

Complete Demographic Comparison Report



Date: May 16, 2018

10 min drive-time 15 min drive-time 20 min drive-time 30 min drive-time
around Morgan Square around Morgan Square around Morgan Square around Morgan Square

2017A Demographics:

| | | | | |
|----------------------------------|----------|----------|---------|---------|
| Q2 2017 Employees | 27,817 | 53,967 | 73,357 | 106,323 |
| Q2 2017 Establishments* | 1,917 | 3,737 | 4,969 | 7,239 |
| Total Population | 28,254 | 75,111 | 119,536 | 222,077 |
| Total Households | 10,970 | 29,860 | 47,651 | 86,464 |
| Female Population | 15,569 | 39,897 | 63,062 | 115,747 |
| % Female | 55.1% | 53.1% | 52.8% | 52.1% |
| Male Population | 12,685 | 35,214 | 56,473 | 106,330 |
| % Male | 44.9% | 46.9% | 47.2% | 47.9% |
| Population Density (per Sq. Mi.) | 1,774.82 | 1,273.47 | 904.52 | 484.67 |

Employed Civilian Population 16+

| | | | | |
|--------------|--------|--------|--------|---------|
| Total | 10,774 | 31,458 | 52,570 | 101,557 |
| White Collar | 48.0% | 51.4% | 53.9% | 56.1% |
| Blue Collar | 52.0% | 48.6% | 46.1% | 43.9% |

Seasonal Population by Quarter:

| | | | | |
|---------|-----|-----|-----|-------|
| Q4 2014 | 167 | 421 | 731 | 1,891 |
| Q1 2015 | 155 | 358 | 617 | 1,564 |
| Q2 2015 | 154 | 357 | 616 | 1,566 |
| Q3 2015 | 120 | 283 | 479 | 1,190 |
| Q4 2015 | 125 | 294 | 494 | 1,228 |
| Q1 2016 | 129 | 291 | 486 | 1,205 |
| Q2 2016 | 120 | 275 | 468 | 1,165 |
| Q3 2016 | 148 | 317 | 545 | 1,352 |
| Q4 2016 | 161 | 342 | 586 | 1,433 |

Age:

| | | | | |
|-------------|-------|-------|-------|-------|
| Age 0 - 4 | 7.4% | 6.9% | 6.5% | 6.3% |
| Age 5 - 14 | 11.9% | 12.1% | 12.6% | 13.2% |
| Age 15 - 19 | 8.7% | 7.9% | 7.3% | 7.0% |
| Age 20 - 24 | 10.6% | 10.2% | 8.6% | 7.3% |
| Age 25 - 34 | 12.9% | 14.5% | 13.8% | 13.0% |
| Age 35 - 44 | 10.0% | 11.1% | 11.4% | 12.1% |
| Age 45 - 54 | 12.1% | 11.9% | 12.4% | 13.4% |
| Age 55 - 64 | 12.2% | 11.3% | 11.9% | 12.4% |
| Age 65 - 74 | 7.8% | 7.6% | 8.5% | 9.0% |

| | 10 min drive-time around Morgan Square | 15 min drive-time around Morgan Square | 20 min drive-time around Morgan Square | 30 min drive-time around Morgan Square |
|--|---|---|---|---|
| Age 75 - 84 | 4.4% | 4.6% | 4.8% | 4.6% |
| Age 85 + | 2.0% | 2.1% | 2.1% | 1.8% |
| Median Age | 33.6 | 33.8 | 36.0 | 37.8 |
| Housing Units | | | | |
| Total Housing Units | 12,595 | 33,456 | 52,514 | 94,384 |
| Occupied Housing Units | 87.1% | 89.3% | 90.7% | 91.6% |
| Vacant Housing Units | 12.9% | 10.8% | 9.3% | 8.4% |
| Housing Units by Tenure | | | | |
| Total Households in Tenure | 10,970 | 29,860 | 47,651 | 86,464 |
| Owner Occupied Housing Units | 4,828 | 14,377 | 26,577 | 56,208 |
| Owner Occupied free and clear | 42.7% | 40.5% | 38.4% | 35.9% |
| Owner Occupied with a mortgage or loan | 57.3% | 59.5% | 61.6% | 64.1% |
| Renter Occupied Housing Units | 6,142 | 15,484 | 21,074 | 30,256 |
| Race and Ethnicity | | | | |
| American Indian, Eskimo, Aleut | 0.2% | 0.4% | 0.3% | 0.3% |
| Asian | 1.6% | 2.5% | 3.1% | 2.9% |
| Black | 56.6% | 41.0% | 33.1% | 24.1% |
| Hawaiian/Pacific Islander | 0.0% | 0.0% | 0.0% | 0.0% |
| White | 37.3% | 48.9% | 56.9% | 67.2% |
| Other | 2.2% | 4.8% | 4.2% | 3.4% |
| Multi-Race | 2.1% | 2.4% | 2.3% | 2.1% |
| Hispanic Ethnicity | 4.7% | 9.3% | 8.5% | 6.7% |
| Not of Hispanic Ethnicity | 95.3% | 90.7% | 91.5% | 93.3% |
| Race of Hispanics | | | | |
| Hispanics | 1,323 | 6,987 | 10,108 | 14,770 |
| American Indian | 1.1% | 1.5% | 1.4% | 1.3% |
| Asian | 1.0% | 0.3% | 0.6% | 0.5% |
| Black | 8.0% | 3.5% | 3.5% | 3.1% |
| Hawaiian/Pacific Islander | 0.1% | 0.1% | 0.1% | 0.1% |
| White | 37.9% | 37.4% | 39.2% | 39.2% |
| Other | 44.2% | 50.4% | 48.3% | 48.5% |
| Multi-Race | 7.7% | 6.7% | 6.9% | 7.2% |
| Race of Non Hispanics | | | | |
| Non Hispanics | 26,931 | 68,123 | 109,428 | 207,307 |
| American Indian | 0.2% | 0.2% | 0.2% | 0.2% |
| Asian | 1.6% | 2.7% | 3.3% | 3.1% |
| Black | 59.0% | 44.9% | 35.9% | 25.6% |

