

# Community Profile

1920 Adams St, Mankato, Minnesota, 56001  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 44.17085  
Longitude: -93.94709

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	1,542	29,579	56,204
2020 Total Population	2,241	34,231	61,613
2020 Group Quarters	44	1,518	4,287
2024 Total Population	2,271	35,412	63,122
2024 Group Quarters	44	1,539	4,340
2029 Total Population	2,293	36,618	64,491
2024-2029 Annual Rate	0.19%	0.67%	0.43%
2024 Total Daytime Population	9,789	43,783	73,018
Workers	8,789	28,395	45,363
Residents	1,000	15,388	27,655
<b>Household Summary</b>			
2010 Households	676	12,155	21,712
2010 Average Household Size	2.24	2.34	2.38
2020 Total Households	1,090	14,449	24,535
2020 Average Household Size	2.02	2.26	2.34
2024 Households	1,111	15,028	25,283
2024 Average Household Size	2.00	2.25	2.32
2029 Households	1,125	15,686	26,059
2029 Average Household Size	2.00	2.24	2.31
2024-2029 Annual Rate	0.25%	0.86%	0.61%
2010 Families	354	5,794	11,682
2010 Average Family Size	3.04	2.90	2.92
2024 Families	501	6,885	13,051
2024 Average Family Size	2.83	2.83	2.89
2029 Families	502	7,192	13,407
2029 Average Family Size	2.82	2.80	2.86
2024-2029 Annual Rate	0.04%	0.88%	0.54%
<b>Housing Unit Summary</b>			
2000 Housing Units	489	10,556	19,145
Owner Occupied Housing Units	58.7%	51.0%	59.2%
Renter Occupied Housing Units	42.9%	45.7%	37.3%
Vacant Housing Units	-1.6%	3.3%	3.5%
2010 Housing Units	696	12,940	22,992
Owner Occupied Housing Units	56.6%	50.2%	57.1%
Renter Occupied Housing Units	40.5%	43.8%	37.3%
Vacant Housing Units	2.9%	6.1%	5.6%
2020 Housing Units	1,119	15,536	26,093
Owner Occupied Housing Units	44.1%	45.2%	53.2%
Renter Occupied Housing Units	53.4%	47.8%	40.8%
Vacant Housing Units	6.4%	7.0%	6.1%
2024 Housing Units	1,155	16,246	27,004
Owner Occupied Housing Units	41.1%	44.0%	51.9%
Renter Occupied Housing Units	55.1%	48.5%	41.8%
Vacant Housing Units	3.8%	7.5%	6.4%
2029 Housing Units	1,161	16,941	27,865
Owner Occupied Housing Units	42.8%	44.5%	52.2%
Renter Occupied Housing Units	54.1%	48.1%	41.3%
Vacant Housing Units	3.1%	7.4%	6.5%

