



Executive Summary

446 Chris Gaupp Dr
 446 Chris Gaupp Dr, Absecon, New Jersey, 08205
 Drive Time: 5, 10, 15 minute radii

Prepared by Joshua Levin, CCIM
 Latitude: 39.46526
 Longitude: -74.54443

	5 minutes	10 minutes	15 minutes
Population			
2000 Population	5,637	28,164	77,141
2010 Population	8,647	33,188	89,189
2021 Population	8,908	34,178	90,336
2026 Population	8,806	33,835	89,935
2000-2010 Annual Rate	4.37%	1.65%	1.46%
2010-2021 Annual Rate	0.26%	0.26%	0.11%
2021-2026 Annual Rate	-0.23%	-0.20%	-0.09%
2021 Male Population	46.9%	47.5%	47.8%
2021 Female Population	53.1%	52.5%	52.2%
2021 Median Age	38.9	38.1	38.9

In the identified area, the current year population is 90,336. In 2010, the Census count in the area was 89,189. The rate of change since 2010 was 0.11% annually. The five-year projection for the population in the area is 89,935 representing a change of -0.09% annually from 2021 to 2026. Currently, the population is 47.8% male and 52.2% female.

Median Age

The median age in this area is 38.9, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	56.7%	64.7%	56.1%
2021 Black Alone	10.0%	13.8%	20.1%
2021 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2021 Asian Alone	22.7%	11.5%	9.0%
2021 Pacific Islander Alone	0.0%	0.0%	0.0%
2021 Other Race	5.8%	5.7%	10.1%
2021 Two or More Races	4.3%	4.0%	4.2%
2021 Hispanic Origin (Any Race)	15.4%	14.8%	22.3%

Persons of Hispanic origin represent 22.3% of the population in the identified area compared to 18.9% 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 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	107	106	83
2000 Households	1,815	9,252	27,934
2010 Households	2,610	11,030	32,181
2021 Total Households	2,673	11,438	32,468
2026 Total Households	2,639	11,321	32,281
2000-2010 Annual Rate	3.70%	1.77%	1.43%
2010-2021 Annual Rate	0.21%	0.32%	0.08%
2021-2026 Annual Rate	-0.26%	-0.21%	-0.12%
2021 Average Household Size	3.18	2.73	2.68

The household count in this area has changed from 32,181 in 2010 to 32,468 in the current year, a change of 0.08% annually. The five-year projection of households is 32,281, a change of -0.12% annually from the current year total. Average household size is currently 2.68, compared to 2.67 in the year 2010. The number of families in the current year is 22,018 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 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



Executive Summary

446 Chris Gaupp Dr
 446 Chris Gaupp Dr, Absecon, New Jersey, 08205
 Drive Time: 5, 10, 15 minute radii

Prepared by Joshua Levin, CCIM
 Latitude: 39.46526
 Longitude: -74.54443

	5 minutes	10 minutes	15 minutes
Mortgage Income			
2021 Percent of Income for Mortgage	11.7%	13.1%	14.2%
Median Household Income			
2021 Median Household Income	\$80,830	\$70,554	\$59,537
2026 Median Household Income	\$87,473	\$76,484	\$64,781
2021-2026 Annual Rate	1.59%	1.63%	1.70%
Average Household Income			
2021 Average Household Income	\$97,685	\$92,191	\$80,212
2026 Average Household Income	\$109,361	\$102,350	\$89,163
2021-2026 Annual Rate	2.28%	2.11%	2.14%
Per Capita Income			
2021 Per Capita Income	\$29,385	\$30,907	\$28,717
2026 Per Capita Income	\$32,847	\$34,277	\$31,873
2021-2026 Annual Rate	2.25%	2.09%	2.11%

Households by Income

Current median household income is \$59,537 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$64,781 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$80,212 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$89,163 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$28,717 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$31,873 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	145	124	112
2000 Total Housing Units	1,885	9,646	29,860
2000 Owner Occupied Housing Units	1,577	6,894	19,516
2000 Renter Occupied Housing Units	238	2,358	8,418
2000 Vacant Housing Units	70	394	1,926
2010 Total Housing Units	2,723	11,683	34,734
2010 Owner Occupied Housing Units	2,228	8,211	22,808
2010 Renter Occupied Housing Units	382	2,819	9,373
2010 Vacant Housing Units	113	653	2,553
2021 Total Housing Units	2,781	12,176	35,124
2021 Owner Occupied Housing Units	2,238	8,181	22,259
2021 Renter Occupied Housing Units	435	3,256	10,209
2021 Vacant Housing Units	108	738	2,656
2026 Total Housing Units	2,800	12,327	35,783
2026 Owner Occupied Housing Units	2,236	8,240	22,432
2026 Renter Occupied Housing Units	403	3,081	9,849
2026 Vacant Housing Units	161	1,006	3,502

Currently, 63.4% of the 35,124 housing units in the area are owner occupied; 29.1%, renter occupied; and 7.6% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 34,734 housing units in the area - 65.7% owner occupied, 27.0% renter occupied, and 7.4% vacant. The annual rate of change in housing units since 2010 is 0.50%. Median home value in the area is \$202,142, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 3.57% annually to \$240,937.

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 2021 and 2026. Esri converted Census 2000 data into 2010 geography.