



Executive Summary

219 Harding Hwy
 219 Harding Hwy, Elmer, New Jersey, 08318
 Rings: 3, 5, 10 mile radii

Prepared by Joshua Levin, CCIM
 Latitude: 39.59486
 Longitude: -75.12675

	3 miles	5 miles	10 miles
Population			
2000 Population	7,950	23,245	148,959
2010 Population	7,933	24,072	159,761
2021 Population	7,879	23,684	162,683
2026 Population	7,781	23,492	164,134
2000-2010 Annual Rate	-0.02%	0.35%	0.70%
2010-2021 Annual Rate	-0.06%	-0.14%	0.16%
2021-2026 Annual Rate	-0.25%	-0.16%	0.18%
2021 Male Population	50.1%	49.6%	49.0%
2021 Female Population	49.9%	50.4%	51.0%
2021 Median Age	45.0	41.9	38.7

In the identified area, the current year population is 162,683. In 2010, the Census count in the area was 159,761. The rate of change since 2010 was 0.16% annually. The five-year projection for the population in the area is 164,134 representing a change of 0.18% annually from 2021 to 2026. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 45.0, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	91.9%	85.8%	74.1%
2021 Black Alone	2.8%	7.5%	13.2%
2021 American Indian/Alaska Native Alone	0.5%	0.5%	0.4%
2021 Asian Alone	0.7%	1.2%	2.2%
2021 Pacific Islander Alone	0.1%	0.0%	0.0%
2021 Other Race	1.7%	2.0%	6.5%
2021 Two or More Races	2.4%	3.0%	3.5%
2021 Hispanic Origin (Any Race)	6.1%	7.3%	18.3%

Persons of Hispanic origin represent 18.3% 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 60.2 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	126	131	113
2000 Households	2,845	8,152	51,234
2010 Households	2,952	8,704	55,503
2021 Total Households	2,968	8,687	56,945
2026 Total Households	2,939	8,648	57,564
2000-2010 Annual Rate	0.37%	0.66%	0.80%
2010-2021 Annual Rate	0.05%	-0.02%	0.23%
2021-2026 Annual Rate	-0.20%	-0.09%	0.22%
2021 Average Household Size	2.63	2.71	2.79

The household count in this area has changed from 55,503 in 2010 to 56,945 in the current year, a change of 0.23% annually. The five-year projection of households is 57,564, a change of 0.22% annually from the current year total. Average household size is currently 2.79, compared to 2.81 in the year 2010. The number of families in the current year is 41,442 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.



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Mortgage Income			
2021 Percent of Income for Mortgage	12.9%	12.0%	12.1%
Median Household Income			
2021 Median Household Income	\$72,790	\$76,296	\$75,464
2026 Median Household Income	\$80,932	\$84,512	\$81,364
2021-2026 Annual Rate	2.14%	2.07%	1.52%
Average Household Income			
2021 Average Household Income	\$100,520	\$103,633	\$97,543
2026 Average Household Income	\$113,928	\$116,060	\$108,103
2021-2026 Annual Rate	2.54%	2.29%	2.08%
Per Capita Income			
2021 Per Capita Income	\$37,654	\$37,738	\$34,189
2026 Per Capita Income	\$42,787	\$42,411	\$37,959
2021-2026 Annual Rate	2.59%	2.36%	2.11%

Households by Income

Current median household income is \$75,464 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$81,364 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$97,543 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$108,103 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$34,189 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$37,959 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	130	137	133
2000 Total Housing Units	3,008	8,681	53,919
2000 Owner Occupied Housing Units	2,449	6,954	39,020
2000 Renter Occupied Housing Units	396	1,199	12,214
2000 Vacant Housing Units	163	528	2,685
2010 Total Housing Units	3,103	9,223	58,463
2010 Owner Occupied Housing Units	2,536	7,440	42,780
2010 Renter Occupied Housing Units	416	1,264	12,723
2010 Vacant Housing Units	151	519	2,960
2021 Total Housing Units	3,193	9,422	60,643
2021 Owner Occupied Housing Units	2,575	7,495	44,307
2021 Renter Occupied Housing Units	393	1,192	12,637
2021 Vacant Housing Units	225	735	3,698
2026 Total Housing Units	3,223	9,549	62,201
2026 Owner Occupied Housing Units	2,571	7,534	45,555
2026 Renter Occupied Housing Units	367	1,114	12,009
2026 Vacant Housing Units	284	901	4,637

Currently, 73.1% of the 60,643 housing units in the area are owner occupied; 20.8%, renter occupied; and 6.1% 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 58,463 housing units in the area - 73.2% owner occupied, 21.8% renter occupied, and 5.1% vacant. The annual rate of change in housing units since 2010 is 1.64%. Median home value in the area is \$216,878, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.64% annually to \$247,110.

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.