**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:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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<b>2024 Households by Income</b>			
Household Income Base	1,111	15,028	25,283
<\$15,000	13.8%	16.9%	13.5%
\$15,000 - \$24,999	6.2%	7.6%	6.2%
\$25,000 - \$34,999	6.6%	10.9%	9.6%
\$35,000 - \$49,999	8.8%	8.9%	8.9%
\$50,000 - \$74,999	20.5%	15.3%	16.1%
\$75,000 - \$99,999	13.1%	12.7%	13.3%
\$100,000 - \$149,999	17.7%	15.6%	17.4%
\$150,000 - \$199,999	9.2%	7.9%	9.1%
\$200,000+	4.1%	4.4%	5.9%
Average Household Income	\$84,161	\$78,100	\$87,708
<b>2029 Households by Income</b>			
Household Income Base	1,125	15,686	26,059
<\$15,000	13.1%	16.1%	12.9%
\$15,000 - \$24,999	4.9%	6.2%	5.0%
\$25,000 - \$34,999	5.5%	9.6%	8.4%
\$35,000 - \$49,999	7.5%	7.7%	7.6%
\$50,000 - \$74,999	19.6%	14.6%	15.1%
\$75,000 - \$99,999	13.5%	13.0%	13.5%
\$100,000 - \$149,999	19.6%	17.2%	18.9%
\$150,000 - \$199,999	11.3%	10.3%	11.5%
\$200,000+	5.0%	5.4%	7.2%
Average Household Income	\$94,854	\$89,418	\$99,856
<b>2024 Owner Occupied Housing Units by Value</b>			
Total	475	7,144	14,004
<\$50,000	5.5%	7.6%	5.8%
\$50,000 - \$99,999	1.1%	1.9%	1.7%
\$100,000 - \$149,999	1.5%	4.3%	4.3%
\$150,000 - \$199,999	2.3%	8.3%	8.4%
\$200,000 - \$249,999	9.3%	16.7%	18.1%
\$250,000 - \$299,999	17.1%	14.5%	15.1%
\$300,000 - \$399,999	36.6%	24.5%	24.2%
\$400,000 - \$499,999	12.8%	11.3%	11.0%
\$500,000 - \$749,999	6.7%	7.2%	7.4%
\$750,000 - \$999,999	2.3%	1.5%	1.8%
\$1,000,000 - \$1,499,999	0.4%	0.9%	1.3%
\$1,500,000 - \$1,999,999	0.0%	0.2%	0.2%
\$2,000,000 +	4.0%	1.0%	0.6%
Average Home Value	\$421,195	\$333,981	\$336,831
<b>2029 Owner Occupied Housing Units by Value</b>			
Total	497	7,531	14,556
<\$50,000	3.4%	5.3%	4.2%
\$50,000 - \$99,999	0.4%	0.9%	0.9%
\$100,000 - \$149,999	0.2%	1.5%	1.6%
\$150,000 - \$199,999	0.6%	3.2%	3.3%
\$200,000 - \$249,999	3.6%	9.9%	10.5%
\$250,000 - \$299,999	12.3%	12.6%	13.5%
\$300,000 - \$399,999	39.8%	31.0%	30.3%
\$400,000 - \$499,999	17.7%	17.9%	17.2%
\$500,000 - \$749,999	11.3%	12.0%	12.3%
\$750,000 - \$999,999	3.8%	2.4%	2.9%
\$1,000,000 - \$1,499,999	0.6%	1.3%	2.1%
\$1,500,000 - \$1,999,999	0.2%	0.3%	0.4%
\$2,000,000 +	6.0%	1.5%	0.9%
Average Home Value	\$514,235	\$409,085	\$408,634

**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.

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<b>Median Household Income</b>			
2024	\$65,650	\$57,523	\$66,452
2029	\$73,951	\$66,060	\$76,477
<b>Median Home Value</b>			
2024	\$335,920	\$288,597	\$288,893
2029	\$373,990	\$353,379	\$352,824
<b>Per Capita Income</b>			
2024	\$40,414	\$33,440	\$35,363
2029	\$46,085	\$38,609	\$40,561
<b>Median Age</b>			
2010	37.7	27.6	28.3
2020	36.2	29.3	30.6
2024	36.3	30.0	31.2
2029	37.6	31.6	32.5
<b>2020 Population by Age</b>			
Total	2,241	34,231	61,613
0 - 4	5.9%	5.5%	5.6%
5 - 9	5.9%	5.4%	5.7%
10 - 14	5.0%	4.9%	5.5%
15 - 24	14.7%	26.7%	24.9%
25 - 34	16.9%	15.4%	14.1%
35 - 44	12.3%	10.8%	11.4%
45 - 54	8.7%	8.0%	8.8%
55 - 64	9.7%	8.8%	9.6%
65 - 74	9.2%	7.6%	8.1%
75 - 84	7.1%	4.4%	4.2%
85 +	4.6%	2.4%	2.2%
18 +	80.9%	81.4%	80.2%
<b>2024 Population by Age</b>			
Total	2,272	35,412	63,122
0 - 4	5.9%	5.5%	5.5%
5 - 9	5.4%	5.4%	5.6%
10 - 14	4.4%	4.7%	5.2%
15 - 24	11.8%	24.7%	23.8%
25 - 34	20.8%	17.1%	15.1%
35 - 44	12.6%	11.4%	11.9%
45 - 54	8.4%	8.1%	8.9%
55 - 64	8.7%	7.9%	8.6%
65 - 74	9.5%	7.8%	8.3%
75 - 84	7.7%	5.0%	4.8%
85 +	4.8%	2.4%	2.3%
18 +	82.0%	81.7%	80.6%
<b>2029 Population by Age</b>			
Total	2,293	36,618	64,491
0 - 4	5.8%	5.4%	5.4%
5 - 9	4.9%	5.0%	5.1%
10 - 14	4.2%	4.8%	5.1%
15 - 24	11.0%	23.3%	22.8%
25 - 34	20.7%	16.6%	14.9%
35 - 44	12.6%	12.0%	12.1%
45 - 54	8.4%	8.8%	9.6%
55 - 64	7.9%	7.4%	8.0%
65 - 74	9.8%	8.0%	8.4%
75 - 84	9.2%	5.9%	5.9%
85 +	5.5%	2.8%	2.6%
18 +	83.0%	82.1%	81.3%