| | 10 min drive-time around Morgan Square | 15 min drive-time around Morgan Square | 20 min drive-time around Morgan Square | 30 min drive-time around Morgan Square |
|--------------------------------|---|---|---|---|
| Hawaiian/Pacific Islander | 0.0% | 0.0% | 0.0% | 0.0% |
| White | 37.3% | 50.1% | 58.5% | 69.2% |
| Other | 0.1% | 0.1% | 0.1% | 0.1% |
| Multi-Race | 1.8% | 2.0% | 1.9% | 1.8% |
| Marital Status: | | | | |
| Age 15 + Population | 22,801 | 60,855 | 96,673 | 178,690 |
| Divorced | 12.6% | 11.8% | 11.5% | 10.9% |
| Never Married | 45.2% | 40.6% | 35.8% | 31.0% |
| Now Married | 31.8% | 38.7% | 44.3% | 50.5% |
| Now Married - Separated | 4.9% | 4.6% | 4.1% | 3.6% |
| Widowed | 10.4% | 8.8% | 8.3% | 7.5% |
| Educational Attainment: | | | | |
| Total Population Age 25+ | 17,340 | 47,282 | 77,589 | 147,062 |
| Grade K - 8 | 6.5% | 6.2% | 5.4% | 5.0% |
| Grade 9 - 12 | 18.3% | 13.9% | 11.7% | 10.1% |
| High School Graduate | 28.4% | 28.1% | 27.8% | 28.8% |
| Associates Degree | 8.6% | 9.3% | 9.9% | 10.4% |
| Bachelor's Degree | 12.3% | 14.4% | 15.6% | 15.6% |
| Graduate Degree | 6.9% | 7.7% | 8.8% | 8.0% |
| Some College, No Degree | 17.1% | 18.8% | 19.2% | 20.5% |
| No Schooling Completed | 1.8% | 1.6% | 1.4% | 1.5% |
| Household Income: | | | | |
| Income \$ 0 - \$9,999 | 17.8% | 12.9% | 10.1% | 8.3% |
| Income \$ 10,000 - \$14,999 | 11.3% | 8.7% | 7.1% | 6.1% |
| Income \$ 15,000 - \$24,999 | 16.1% | 15.5% | 14.0% | 12.7% |
| Income \$ 25,000 - \$34,999 | 11.7% | 12.7% | 12.3% | 11.6% |
| Income \$ 35,000 - \$49,999 | 14.9% | 15.1% | 15.2% | 14.2% |
| Income \$ 50,000 - \$74,999 | 13.9% | 17.0% | 18.7% | 20.1% |
| Income \$ 75,000 - \$99,999 | 6.6% | 8.4% | 9.8% | 11.3% |
| Income \$100,000 - \$124,999 | 3.1% | 4.3% | 5.6% | 6.8% |
| Income \$125,000 - \$149,999 | 2.0% | 2.3% | 3.0% | 3.7% |
| Income \$150,000 + | 2.5% | 3.2% | 4.3% | 5.1% |
| Average Household Income | \$43,382 | \$50,499 | \$57,749 | \$62,859 |
| Median Household Income | \$29,308 | \$35,194 | \$41,171 | \$46,693 |
| Per Capita Income | \$17,911 | \$20,859 | \$23,548 | \$24,787 |

