



Executive Summary

17 S Gordon's Alley
 15 Gordons Alley, Atlantic City, New Jersey, 08401
 Drive Time: 5, 10, 15 minute radii

Prepared by Joshua Levin, CCIM
 Latitude: 39.36327
 Longitude: -74.42312

	5 minutes	10 minutes	15 minutes
Population			
2000 Population	19,952	43,685	86,158
2010 Population	17,919	41,382	81,167
2020 Population	17,702	40,687	81,156
2025 Population	17,796	40,335	80,516
2000-2010 Annual Rate	-1.07%	-0.54%	-0.59%
2010-2020 Annual Rate	-0.12%	-0.17%	0.00%
2020-2025 Annual Rate	0.11%	-0.17%	-0.16%
2020 Male Population	47.2%	49.2%	48.9%
2020 Female Population	52.8%	50.8%	51.1%
2020 Median Age	40.4	38.4	39.7

In the identified area, the current year population is 81,156. In 2010, the Census count in the area was 81,167. The rate of change since 2010 was 0.00% annually. The five-year projection for the population in the area is 80,516 representing a change of -0.16% annually from 2020 to 2025. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 40.4, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	19.8%	29.3%	42.0%
2020 Black Alone	60.4%	35.1%	27.7%
2020 American Indian/Alaska Native Alone	0.6%	0.6%	0.6%
2020 Asian Alone	7.1%	14.9%	10.6%
2020 Pacific Islander Alone	0.1%	0.1%	0.0%
2020 Other Race	7.9%	14.8%	14.5%
2020 Two or More Races	4.2%	5.2%	4.5%
2020 Hispanic Origin (Any Race)	22.7%	32.1%	30.4%

Persons of Hispanic origin represent 30.4% 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 84.7 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	26	41	65
2000 Households	8,374	17,433	33,817
2010 Households	7,932	16,583	31,777
2020 Total Households	7,897	16,305	31,773
2025 Total Households	8,008	16,244	31,599
2000-2010 Annual Rate	-0.54%	-0.50%	-0.62%
2010-2020 Annual Rate	-0.04%	-0.16%	0.00%
2020-2025 Annual Rate	0.28%	-0.07%	-0.11%
2020 Average Household Size	2.16	2.45	2.52

The household count in this area has changed from 31,777 in 2010 to 31,773 in the current year, a change of 0.00% annually. The five-year projection of households is 31,599, a change of -0.11% annually from the current year total. Average household size is currently 2.52, compared to 2.52 in the year 2010. The number of families in the current year is 18,719 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.



Executive Summary

17 S Gordon's Alley
 15 Gordons Alley, Atlantic City, New Jersey, 08401
 Drive Time: 5, 10, 15 minute radii

Prepared by Joshua Levin, CCIM
 Latitude: 39.36327
 Longitude: -74.42312

	5 minutes	10 minutes	15 minutes
Mortgage Income			
2020 Percent of Income for Mortgage	31.6%	26.8%	21.7%
Median Household Income			
2020 Median Household Income	\$21,561	\$32,758	\$44,471
2025 Median Household Income	\$23,104	\$35,152	\$47,299
2020-2025 Annual Rate	1.39%	1.42%	1.24%
Average Household Income			
2020 Average Household Income	\$38,348	\$51,733	\$66,075
2025 Average Household Income	\$41,427	\$56,502	\$72,178
2020-2025 Annual Rate	1.56%	1.78%	1.78%
Per Capita Income			
2020 Per Capita Income	\$17,168	\$20,580	\$25,849
2025 Per Capita Income	\$18,696	\$22,581	\$28,300
2020-2025 Annual Rate	1.72%	1.87%	1.83%

Households by Income

Current median household income is \$44,471 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$47,299 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$66,075 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$72,178 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$25,849 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$28,300 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	49	59	74
2000 Total Housing Units	10,099	23,397	45,123
2000 Owner Occupied Housing Units	1,532	5,510	15,915
2000 Renter Occupied Housing Units	6,842	11,923	17,903
2000 Vacant Housing Units	1,725	5,964	11,305
2010 Total Housing Units	9,773	23,087	45,000
2010 Owner Occupied Housing Units	1,511	5,063	14,554
2010 Renter Occupied Housing Units	6,421	11,520	17,223
2010 Vacant Housing Units	1,841	6,504	13,223
2020 Total Housing Units	9,771	22,766	45,054
2020 Owner Occupied Housing Units	1,407	4,649	13,893
2020 Renter Occupied Housing Units	6,490	11,656	17,880
2020 Vacant Housing Units	1,874	6,461	13,281
2025 Total Housing Units	10,097	23,193	45,784
2025 Owner Occupied Housing Units	1,427	4,675	13,893
2025 Renter Occupied Housing Units	6,581	11,568	17,705
2025 Vacant Housing Units	2,089	6,949	14,185

Currently, 30.8% of the 45,054 housing units in the area are owner occupied; 39.7%, renter occupied; and 29.5% 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 45,000 housing units in the area - 32.3% owner occupied, 38.3% renter occupied, and 29.4% vacant. The annual rate of change in housing units since 2010 is 0.05%. Median home value in the area is \$231,388, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.68% annually to \$264,074.

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.