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September 24, 2024

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<b>2020 Population by Sex</b>			
Males	1,070	16,992	30,620
Females	1,171	17,239	30,993
<b>2024 Population by Sex</b>			
Males	1,092	17,790	31,748
Females	1,179	17,622	31,374
<b>2029 Population by Sex</b>			
Males	1,089	18,257	32,176
Females	1,204	18,361	32,315
<b>2010 Population by Race/Ethnicity</b>			
Total	1,541	29,578	56,204
White Alone	89.9%	89.8%	91.4%
Black Alone	4.3%	4.2%	3.4%
American Indian Alone	0.1%	0.4%	0.3%
Asian Alone	2.6%	2.7%	2.3%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.1%	0.8%	0.8%
Two or More Races	2.0%	2.1%	1.8%
Hispanic Origin	2.5%	2.9%	2.8%
Diversity Index	22.9	23.6	20.9
<b>2020 Population by Race/Ethnicity</b>			
Total	2,241	34,231	61,613
White Alone	82.3%	79.1%	81.6%
Black Alone	8.2%	8.5%	7.3%
American Indian Alone	0.2%	0.5%	0.5%
Asian Alone	3.1%	3.7%	3.1%
Pacific Islander Alone	0.0%	0.1%	0.0%
Some Other Race Alone	1.5%	2.2%	2.0%
Two or More Races	4.7%	5.8%	5.5%
Hispanic Origin	3.8%	5.6%	5.2%
Diversity Index	36.4	42.9	39.1
<b>2024 Population by Race/Ethnicity</b>			
Total	2,272	35,412	63,122
White Alone	80.9%	77.8%	80.3%
Black Alone	8.9%	9.2%	7.9%
American Indian Alone	0.2%	0.6%	0.5%
Asian Alone	3.3%	3.8%	3.2%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	1.7%	2.4%	2.2%
Two or More Races	4.9%	6.1%	5.8%
Hispanic Origin	4.1%	6.0%	5.6%
Diversity Index	38.6	45.0	41.3
<b>2029 Population by Race/Ethnicity</b>			
Total	2,293	36,618	64,491
White Alone	79.6%	76.7%	79.2%
Black Alone	9.4%	9.5%	8.2%
American Indian Alone	0.2%	0.5%	0.5%
Asian Alone	3.7%	4.2%	3.5%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	1.7%	2.5%	2.3%
Two or More Races	5.3%	6.6%	6.2%
Hispanic Origin	4.5%	6.4%	6.0%
Diversity Index	40.9	46.9	43.3

