



Executive Summary

2628 Fire Rd, Egg Harbor Township, New Jersey, 08234
 Drive Time: 5, 10, 15 minute radii

Prepared by Joshua Levin, CCIM

Latitude: 39.40871
 Longitude: -74.53728

	5 minutes	10 minutes	15 minutes
Population			
2010 Population	10,960	53,963	163,511
2020 Population	12,426	57,160	168,549
2022 Population	12,247	57,635	168,481
2027 Population	12,170	57,425	168,544
2010-2020 Annual Rate	1.26%	0.58%	0.30%
2020-2022 Annual Rate	-0.64%	0.37%	-0.02%
2022-2027 Annual Rate	-0.13%	-0.07%	0.01%
2022 Male Population	48.3%	48.3%	48.3%
2022 Female Population	51.7%	51.7%	51.7%
2022 Median Age	35.9	39.0	39.1

In the identified area, the current year population is 168,481. In 2020, the Census count in the area was 168,549. The rate of change since 2020 was -0.02% annually. The five-year projection for the population in the area is 168,544 representing a change of 0.01% 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 39.1, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	21.9%	42.6%	47.1%
2022 Black Alone	33.0%	19.6%	19.0%
2022 American Indian/Alaska Native Alone	1.2%	0.8%	0.5%
2022 Asian Alone	4.7%	8.6%	11.0%
2022 Pacific Islander Alone	0.1%	0.1%	0.2%
2022 Other Race	26.9%	17.4%	12.3%
2022 Two or More Races	12.2%	11.0%	9.9%
2022 Hispanic Origin (Any Race)	43.6%	30.0%	22.7%

Persons of Hispanic origin represent 22.7% 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 80.9 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	38	79	89
2010 Households	3,904	18,971	59,033
2020 Households	4,647	20,773	62,761
2022 Households	4,598	21,012	63,118
2027 Households	4,593	21,052	63,499
2010-2020 Annual Rate	1.76%	0.91%	0.61%
2020-2022 Annual Rate	-0.47%	0.51%	0.25%
2022-2027 Annual Rate	-0.02%	0.04%	0.12%
2022 Average Household Size	2.64	2.71	2.60

The household count in this area has changed from 62,761 in 2020 to 63,118 in the current year, a change of 0.25% annually. The five-year projection of households is 63,499, a change of 0.12% annually from the current year total. Average household size is currently 2.60, compared to 2.61 in the year 2020. The number of families in the current year is 41,523 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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Mortgage Income			
2022 Percent of Income for Mortgage	18.0%	17.6%	19.2%
Median Household Income			
2022 Median Household Income	\$48,403	\$60,625	\$63,323
2027 Median Household Income	\$53,993	\$71,387	\$74,241
2022-2027 Annual Rate	2.21%	3.32%	3.23%
Average Household Income			
2022 Average Household Income	\$60,524	\$86,205	\$92,626
2027 Average Household Income	\$69,943	\$104,390	\$113,630
2022-2027 Annual Rate	2.94%	3.90%	4.17%
Per Capita Income			
2022 Per Capita Income	\$22,511	\$31,842	\$34,809
2027 Per Capita Income	\$26,122	\$38,763	\$42,914
2022-2027 Annual Rate	3.02%	4.01%	4.28%

Current median household income is \$63,323 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$74,241 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$92,626 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$113,630 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$34,809 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$42,914 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	95	97	91
2010 Total Housing Units	4,271	20,317	66,542
2010 Owner Occupied Housing Units	2,277	13,682	38,509
2010 Renter Occupied Housing Units	1,627	5,289	20,524
2010 Vacant Housing Units	367	1,346	7,509
2020 Total Housing Units	5,002	22,211	70,608
2020 Vacant Housing Units	355	1,438	7,847
2022 Total Housing Units	4,992	22,708	71,658
2022 Owner Occupied Housing Units	2,419	14,395	40,251
2022 Renter Occupied Housing Units	2,179	6,617	22,867
2022 Vacant Housing Units	394	1,696	8,540
2027 Total Housing Units	5,002	22,793	72,165
2027 Owner Occupied Housing Units	2,495	14,757	41,226
2027 Renter Occupied Housing Units	2,098	6,294	22,273
2027 Vacant Housing Units	409	1,741	8,666

Currently, 56.2% of the 71,658 housing units in the area are owner occupied; 31.9%, renter occupied; and 11.9% 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 70,608 housing units in the area and 11.1% vacant housing units. The annual rate of change in housing units since 2020 is 0.66%. Median home value in the area is \$230,780, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 1.72% annually to \$251,291.

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.