



# Executive Summary

833 Mill Rd, Pleasantville, New Jersey, 08232  
 Drive Time: 15, 30, 60 minute radii

Prepared by Joshua Levin, CCIM

Latitude: 39.40908  
 Longitude: -74.52582

	15 minutes	30 minutes	60 minutes
<b>Population</b>			
2010 Population	162,753	280,191	1,625,354
2020 Population	166,546	281,592	1,665,989
2022 Population	166,214	280,479	1,668,637
2027 Population	166,190	280,427	1,675,881
2010-2020 Annual Rate	0.23%	0.05%	0.25%
2020-2022 Annual Rate	-0.09%	-0.18%	0.07%
2022-2027 Annual Rate	0.00%	0.00%	0.09%
2022 Male Population	48.3%	48.4%	48.3%
2022 Female Population	51.7%	51.6%	51.7%
2022 Median Age	39.4	42.3	43.3

In the identified area, the current year population is 1,668,637. In 2020, the Census count in the area was 1,665,989. The rate of change since 2020 was 0.07% annually. The five-year projection for the population in the area is 1,675,881 representing a change of 0.09% annually from 2022 to 2027. Currently, the population is 48.3% male and 51.7% female.

### Median Age

The median age in this area is 43.3, compared to U.S. median age of 38.9.

### Race and Ethnicity

2022 White Alone	45.9%	59.0%	68.6%
2022 Black Alone	19.6%	14.2%	11.8%
2022 American Indian/Alaska Native Alone	0.5%	0.4%	0.4%
2022 Asian Alone	11.3%	7.8%	4.7%
2022 Pacific Islander Alone	0.2%	0.1%	0.0%
2022 Other Race	12.5%	9.4%	6.5%
2022 Two or More Races	9.9%	9.1%	8.0%
2022 Hispanic Origin (Any Race)	23.1%	18.3%	13.9%

Persons of Hispanic origin represent 13.9% 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 62.2 in the identified area, compared to 71.6 for the U.S. as a whole.

### Households

2022 Wealth Index	85	106	120
2010 Households	59,157	106,443	622,054
2020 Households	62,602	110,532	650,720
2022 Households	62,860	110,524	653,694
2027 Households	63,191	111,145	659,292
2010-2020 Annual Rate	0.57%	0.38%	0.45%
2020-2022 Annual Rate	0.18%	0.00%	0.20%
2022-2027 Annual Rate	0.11%	0.11%	0.17%
2022 Average Household Size	2.57	2.49	2.51

The household count in this area has changed from 650,720 in 2020 to 653,694 in the current year, a change of 0.20% annually. The five-year projection of households is 659,292, a change of 0.17% annually from the current year total. Average household size is currently 2.51, compared to 2.51 in the year 2020. The number of families in the current year is 429,951 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.



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<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	20.0%	19.6%	17.9%
<b>Median Household Income</b>			
2022 Median Household Income	\$60,817	\$69,888	\$78,492
2027 Median Household Income	\$70,141	\$80,656	\$88,117
2022-2027 Annual Rate	2.89%	2.91%	2.34%
<b>Average Household Income</b>			
2022 Average Household Income	\$89,813	\$102,091	\$110,482
2027 Average Household Income	\$110,433	\$125,638	\$133,568
2022-2027 Annual Rate	4.22%	4.24%	3.87%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$34,203	\$40,347	\$43,421
2027 Per Capita Income	\$42,240	\$49,919	\$52,702
2022-2027 Annual Rate	4.31%	4.35%	3.95%

### Households by Income

Current median household income is \$78,492 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$88,117 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$110,482 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$133,568 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$43,421 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$52,702 in five years, compared to \$47,064 for all U.S. households

<b>Housing</b>			
2022 Housing Affordability Index	87	93	103
2010 Total Housing Units	68,580	144,653	756,760
2010 Owner Occupied Housing Units	37,329	72,821	465,587
2010 Renter Occupied Housing Units	21,828	33,622	156,462
2010 Vacant Housing Units	9,423	38,210	134,706
2020 Total Housing Units	72,193	149,974	787,507
2020 Vacant Housing Units	9,591	39,442	136,787
2022 Total Housing Units	73,154	151,425	796,279
2022 Owner Occupied Housing Units	39,054	76,147	490,237
2022 Renter Occupied Housing Units	23,806	34,377	163,458
2022 Vacant Housing Units	10,294	40,901	142,585
2027 Total Housing Units	73,653	152,682	805,016
2027 Owner Occupied Housing Units	39,992	77,743	500,019
2027 Renter Occupied Housing Units	23,199	33,402	159,273
2027 Vacant Housing Units	10,462	41,537	145,724

Currently, 61.6% of the 796,279 housing units in the area are owner occupied; 20.5%, renter occupied; and 17.9% 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 787,507 housing units in the area and 17.4% vacant housing units. The annual rate of change in housing units since 2020 is 0.49%. Median home value in the area is \$266,242, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 1.99% annually to \$293,858.

**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.