.5%
Institutionalized Population	0.0%	0.3%	0.3%
Noninstitutionalized Population	0.1%	0.1%	0.2%

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.

November 03, 2022



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2021 Population 25+ by Educational Attainment			
Total	3,549	20,137	68,232
Less than 9th Grade	0.9%	2.0%	1.8%
9th - 12th Grade, No Diploma	1.6%	3.5%	3.0%
High School Graduate	19.5%	21.9%	18.5%
GED/Alternative Credential	3.0%	3.4%	2.8%
Some College, No Degree	21.0%	22.0%	21.1%
Associate Degree	10.8%	12.0%	11.8%
Bachelor's Degree	30.3%	26.2%	28.4%
Graduate/Professional Degree	12.8%	8.9%	12.6%
2021 Population 15+ by Marital Status			
Total	4,147	23,348	80,516
Never Married	30.7%	29.4%	31.4%
Married	50.9%	53.5%	53.4%
Widowed	4.2%	4.3%	3.9%
Divorced	14.2%	12.8%	11.2%
2021 Civilian Population 16+ in Labor Force			
Civilian Population 16+	2,664	15,242	54,164
Population 16+ Employed	95.9%	95.2%	95.3%
Population 16+ Unemployment rate	4.1%	4.8%	4.7%
Population 16-24 Employed	12.7%	12.4%	12.9%
Population 16-24 Unemployment rate	5.8%	6.9%	7.6%
Population 25-54 Employed	65.4%	62.9%	64.6%
Population 25-54 Unemployment rate	3.4%	5.0%	4.7%
Population 55-64 Employed	18.1%	19.4%	18.3%
Population 55-64 Unemployment rate	6.3%	3.9%	3.0%
Population 65+ Employed	3.9%	5.3%	4.2%
Population 65+ Unemployment rate	0.0%	1.3%	2.2%
2021 Employed Population 16+ by Industry			
Total	2,555	14,507	51,635
Agriculture/Mining	0.1%	0.6%	0.5%
Construction	2.0%	5.8%	5.6%
Manufacturing	9.6%	11.8%	11.8%
Wholesale Trade	2.9%	3.4%	3.1%
Retail Trade	12.1%	10.9%	11.0%
Transportation/Utilities	12.6%	8.1%	6.7%
Information	1.5%	2.2%	2.0%
Finance/Insurance/Real Estate	11.3%	10.1%	9.9%
Services	39.8%	41.2%	43.2%
Public Administration	8.1%	5.9%	6.1%
2021 Employed Population 16+ by Occupation			
Total	2,555	14,507	51,635
White Collar	67.9%	64.6%	67.1%
Management/Business/Financial	17.0%	20.4%	21.7%
Professional	27.2%	23.5%	25.4%
Sales	7.9%	7.7%	8.3%
Administrative Support	15.9%	13.0%	11.7%
Services	12.1%	14.0%	13.6%
Blue Collar	20.0%	21.4%	19.3%
Farming/Forestry/Fishing	0.0%	0.3%	0.3%
Construction/Extraction	2.1%	4.1%	3.6%
Installation/Maintenance/Repair	2.3%	3.0%	2.7%
Production	3.5%	4.4%	4.6%
Transportation/Material Moving	12.1%	9.6%	8.1%

