



# Executive Summary

624 S New York Rd  
 624 S New York Rd, Absecon, New Jersey, 08205  
 Drive Time: 5, 10, 15 minute radii

Prepared by Joshua Levin, CCIM  
 Latitude: 39.43776  
 Longitude: -74.48153

	5 minutes	10 minutes	15 minutes
<b>Population</b>			
2010 Population	9,444	48,051	107,186
2020 Population	10,004	49,250	109,643
2022 Population	10,783	49,168	109,169
2027 Population	10,754	48,679	109,019
2010-2020 Annual Rate	0.58%	0.25%	0.23%
2020-2022 Annual Rate	3.39%	-0.07%	-0.19%
2022-2027 Annual Rate	-0.05%	-0.20%	-0.03%
2022 Male Population	48.4%	48.0%	47.9%
2022 Female Population	51.6%	52.0%	52.1%
2022 Median Age	45.0	40.2	38.5

In the identified area, the current year population is 109,169. In 2020, the Census count in the area was 109,643. The rate of change since 2020 was -0.19% annually. The five-year projection for the population in the area is 109,019 representing a change of -0.03% annually from 2022 to 2027. Currently, the population is 47.9% male and 52.1% female.

### Median Age

The median age in this area is 38.5, compared to U.S. median age of 38.9.

### Race and Ethnicity

2022 White Alone	67.8%	47.0%	40.0%
2022 Black Alone	10.4%	20.8%	24.6%
2022 American Indian/Alaska Native Alone	0.5%	0.6%	0.6%
2022 Asian Alone	6.2%	7.7%	10.0%
2022 Pacific Islander Alone	0.0%	0.0%	0.2%
2022 Other Race	6.2%	13.5%	14.4%
2022 Two or More Races	8.9%	10.3%	10.2%
2022 Hispanic Origin (Any Race)	13.8%	24.4%	25.9%

Persons of Hispanic origin represent 25.9% of the population in the identified area compared to 19.0% 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 83.9 in the identified area, compared to 71.6 for the U.S. as a whole.

### Households

2022 Wealth Index	110	82	70
2010 Households	3,345	17,535	38,420
2020 Households	3,756	18,743	40,839
2022 Households	4,115	18,862	41,058
2027 Households	4,127	18,789	41,246
2010-2020 Annual Rate	1.17%	0.67%	0.61%
2020-2022 Annual Rate	4.14%	0.28%	0.24%
2022-2027 Annual Rate	0.06%	-0.08%	0.09%
2022 Average Household Size	2.58	2.58	2.56

The household count in this area has changed from 40,839 in 2020 to 41,058 in the current year, a change of 0.24% annually. The five-year projection of households is 41,246, a change of 0.09% annually from the current year total. Average household size is currently 2.56, compared to 2.59 in the year 2020. The number of families in the current year is 26,145 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.

**Source:** U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



# Executive Summary

624 S New York Rd  
 624 S New York Rd, Absecon, New Jersey, 08205  
 Drive Time: 5, 10, 15 minute radii

Prepared by Joshua Levin, CCIM  
 Latitude: 39.43776  
 Longitude: -74.48153

	5 minutes	10 minutes	15 minutes
<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	15.0%	18.3%	21.0%
<b>Median Household Income</b>			
2022 Median Household Income	\$76,492	\$61,362	\$52,714
2027 Median Household Income	\$85,849	\$70,677	\$58,568
2022-2027 Annual Rate	2.33%	2.87%	2.13%
<b>Average Household Income</b>			
2022 Average Household Income	\$104,121	\$87,769	\$78,692
2027 Average Household Income	\$128,650	\$106,680	\$96,387
2022-2027 Annual Rate	4.32%	3.98%	4.14%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$40,685	\$33,775	\$29,925
2027 Per Capita Income	\$50,535	\$41,320	\$36,859
2022-2027 Annual Rate	4.43%	4.11%	4.26%

## Households by Income

Current median household income is \$52,714 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$58,568 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$78,692 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$96,387 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$29,925 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$36,859 in five years, compared to \$47,064 for all U.S. households

<b>Housing</b>			
2022 Housing Affordability Index	118	95	83
2010 Total Housing Units	3,689	18,933	42,662
2010 Owner Occupied Housing Units	2,868	12,391	23,328
2010 Renter Occupied Housing Units	476	5,144	15,092
2010 Vacant Housing Units	344	1,398	4,242
2020 Total Housing Units	4,075	20,150	45,114
2020 Vacant Housing Units	319	1,407	4,275
2022 Total Housing Units	4,469	20,449	45,800
2022 Owner Occupied Housing Units	3,182	12,493	23,921
2022 Renter Occupied Housing Units	933	6,369	17,138
2022 Vacant Housing Units	354	1,587	4,742
2027 Total Housing Units	4,487	20,478	46,144
2027 Owner Occupied Housing Units	3,239	12,705	24,532
2027 Renter Occupied Housing Units	889	6,084	16,714
2027 Vacant Housing Units	360	1,689	4,898

Currently, 52.2% of the 45,800 housing units in the area are owner occupied; 37.4%, renter occupied; and 10.4% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 45,114 housing units in the area and 9.5% vacant housing units. The annual rate of change in housing units since 2020 is 0.67%. Median home value in the area is \$210,314, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 1.83% annually to \$230,330.

**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.

**Source:** U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.