**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:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

	1 mile	3 miles	5 miles
<b>2020 Population by Relationship and Household Type</b>			
Total	2,241	34,231	61,613
In Households	98.0%	95.6%	93.0%
Householder	46.9%	42.1%	39.8%
Opposite-Sex Spouse	16.5%	13.5%	15.0%
Same-Sex Spouse	0.1%	0.1%	0.1%
Opposite-Sex Unmarried Partner	3.7%	3.5%	3.3%
Same-Sex Unmarried Partner	0.1%	0.1%	0.1%
Biological Child	21.6%	20.5%	22.2%
Adopted Child	0.4%	0.4%	0.5%
Stepchild	0.7%	0.8%	0.8%
Grandchild	0.5%	0.7%	0.8%
Brother or Sister	1.2%	1.2%	1.0%
Parent	0.6%	0.5%	0.5%
Parent-in-law	0.0%	0.1%	0.1%
Son-in-law or Daughter-in-law	0.0%	0.1%	0.1%
Other Relatives	0.4%	0.5%	0.5%
Foster Child	0.0%	0.1%	0.1%
Other Nonrelatives	5.2%	11.1%	8.3%
In Group Quarters	2.0%	4.4%	7.0%
Institutionalized	0.4%	0.5%	0.9%
Noninstitutionalized	1.6%	3.9%	6.1%
<b>2024 Population 25+ by Educational Attainment</b>			
Total	1,646	21,165	37,857
Less than 9th Grade	1.5%	2.5%	2.0%
9th - 12th Grade, No Diploma	2.9%	3.5%	2.7%
High School Graduate	23.4%	19.4%	19.0%
GED/Alternative Credential	3.2%	2.9%	2.9%
Some College, No Degree	16.0%	19.6%	19.0%
Associate Degree	17.5%	15.7%	15.4%
Bachelor's Degree	25.1%	23.6%	25.7%
Graduate/Professional Degree	10.4%	12.8%	13.3%
<b>2024 Population 15+ by Marital Status</b>			
Total	1,912	29,897	52,866
Never Married	45.7%	52.8%	49.0%
Married	39.2%	37.0%	39.3%
Widowed	6.2%	3.5%	4.0%
Divorced	8.8%	6.6%	7.7%
<b>2024 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	1,319	21,095	37,294
Population 16+ Employed	96.4%	96.9%	97.0%
Population 16+ Unemployment rate	3.6%	3.1%	3.0%
Population 16-24 Employed	12.7%	29.5%	28.6%
Population 16-24 Unemployment rate	18.7%	5.1%	5.5%
Population 25-54 Employed	67.7%	54.4%	54.4%
Population 25-54 Unemployment rate	0.3%	2.1%	1.8%
Population 55-64 Employed	12.4%	9.9%	10.8%
Population 55-64 Unemployment rate	4.8%	3.8%	3.0%
Population 65+ Employed	7.1%	6.2%	6.2%
Population 65+ Unemployment rate	0.0%	0.5%	0.4%

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<b>2024 Employed Population 16+ by Industry</b>			
Total	1,271	20,448	36,193
Agriculture/Mining	0.9%	1.1%	0.9%
Construction	3.5%	3.5%	4.1%
Manufacturing	18.0%	12.9%	14.1%
Wholesale Trade	1.6%	1.8%	1.7%
Retail Trade	11.7%	14.1%	13.1%
Transportation/Utilities	2.8%	4.2%	4.1%
Information	2.7%	2.0%	2.2%
Finance/Insurance/Real Estate	5.9%	3.9%	4.1%
Services	51.5%	54.6%	53.2%
Public Administration	1.6%	1.9%	2.5%
<b>2024 Employed Population 16+ by Occupation</b>			
Total	1,271	20,449	36,192
White Collar	62.5%	54.4%	58.2%
Management/Business/Financial	13.8%	12.9%	14.3%
Professional	30.8%	24.5%	26.0%
Sales	6.9%	8.0%	8.3%
Administrative Support	11.0%	9.0%	9.6%
Services	11.3%	22.5%	19.8%
Blue Collar	26.3%	23.1%	22.0%
Farming/Forestry/Fishing	0.2%	0.5%	0.3%
Construction/Extraction	1.3%	2.4%	2.8%
Installation/Maintenance/Repair	1.3%	2.0%	1.9%
Production	11.3%	8.7%	8.1%
Transportation/Material Moving	12.1%	9.5%	8.9%
<b>2020 Households by Type</b>			
Total	1,090	14,449	24,535
Married Couple Households	34.5%	32.3%	38.0%
With Own Children <18	13.1%	12.5%	15.0%
Without Own Children <18	21.4%	19.9%	23.0%
Cohabiting Couple Households	8.3%	8.6%	8.6%
With Own Children <18	1.5%	2.0%	2.3%
Without Own Children <18	6.9%	6.6%	6.3%
Male Householder, No Spouse/Partner	21.1%	26.4%	23.8%
Living Alone	15.2%	16.3%	15.1%
65 Years and over	4.6%	3.1%	3.2%
With Own Children <18	1.1%	1.5%	1.6%
Without Own Children <18, With Relatives	1.7%	2.0%	2.0%
No Relatives Present	3.1%	6.5%	5.1%
Female Householder, No Spouse/Partner	36.1%	32.7%	29.6%
Living Alone	25.9%	19.2%	17.2%
65 Years and over	15.0%	8.3%	7.4%
With Own Children <18	4.6%	4.6%	4.7%
Without Own Children <18, With Relatives	2.7%	3.6%	3.5%
No Relatives Present	2.9%	5.3%	4.1%
<b>2020 Households by Size</b>			
Total	1,090	14,449	24,535
1 Person Household	41.1%	35.5%	32.4%
2 Person Household	32.7%	33.5%	34.4%
3 Person Household	11.7%	13.7%	13.8%
4 Person Household	9.1%	10.7%	11.7%
5 Person Household	3.0%	4.2%	5.0%
6 Person Household	1.7%	1.5%	1.7%
7 + Person Household	0.8%	1.0%	1.1%

