



Executive Summary

160 S Pitney Rd, Absecon, New Jersey, 08205
 Drive Time: 5, 10, 15 minute radii

Prepared by Joshua Levin, CCIM

Latitude: 39.47221
 Longitude: -74.49215

	5 minutes	10 minutes	15 minutes
Population			
2000 Population	12,597	40,131	74,314
2010 Population	13,940	46,298	85,002
2020 Population	13,811	46,729	85,370
2025 Population	13,645	46,374	84,650
2000-2010 Annual Rate	1.02%	1.44%	1.35%
2010-2020 Annual Rate	-0.09%	0.09%	0.04%
2020-2025 Annual Rate	-0.24%	-0.15%	-0.17%
2020 Male Population	47.5%	47.2%	47.7%
2020 Female Population	52.5%	52.8%	52.3%
2020 Median Age	42.0	39.5	38.9

In the identified area, the current year population is 85,370. In 2010, the Census count in the area was 85,002. The rate of change since 2010 was 0.04% annually. The five-year projection for the population in the area is 84,650 representing a change of -0.17% annually from 2020 to 2025. Currently, the population is 47.7% male and 52.3% female.

Median Age

The median age in this area is 42.0, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	66.7%	64.7%	55.8%
2020 Black Alone	15.9%	14.9%	20.4%
2020 American Indian/Alaska Native Alone	0.2%	0.4%	0.5%
2020 Asian Alone	8.4%	10.7%	9.0%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Other Race	5.0%	5.6%	10.2%
2020 Two or More Races	3.7%	3.8%	4.1%
2020 Hispanic Origin (Any Race)	14.1%	14.9%	22.1%

Persons of Hispanic origin represent 22.1% of the population in the identified area compared to 18.8% 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 76.3 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	93	104	90
2000 Households	4,720	14,019	26,683
2010 Households	5,466	16,363	30,403
2020 Total Households	5,457	16,586	30,504
2025 Total Households	5,400	16,469	30,223
2000-2010 Annual Rate	1.48%	1.56%	1.31%
2010-2020 Annual Rate	-0.02%	0.13%	0.03%
2020-2025 Annual Rate	-0.21%	-0.14%	-0.18%
2020 Average Household Size	2.52	2.64	2.69

The household count in this area has changed from 30,403 in 2010 to 30,504 in the current year, a change of 0.03% annually. The five-year projection of households is 30,223, a change of -0.18% annually from the current year total. Average household size is currently 2.69, compared to 2.69 in the year 2010. The number of families in the current year is 20,851 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, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



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Mortgage Income			
2020 Percent of Income for Mortgage	14.6%	13.7%	13.9%
Median Household Income			
2020 Median Household Income	\$61,206	\$65,167	\$60,520
2025 Median Household Income	\$63,577	\$68,778	\$63,865
2020-2025 Annual Rate	0.76%	1.08%	1.08%
Average Household Income			
2020 Average Household Income	\$81,947	\$87,937	\$81,744
2025 Average Household Income	\$89,444	\$96,929	\$90,046
2020-2025 Annual Rate	1.77%	1.97%	1.95%
Per Capita Income			
2020 Per Capita Income	\$32,399	\$31,487	\$29,234
2025 Per Capita Income	\$35,458	\$34,695	\$32,158
2020-2025 Annual Rate	1.82%	1.96%	1.92%

Households by Income

Current median household income is \$60,520 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$63,865 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$81,744 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$90,046 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$29,234 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$32,158 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	113	120	115
2000 Total Housing Units	4,924	14,830	28,524
2000 Owner Occupied Housing Units	3,073	10,014	19,012
2000 Renter Occupied Housing Units	1,647	4,005	7,671
2000 Vacant Housing Units	204	811	1,841
2010 Total Housing Units	5,824	17,565	32,770
2010 Owner Occupied Housing Units	3,871	12,226	21,778
2010 Renter Occupied Housing Units	1,595	4,137	8,625
2010 Vacant Housing Units	358	1,202	2,367
2020 Total Housing Units	5,867	17,949	32,971
2020 Owner Occupied Housing Units	3,752	12,056	21,151
2020 Renter Occupied Housing Units	1,705	4,531	9,353
2020 Vacant Housing Units	410	1,363	2,467
2025 Total Housing Units	5,966	18,246	33,506
2025 Owner Occupied Housing Units	3,690	11,919	20,979
2025 Renter Occupied Housing Units	1,710	4,550	9,244
2025 Vacant Housing Units	566	1,777	3,283

Currently, 64.2% of the 32,971 housing units in the area are owner occupied; 28.4%, renter occupied; and 7.5% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 32,770 housing units in the area - 66.5% owner occupied, 26.3% renter occupied, and 7.2% vacant. The annual rate of change in housing units since 2010 is 0.27%. Median home value in the area is \$201,640, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.76% annually to \$219,999.

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, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.