Poverty: Status of Families by Family Type/Presence of Children 18 Yrs and Under

| | | | | |
|---|-------|--------|--------|--------|
| Total Families (Family Households) | 6,315 | 17,303 | 29,540 | 57,680 |
| Husband-Wife Family, Own Children, Below Poverty | 68 | 341 | 573 | 1,206 |

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|--|---|---|---|---|
| Husband-Wife Family, No Own Children, Below Poverty | 126 | 329 | 537 | 1,049 |
| Male Householder, Own Children, Below Poverty | 80 | 209 | 264 | 423 |
| Male Householder, No Own Children, Below Poverty | 82 | 154 | 199 | 330 |
| Female Householder, Own Children, Below Poverty | 1,096 | 1,966 | 2,544 | 3,336 |
| Female Householder, No Own Children, Below Poverty | 218 | 403 | 508 | 832 |
| Husband-Wife Family, Own Children, At/Above Poverty | 743 | 2,911 | 5,982 | 13,831 |
| Husband-Wife Family, No Own Children, At/Above Poverty | 1,804 | 5,866 | 11,219 | 23,514 |
| Male Householder, Own Children, At/Above Poverty | 114 | 397 | 693 | 1,397 |
| Male Householder, No Own Children, At/Above Poverty | 271 | 785 | 1,190 | 2,097 |
| Female Householder, Own Children, At/Above Poverty | 599 | 1,550 | 2,386 | 4,189 |
| Female Householder, No Own Children, At/Above Poverty | 1,114 | 2,392 | 3,446 | 5,476 |

Poverty: Popn, Ratio of Income to Poverty Level

| | | | | |
|--|--------|--------|---------|---------|
| Total Population for whom poverty status is determined | 28,254 | 75,111 | 119,536 | 222,077 |
| Less Than .50 | 3,957 | 8,284 | 10,706 | 16,915 |
| .50 - .99 | 4,429 | 10,177 | 13,458 | 21,280 |
| 1.00 - 1.24 | 2,317 | 5,451 | 7,838 | 13,896 |
| 1.25 - 1.49 | 1,551 | 4,319 | 6,628 | 12,201 |
| 1.50 - 1.84 | 2,936 | 7,674 | 11,458 | 17,739 |
| 1.85 - 1.99 | 1,202 | 2,740 | 4,104 | 7,496 |
| 2.00+ | 11,861 | 36,466 | 65,343 | 132,550 |

Poverty: Popn by Race

By Race

| | | | | |
|--|-------|--------|--------|---------|
| White, Below Poverty Level | 1,709 | 5,503 | 8,630 | 17,851 |
| White, Above Poverty Level | 8,832 | 31,233 | 59,402 | 131,336 |
| Black, Below Poverty Level | 6,070 | 10,306 | 12,310 | 15,880 |
| Black, Above Poverty Level | 9,912 | 20,495 | 27,279 | 37,649 |
| AI/Alaskan Native, Below Poverty Level | 20 | 101 | 136 | 231 |
| AI/Alaskan Native, Above Poverty Level | 44 | 166 | 239 | 411 |
| Asian, Below Poverty Level | 38 | 205 | 275 | 595 |
| Asian, Above Poverty Level | 409 | 1,633 | 3,428 | 5,871 |

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|--------------------------------------|---|---|---|---|
| NH/PI, Below Poverty Level | 2 | 7 | 8 | 12 |
| NH/PI, Above Poverty Level | 9 | 24 | 35 | 60 |
| Some Other Race, Below Poverty Level | 288 | 1,582 | 1,869 | 2,285 |
| Some Other Race, Above Poverty Level | 336 | 2,036 | 3,169 | 5,144 |
| 2+ Races, Below Poverty Level | 259 | 757 | 936 | 1,341 |
| 2+ Races, Above Poverty Level | 327 | 1,063 | 1,820 | 3,411 |

Poverty: Popn by Ethnicity

Hispanic/Latino

| | | | | |
|--|--------|--------|--------|---------|
| Hispanic/Latino, Below Poverty Level | 610 | 3,108 | 3,885 | 4,773 |
| Hispanic/Latino, Above Poverty Level | 714 | 3,880 | 6,223 | 9,998 |
| Non-Hispanic/Latino, Below Poverty Level | 7,777 | 15,354 | 20,279 | 33,423 |
| Non-Hispanic/Latino, Above Poverty Level | 19,154 | 52,770 | 89,149 | 173,884 |

Non-Hispanic/Latino by Race

| | | | | |
|---------------------------------------|--------|--------|--------|---------|
| White, Below Poverty Level | 1,498 | 4,346 | 7,078 | 15,921 |
| White, Above Poverty Level | 8,541 | 29,775 | 56,990 | 127,473 |
| Other than White, Below Poverty Level | 6,889 | 14,115 | 17,086 | 22,274 |
| Other than White, Above Poverty Level | 11,327 | 26,874 | 38,381 | 56,408 |

