



Executive Summary

1624 Pacific Ave
1624 Pacific Ave, Atlantic City, New Jersey, 08401
Drive Time: 5, 10, 15 minute radii

Prepared by Joshua Levin, CCIM
Latitude: 39.35896
Longitude: -74.43049

	5 minutes	10 minutes	15 minutes
Population			
2000 Population	25,181	50,139	100,954
2010 Population	23,919	47,920	96,020
2021 Population	23,425	47,062	95,975
2026 Population	22,866	46,029	94,346
2000-2010 Annual Rate	-0.51%	-0.45%	-0.50%
2010-2021 Annual Rate	-0.19%	-0.16%	0.00%
2021-2026 Annual Rate	-0.48%	-0.44%	-0.34%
2021 Male Population	49.0%	49.2%	48.6%
2021 Female Population	51.0%	50.8%	51.4%
2021 Median Age	37.3	38.5	41.0

In the identified area, the current year population is 95,975. In 2010, the Census count in the area was 96,020. The rate of change since 2010 was 0.00% annually. The five-year projection for the population in the area is 94,346 representing a change of -0.34% annually from 2021 to 2026. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 37.3, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	20.6%	31.2%	45.0%
2021 Black Alone	43.9%	33.3%	26.4%
2021 American Indian/Alaska Native Alone	0.7%	0.6%	0.6%
2021 Asian Alone	14.3%	14.0%	9.6%
2021 Pacific Islander Alone	0.1%	0.1%	0.0%
2021 Other Race	15.1%	15.7%	14.0%
2021 Two or More Races	5.3%	5.1%	4.4%
2021 Hispanic Origin (Any Race)	32.0%	33.6%	29.1%

Persons of Hispanic origin represent 29.1% 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 83.5 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	28	42	69
2000 Households	9,775	19,698	39,788
2010 Households	9,364	18,818	37,718
2021 Total Households	9,113	18,428	37,629
2026 Total Households	8,891	18,022	36,970
2000-2010 Annual Rate	-0.43%	-0.46%	-0.53%
2010-2021 Annual Rate	-0.24%	-0.19%	-0.02%
2021-2026 Annual Rate	-0.49%	-0.44%	-0.35%
2021 Average Household Size	2.50	2.51	2.51

The household count in this area has changed from 37,718 in 2010 to 37,629 in the current year, a change of -0.02% annually. The five-year projection of households is 36,970, a change of -0.35% annually from the current year total. Average household size is currently 2.51, compared to 2.51 in the year 2010. The number of families in the current year is 22,305 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	26.9%	26.6%	22.4%
Median Household Income			
2021 Median Household Income	\$25,021	\$33,516	\$44,567
2026 Median Household Income	\$27,080	\$36,423	\$49,068
2021-2026 Annual Rate	1.59%	1.68%	1.94%
Average Household Income			
2021 Average Household Income	\$42,254	\$54,282	\$69,029
2026 Average Household Income	\$46,726	\$60,349	\$77,209
2021-2026 Annual Rate	2.03%	2.14%	2.27%
Per Capita Income			
2021 Per Capita Income	\$16,838	\$21,420	\$27,028
2026 Per Capita Income	\$18,607	\$23,810	\$30,212
2021-2026 Annual Rate	2.02%	2.14%	2.25%
Households by Income			

Current median household income is \$44,567 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$49,068 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$69,029 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$77,209 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$27,028 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$30,212 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	58	59	73
2000 Total Housing Units	12,389	26,028	53,387
2000 Owner Occupied Housing Units	2,155	6,738	20,379
2000 Renter Occupied Housing Units	7,620	12,960	19,409
2000 Vacant Housing Units	2,614	6,330	13,599
2010 Total Housing Units	12,028	25,750	53,776
2010 Owner Occupied Housing Units	2,117	6,248	18,959
2010 Renter Occupied Housing Units	7,247	12,570	18,759
2010 Vacant Housing Units	2,664	6,932	16,058
2021 Total Housing Units	11,635	25,228	53,576
2021 Owner Occupied Housing Units	1,916	5,811	18,190
2021 Renter Occupied Housing Units	7,197	12,617	19,440
2021 Vacant Housing Units	2,522	6,800	15,947
2026 Total Housing Units	11,721	25,408	54,073
2026 Owner Occupied Housing Units	1,983	5,984	18,507
2026 Renter Occupied Housing Units	6,908	12,038	18,463
2026 Vacant Housing Units	2,830	7,386	17,103

Currently, 34.0% of the 53,576 housing units in the area are owner occupied; 36.3%, renter occupied; and 29.8% 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 53,776 housing units in the area - 35.3% owner occupied, 34.9% renter occupied, and 29.9% vacant. The annual rate of change in housing units since 2010 is -0.17%. Median home value in the area is \$238,005, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 4.99% annually to \$303,605.

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.

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