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2010 Households by Type			
Total	2,009	10,514	34,700
Households with 1 Person	30.5%	24.6%	23.3%
Households with 2+ People	69.5%	75.4%	76.7%
Family Households	62.2%	69.2%	70.4%
Husband-wife Families	51.6%	54.5%	54.8%
With Related Children	23.3%	23.5%	26.8%
Other Family (No Spouse Present)	10.6%	14.7%	15.6%
Other Family with Male Householder	2.8%	4.1%	4.5%
With Related Children	1.5%	2.4%	2.7%
Other Family with Female Householder	7.8%	10.6%	11.0%
With Related Children	4.6%	6.7%	7.4%
Nonfamily Households	7.3%	6.2%	6.4%
All Households with Children	29.8%	32.9%	37.3%
Multigenerational Households	1.5%	2.7%	2.7%
Unmarried Partner Households	6.9%	6.8%	7.1%
Male-female	6.4%	6.2%	6.5%
Same-sex	0.4%	0.5%	0.5%
2010 Households by Size			
Total	2,008	10,514	34,701
1 Person Household	30.5%	24.6%	23.3%
2 Person Household	34.6%	34.9%	32.6%
3 Person Household	13.2%	16.5%	17.4%
4 Person Household	13.9%	14.4%	16.1%
5 Person Household	5.2%	6.2%	7.0%
6 Person Household	1.5%	2.2%	2.4%
7 + Person Household	1.0%	1.2%	1.2%
2010 Households by Tenure and Mortgage Status			
Total	2,008	10,514	34,700
Owner Occupied	82.7%	80.6%	76.6%
Owned with a Mortgage/Loan	69.3%	62.9%	61.6%
Owned Free and Clear	13.3%	17.7%	15.0%
Renter Occupied	17.3%	19.4%	23.4%
2021 Affordability, Mortgage and Wealth			
Housing Affordability Index	149	155	158
Percent of Income for Mortgage	15.0%	14.3%	13.9%
Wealth Index	130	129	136
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	2,065	10,950	36,273
Housing Units Inside Urbanized Area	97.2%	92.8%	95.4%
Housing Units Inside Urbanized Cluster	0.0%	0.1%	0.1%
Rural Housing Units	2.8%	7.1%	4.5%
2010 Population By Urban/ Rural Status			
Total Population	4,654	26,596	91,871
Population Inside Urbanized Area	97.1%	93.0%	95.5%
Population Inside Urbanized Cluster	0.0%	0.1%	0.1%
Rural Population	2.9%	6.8%	4.5%

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.

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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Top 3 Tapestry Segments			
1.	Enterprising Professionals (2D)	Green Acres (6A)	Professional Pride (1B)
2.	Green Acres (6A)	Comfortable Empty Nesters (5A)	Parks and Rec (5C)
3.	In Style (5B)	Enterprising Professionals (2D)	Bright Young Professionals (8C)
2021 Consumer Spending			
Apparel & Services: Total \$	\$5,334,216	\$26,838,835	\$98,321,515
Average Spent	\$2,509.04	\$2,397.18	\$2,596.29
Spending Potential Index	118	113	122
Education: Total \$	\$4,489,219	\$22,333,824	\$84,375,130
Average Spent	\$2,111.58	\$1,994.80	\$2,228.02
Spending Potential Index	122	116	129
Entertainment/Recreation: Total \$	\$8,061,525	\$41,234,354	\$148,396,885
Average Spent	\$3,791.87	\$3,682.95	\$3,918.59
Spending Potential Index	117	114	121
Food at Home: Total \$	\$13,329,431	\$67,925,124	\$246,754,543
Average Spent	\$6,269.72	\$6,066.91	\$6,515.83
Spending Potential Index	115	111	120
Food Away from Home: Total \$	\$9,578,383	\$47,696,739	\$174,386,007
Average Spent	\$4,505.35	\$4,260.16	\$4,604.86
Spending Potential Index	119	112	121
Health Care: Total \$	\$15,088,901	\$79,910,990	\$282,934,659
Average Spent	\$7,097.32	\$7,137.46	\$7,471.21
Spending Potential Index	114	114	120
HH Furnishings & Equipment: Total \$	\$5,677,572	\$29,248,433	\$105,524,936
Average Spent	\$2,670.54	\$2,612.40	\$2,786.50
Spending Potential Index	118	116	124
Personal Care Products & Services: Total \$	\$2,258,072	\$11,506,851	\$41,774,966
Average Spent	\$1,062.12	\$1,027.76	\$1,103.12
Spending Potential Index	118	115	123
Shelter: Total \$	\$51,228,422	\$254,581,087	\$935,548,031
Average Spent	\$24,096.15	\$22,738.58	\$24,704.20
Spending Potential Index	120	113	123
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$5,836,052	\$31,029,993	\$110,714,615
Average Spent	\$2,745.09	\$2,771.52	\$2,923.54
Spending Potential Index	115	116	122
Travel: Total \$	\$6,650,950	\$33,296,063	\$119,863,212
Average Spent	\$3,128.39	\$2,973.92	\$3,165.12
Spending Potential Index	124	118	125
Vehicle Maintenance & Repairs: Total \$	\$2,677,520	\$14,026,425	\$50,657,096
Average Spent	\$1,259.42	\$1,252.81	\$1,337.66
Spending Potential Index	114	113	121

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.

November 03, 2022