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<b>2020 Households by Tenure and Mortgage Status</b>			
Total	1,090	14,449	24,535
Owner Occupied	45.2%	48.6%	56.6%
Owned with a Mortgage/Loan	30.2%	31.4%	37.7%
Owned Free and Clear	15.0%	17.2%	18.8%
Renter Occupied	54.8%	51.4%	43.4%
<b>2024 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	76	77	89
Percent of Income for Mortgage	32.0%	31.4%	27.2%
Wealth Index	55	57	69
<b>2020 Housing Units By Urban/ Rural Status</b>			
Total	1,119	15,536	26,093
Urban Housing Units	95.5%	94.9%	90.5%
Rural Housing Units	4.5%	5.1%	9.5%
<b>2020 Population By Urban/ Rural Status</b>			
Total	2,241	34,231	61,613
Urban Population	94.4%	93.5%	89.4%
Rural Population	5.6%	6.5%	10.6%

**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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<b>Top 3 Tapestry Segments</b>			
1.	Retirement Communities (9E)	College Towns (14B)	College Towns (14B)
2.	Middleburg (4C)	Middleburg (4C)	Middleburg (4C)
3.	Bright Young Professionals	Old and Newcomers (8F)	Rustbelt Traditions (5D)
<b>2024 Consumer Spending</b>			
Apparel & Services: Total \$	\$2,048,358	\$26,099,357	\$48,674,746
Average Spent	\$1,843.71	\$1,736.72	\$1,925.20
Spending Potential Index	77	73	81
Education: Total \$	\$1,463,674	\$19,478,054	\$35,997,486
Average Spent	\$1,317.44	\$1,296.12	\$1,423.78
Spending Potential Index	76	75	82
Entertainment/Recreation: Total \$	\$3,403,559	\$42,542,145	\$80,562,324
Average Spent	\$3,063.51	\$2,830.86	\$3,186.42
Spending Potential Index	75	69	78
Food at Home: Total \$	\$6,206,179	\$77,351,766	\$144,836,783
Average Spent	\$5,586.12	\$5,147.18	\$5,728.62
Spending Potential Index	76	70	78
Food Away from Home: Total \$	\$3,316,703	\$42,355,867	\$79,194,206
Average Spent	\$2,985.33	\$2,818.46	\$3,132.31
Spending Potential Index	77	72	80
Health Care: Total \$	\$6,426,279	\$79,302,044	\$151,941,954
Average Spent	\$5,784.23	\$5,276.95	\$6,009.65
Spending Potential Index	75	69	78
HH Furnishings & Equipment: Total \$	\$2,642,611	\$33,518,400	\$63,330,624
Average Spent	\$2,378.59	\$2,230.40	\$2,504.87
Spending Potential Index	75	70	79
Personal Care Products & Services: Total \$	\$850,845	\$10,662,136	\$19,881,434
Average Spent	\$765.84	\$709.48	\$786.36
Spending Potential Index	77	71	79
Shelter: Total \$	\$22,248,547	\$279,566,079	\$522,416,615
Average Spent	\$20,025.69	\$18,603.01	\$20,662.76
Spending Potential Index	75	70	77
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$2,830,651	\$35,102,678	\$67,392,751
Average Spent	\$2,547.84	\$2,335.82	\$2,665.54
Spending Potential Index	73	67	76
Travel: Total \$	\$2,466,361	\$30,800,383	\$58,403,400
Average Spent	\$2,219.95	\$2,049.53	\$2,309.99
Spending Potential Index	73	68	76
Vehicle Maintenance & Repairs: Total \$	\$1,274,112	\$16,123,418	\$30,255,209
Average Spent	\$1,146.82	\$1,072.89	\$1,196.66
Spending Potential Index	77	72	81

**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 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

September 24, 2024