



Executive Summary

918 S Broadway
 918S Broadway, Camden, New Jersey, 08103
 Rings: 1, 3, 5 mile radii

Prepared by Joshua Levin, CCIM
 Latitude: 39.93459
 Longitude: -75.11899

	1 mile	3 miles	5 miles
Population			
2010 Population	22,504	276,010	697,780
2020 Population	20,266	303,559	750,684
2023 Population	20,193	305,020	760,533
2028 Population	20,196	317,029	784,705
2010-2020 Annual Rate	-1.04%	0.96%	0.73%
2020-2023 Annual Rate	-0.11%	0.15%	0.40%
2023-2028 Annual Rate	0.00%	0.78%	0.63%
2020 Male Population	49.4%	49.2%	48.4%
2020 Female Population	50.6%	50.8%	51.6%
2020 Median Age	32.5	34.2	33.2
2023 Male Population	48.9%	49.5%	48.6%
2023 Female Population	51.1%	50.5%	51.4%
2023 Median Age	31.5	35.9	34.4

In the identified area, the current year population is 760,533. In 2020, the Census count in the area was 750,684. The rate of change since 2020 was 0.40% annually. The five-year projection for the population in the area is 784,705 representing a change of 0.63% annually from 2023 to 2028. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 34.4, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	11.3%	47.9%	46.9%
2023 Black Alone	53.4%	18.3%	22.8%
2023 American Indian/Alaska Native Alone	0.7%	0.6%	0.5%
2023 Asian Alone	1.2%	11.2%	9.5%
2023 Pacific Islander Alone	0.1%	0.0%	0.1%
2023 Other Race	23.7%	13.2%	12.0%
2023 Two or More Races	9.6%	8.7%	8.2%
2023 Hispanic Origin (Any Race)	39.8%	22.9%	21.0%

Persons of Hispanic origin represent 21.0% of the population in the identified area compared to 19.4% 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 79.8 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	27	81	76
2010 Households	7,000	114,547	276,864
2020 Households	6,855	133,821	318,417
2023 Households	6,940	136,780	327,029
2028 Households	7,076	145,381	344,165
2010-2020 Annual Rate	-0.21%	1.57%	1.41%
2020-2023 Annual Rate	0.38%	0.68%	0.82%
2023-2028 Annual Rate	0.39%	1.23%	1.03%
2023 Average Household Size	2.66	2.17	2.23

The household count in this area has changed from 318,417 in 2020 to 327,029 in the current year, a change of 0.82% annually. The five-year projection of households is 344,165, a change of 1.03% annually from the current year total. Average household size is currently 2.23, compared to 2.26 in the year 2020. The number of families in the current year is 160,126 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



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Mortgage Income			
2023 Percent of Income for Mortgage	20.0%	27.3%	28.8%
Median Household Income			
2023 Median Household Income	\$26,038	\$75,504	\$64,403
2028 Median Household Income	\$27,696	\$86,811	\$76,250
2023-2028 Annual Rate	1.24%	2.83%	3.43%
Average Household Income			
2023 Average Household Income	\$46,528	\$115,660	\$102,836
2028 Average Household Income	\$51,464	\$134,011	\$118,718
2023-2028 Annual Rate	2.04%	2.99%	2.91%
Per Capita Income			
2023 Per Capita Income	\$16,707	\$51,916	\$44,427
2028 Per Capita Income	\$18,761	\$61,485	\$52,265
2023-2028 Annual Rate	2.35%	3.44%	3.30%

GINI Index			
2023 Gini Index	52.2	43.7	46.4

Households by Income

Current median household income is \$64,403 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$76,250 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$102,836 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$118,718 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$44,427 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$52,265 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	105	84	80
2010 Total Housing Units	8,839	129,320	312,495
2010 Owner Occupied Housing Units	2,382	54,124	136,772
2010 Renter Occupied Housing Units	4,618	60,423	140,093
2010 Vacant Housing Units	1,839	14,773	35,631
2020 Total Housing Units	8,083	148,292	355,368
2020 Owner Occupied Housing Units	1,949	56,155	139,441
2020 Renter Occupied Housing Units	4,906	77,666	178,976
2020 Vacant Housing Units	1,245	14,483	36,974
2023 Total Housing Units	8,183	152,324	368,301
2023 Owner Occupied Housing Units	2,500	64,876	158,136
2023 Renter Occupied Housing Units	4,440	71,904	168,893
2023 Vacant Housing Units	1,243	15,544	41,272
2028 Total Housing Units	8,302	160,139	383,755
2028 Owner Occupied Housing Units	2,643	66,733	163,016
2028 Renter Occupied Housing Units	4,433	78,648	181,148
2028 Vacant Housing Units	1,226	14,758	39,590

Socioeconomic Status Index			
2023 Socioeconomic Status Index	30.4	43.4	42.3

Currently, 42.9% of the 368,301 housing units in the area are owner occupied; 45.9%, renter occupied; and 11.2% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 355,368 housing units in the area and 10.4% vacant housing units. The annual rate of change in housing units since 2020 is 1.11%. Median home value in the area is \$308,929, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 2.78% annually to \$354,334.

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