



Executive Summary

3115 Boardwalk R20
 3115 Boardwalk, Atlantic City, New Jersey, 08401
 Drive time: 5, 10, 15 minute radii

Prepared by Joshua Levin, CCIM
 Latitude: 39.35088
 Longitude: -74.44740

	5 minutes	10 minutes	15 minutes
Population			
2010 Population	14,736	41,312	82,085
2020 Population	14,276	39,180	78,842
2024 Population	14,226	39,054	78,565
2029 Population	13,763	38,208	77,084
2010-2020 Annual Rate	-0.32%	-0.53%	-0.40%
2020-2024 Annual Rate	-0.08%	-0.08%	-0.08%
2024-2029 Annual Rate	-0.66%	-0.44%	-0.38%
2020 Male Population	50.4%	48.7%	48.3%
2020 Female Population	49.6%	51.3%	51.7%
2020 Median Age	36.5	39.0	41.1
2024 Male Population	50.6%	49.2%	49.0%
2024 Female Population	49.4%	50.8%	51.0%
2024 Median Age	37.3	40.0	41.8

In the identified area, the current year population is 78,565. In 2020, the Census count in the area was 78,842. The rate of change since 2020 was -0.08% annually. The five-year projection for the population in the area is 77,084 representing a change of -0.38% annually from 2024 to 2029. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 41.8, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	23.1%	28.7%	31.8%
2024 Black Alone	7.7%	25.1%	27.6%
2024 American Indian/Alaska Native Alone	0.8%	0.6%	0.7%
2024 Asian Alone	29.7%	16.8%	10.5%
2024 Pacific Islander Alone	1.2%	0.6%	0.3%
2024 Other Race	25.6%	17.5%	18.4%
2024 Two or More Races	11.9%	10.8%	10.8%
2024 Hispanic Origin (Any Race)	41.6%	30.2%	31.5%

Persons of Hispanic origin represent 31.5% of the population in the identified area compared to 19.6% 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 86.7 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	51	58	74
2010 Households	5,125	16,037	32,087
2020 Households	5,220	16,036	32,244
2024 Households	5,222	16,223	32,805
2029 Households	5,186	16,265	33,008
2010-2020 Annual Rate	0.18%	0.00%	0.05%
2020-2024 Annual Rate	0.01%	0.27%	0.41%
2024-2029 Annual Rate	-0.14%	0.05%	0.12%
2024 Average Household Size	2.63	2.36	2.36

The household count in this area has changed from 32,244 in 2020 to 32,805 in the current year, a change of 0.41% annually. The five-year projection of households is 33,008, a change of 0.12% annually from the current year total. Average household size is currently 2.36, compared to 2.41 in the year 2020. The number of families in the current year is 18,021 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.



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Mortgage Income			
2024 Percent of Income for Mortgage	28.9%	46.4%	44.3%
Median Household Income			
2024 Median Household Income	\$50,497	\$44,981	\$50,888
2029 Median Household Income	\$55,804	\$51,339	\$57,030
2024-2029 Annual Rate	2.02%	2.68%	2.31%
Average Household Income			
2024 Average Household Income	\$78,002	\$74,026	\$84,649
2029 Average Household Income	\$88,833	\$84,169	\$96,199
2024-2029 Annual Rate	2.63%	2.60%	2.59%
Per Capita Income			
2024 Per Capita Income	\$28,604	\$30,806	\$35,545
2029 Per Capita Income	\$33,353	\$35,854	\$41,408
2024-2029 Annual Rate	3.12%	3.08%	3.10%
GINI Index			
2024 Gini Index	43.8	47.9	47.0

Households by Income

Current median household income is \$50,888 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$57,030 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$84,649 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$96,199 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$35,545 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$41,408 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	72	45	47
2010 Total Housing Units	7,422	22,217	45,524
2010 Owner Occupied Housing Units	1,803	5,886	14,508
2010 Renter Occupied Housing Units	3,322	10,151	17,579
2010 Vacant Housing Units	2,297	6,180	13,437
2020 Total Housing Units	7,719	22,549	46,774
2020 Owner Occupied Housing Units	1,553	5,098	12,776
2020 Renter Occupied Housing Units	3,667	10,938	19,468
2020 Vacant Housing Units	2,424	6,617	14,558
2024 Total Housing Units	7,651	22,567	47,001
2024 Owner Occupied Housing Units	1,705	5,565	13,995
2024 Renter Occupied Housing Units	3,517	10,658	18,810
2024 Vacant Housing Units	2,429	6,344	14,196
2029 Total Housing Units	7,651	22,601	47,066
2029 Owner Occupied Housing Units	1,912	6,132	15,304
2029 Renter Occupied Housing Units	3,274	10,133	17,703
2029 Vacant Housing Units	2,465	6,336	14,058

Socioeconomic Status Index

2024 Socioeconomic Status Index	33.5	34.7	36.9
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Currently, 29.8% of the 47,001 housing units in the area are owner occupied; 40.0% are renter occupied; and 30.2% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 46,774 housing units in the area and 31.1% vacant housing units. The annual rate of change in housing units since 2020 is 0.11%. Median home value in the area is \$360,071, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 3.48% annually to \$427,297.

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