



Executive Summary

Prepared by Matt Boehlke

4650 26th Ave S, Fargo, ND 5...

Latitude: 46.8399

Longitude: -96.863581

Ring: 5, 20, 120 Miles

	5 miles radius	20 miles radius	120 miles radius
2010 Population			
Total Population	122,096	189,658	774,421
Male Population	49.4%	49.5%	50.1%
Female Population	50.6%	50.5%	49.9%
Median Age	30.6	31.9	38.1
2010 Income			
Median HH Income	\$50,945	\$52,275	\$45,544
Per Capita Income	\$27,358	\$26,718	\$22,463
Average HH Income	\$61,061	\$61,655	\$53,606
2010 Households			
Total Households	53,683	80,551	317,205
Average Household Size	2.16	2.25	2.33
2010 Housing			
Owner Occupied Housing Units	47.0%	54.1%	55.9%
Renter Occupied Housing Units	47.2%	39.8%	23.8%
Vacant Housing Units	5.8%	6.0%	20.4%
Population			
1990 Population	81,393	140,413	716,250
2000 Population	101,846	161,669	749,151
2010 Population	122,096	189,658	774,421
2015 Population	132,231	204,638	786,021
1990-2000 Annual Rate	2.27%	1.42%	0.45%
2000-2010 Annual Rate	1.78%	1.57%	0.32%
2010-2015 Annual Rate	1.61%	1.53%	0.3%

In the identified market area, the current year population is 774,421. In 2000, the Census count in the market area was 749,151. The rate of change since 2000 was 0.32 percent annually. The five-year projection for the population in the market area is 786,021, representing a change of 0.3 percent annually from 2010 to 2015. Currently, the population is 50.1 percent male and 49.9 percent female.

Households			
1990 Households	32,154	53,036	269,224
2000 Households	42,613	65,145	295,875
2010 Households	53,683	80,551	317,205
2015 Households	58,920	88,090	325,222
1990-2000 Annual Rate	2.86%	2.08%	0.95%
2000-2010 Annual Rate	2.28%	2.09%	0.68%
2010-2015 Annual Rate	1.88%	1.81%	0.5%

The household count in this market area has changed from 295,875 in 2000 to 317,205 in the current year, a change of 0.68 percent annually. The five-year projection of households is 325,222, a change of 0.5 percent annually from the current year total. Average household size is currently 2.33, compared to 2.43 in the year 2000. The number of families in the current year is 199,281 in the market area.

Housing

Currently, 55.9 percent of the 398,385 housing units in the market area are owner occupied; 23.8 percent, renter occupied; and 20.4 percent are vacant. In 2000, there were 355,984 housing units - 59.0 percent owner occupied, 24.1 percent renter occupied and 16.9 percent vacant. The rate of change in housing units since 2000 is 1.1 percent. Median home value in the market area is \$115,661, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.47 percent annually to \$137,148. From 2000 to the current year, median home value changed by 4.19 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.



4650 26th Ave S, Fargo, ND 5...

Executive Summary

Prepared by Matt Boehlke

Latitude: 46.8399

Longitude: -96.863581

Ring: 5, 20, 120 Miles

	5 miles radius	20 miles radius	120 miles radius
Median Household Income			
1990 Median HH Income	\$25,109	\$26,630	\$22,288
2000 Median HH Income	\$35,997	\$38,014	\$35,119
2010 Median HH Income	\$50,945	\$52,275	\$45,544
2015 Median HH Income	\$58,664	\$59,583	\$52,086
1990-2000 Annual Rate	3.67%	3.62%	4.65%
2000-2010 Annual Rate	3.45%	3.16%	2.57%
2010-2015 Annual Rate	2.86%	2.65%	2.72%
Per Capita Income			
1990 Per Capita Income	\$12,812	\$12,564	\$10,552
2000 Per Capita Income	\$20,269	\$20,079	\$17,696
2010 Per Capita Income	\$27,358	\$26,718	\$22,463
2015 Per Capita Income	\$30,702	\$29,972	\$25,296
1990-2000 Annual Rate	4.69%	4.8%	5.31%
2000-2010 Annual Rate	2.97%	2.83%	2.35%
2010-2015 Annual Rate	2.33%	2.33%	2.4%
Average Household Income			
1990 Average Household Income	\$31,526	\$32,489	\$27,433
2000 Average Household Income	\$47,548	\$48,898	\$43,947
2010 Average HH Income	\$61,061	\$61,655	\$53,606
2015 Average HH Income	\$67,705	\$68,324	\$59,769
1990-2000 Annual Rate	4.19%	4.17%	4.83%
2000-2010 Annual Rate	2.47%	2.29%	1.96%
2010-2015 Annual Rate	2.09%	2.08%	2.2%

Households by Income

Current median household income is \$45,544 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$52,086 in five years. In 2000, median household income was \$35,119, compared to \$22,288 in 1990.

Current average household income is \$53,606 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$59,769 in five years. In 2000, average household income was \$43,947, compared to \$27,433 in 1990.

Current per capita income is \$22,463 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$25,296 in five years. In 2000, the per capita income was \$17,696, compared to \$10,552 in 1990.

Population by Employment

Total Businesses	6,363	8,621	41,496
Total Employees	98,125	121,599	392,637

Currently, 94.0 percent of the civilian labor force in the identified market area is employed and 6.0 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 95.0 percent of the civilian labor force, and unemployment will be 5.0 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 66.1 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.5 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 57.3 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 19.2 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 23.5 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 76.8 percent of the market area population drove alone to work, and 6.1 percent worked at home. The average travel time to work in 2000 was 17.4 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 10.6 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 30.3 percent were high school graduates only (29.6 percent in the U.S.)
- 12.0 percent had completed an Associate degree (7.7 percent in the U.S.)
- 17.7 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 7.1 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.