Vehicles Available

| | | | | |
|--------------------------------|--------|--------|--------|---------|
| 0 Vehicles Available | 21.6% | 12.3% | 9.4% | 7.0% |
| 1 Vehicle Available | 42.0% | 41.7% | 38.0% | 32.9% |
| 2+ Vehicles Available | 36.4% | 46.0% | 52.6% | 60.1% |
| Average Vehicles Per Household | 1.70 | 1.77 | 1.87 | 1.98 |
| Total Vehicles Available | 18,649 | 52,871 | 88,905 | 171,183 |

2022 Demographics:

| | | | | |
|-------------------|--------|--------|---------|---------|
| Total Population | 27,097 | 74,903 | 121,776 | 231,327 |
| Total Households | 10,639 | 30,334 | 49,501 | 91,741 |
| Female Population | 14,904 | 39,832 | 64,274 | 120,467 |
| % Female | 55.0% | 53.2% | 52.8% | 52.1% |
| Male Population | 12,194 | 35,072 | 57,502 | 110,860 |
| % Male | 45.0% | 46.8% | 47.2% | 47.9% |

| | 10 min drive-time around Morgan Square | 15 min drive-time around Morgan Square | 20 min drive-time around Morgan Square | 30 min drive-time around Morgan Square |
|---|---|---|---|---|
| Population Density (per Sq. Mi.) | 1,702.16 | 1,269.95 | 921.48 | 504.86 |
| Employed Civilian Population 16+ | | | | |
| Total | 10,078 | 30,982 | 53,206 | 105,584 |
| % White Collar | 48.2% | 51.5% | 54.2% | 56.4% |
| % Blue Collar | 51.8% | 48.5% | 45.8% | 43.6% |
| Age: | | | | |
| Age 0 - 4 | 7.2% | 6.7% | 6.3% | 6.2% |
| Age 5 - 14 | 12.7% | 12.2% | 12.4% | 12.7% |
| Age 15 - 19 | 8.1% | 7.6% | 7.1% | 6.8% |
| Age 20 - 24 | 10.3% | 9.8% | 8.3% | 7.1% |
| Age 25 - 34 | 13.2% | 14.8% | 14.2% | 13.2% |
| Age 35 - 44 | 10.2% | 11.2% | 11.5% | 12.0% |
| Age 45 - 54 | 10.7% | 10.7% | 11.3% | 12.3% |
| Age 55 - 64 | 11.8% | 11.0% | 11.6% | 12.3% |
| Age 65 - 74 | 8.9% | 8.6% | 9.6% | 10.2% |
| Age 75 - 84 | 5.0% | 5.2% | 5.6% | 5.4% |
| Age 85 + | 2.0% | 2.1% | 2.1% | 1.8% |
| Median Age | 33.8 | 34.1 | 36.4 | 38.4 |
| Housing Units | | | | |
| Total Housing Units | 12,241 | 33,957 | 54,473 | 100,027 |
| Occupied Housing Units | 86.9% | 89.3% | 90.9% | 91.7% |
| Vacant Housing Units | 13.1% | 10.7% | 9.1% | 8.3% |
| Housing Units by Tenure | | | | |
| Total Households in Tenure | 10,639 | 30,334 | 49,501 | 91,741 |
| Owner Occupied Housing Units | 4,650 | 14,408 | 27,474 | 59,671 |
| Owner Occupied free and clear | 43.4% | 41.0% | 38.5% | 35.9% |
| Owner Occupied with a mortgage or loan | 56.6% | 59.0% | 61.5% | 64.1% |
| Renter Occupied Housing Units | 5,989 | 15,926 | 22,027 | 32,069 |
| Race and Ethnicity | | | | |
| American Indian, Eskimo, Aleut | 0.2% | 0.4% | 0.3% | 0.3% |
| Asian | 1.7% | 2.6% | 3.4% | 3.2% |
| Black | 56.7% | 41.1% | 33.0% | 24.0% |
| Hawaiian/Pacific Islander | 0.0% | 0.0% | 0.0% | 0.0% |
| White | 36.6% | 47.8% | 56.1% | 66.4% |
| Other | 2.4% | 5.2% | 4.6% | 3.6% |
| Multi-Race | 2.4% | 2.8% | 2.6% | 2.5% |
| Hispanic Ethnicity | 5.1% | 10.1% | 9.2% | 7.2% |

| | 10 min drive-time around Morgan Square | 15 min drive-time around Morgan Square | 20 min drive-time around Morgan Square | 30 min drive-time around Morgan Square |
|--------------------------------|---|---|---|---|
| Not of Hispanic Ethnicity | 94.9% | 89.9% | 90.8% | 92.8% |
| Race of Hispanics | | | | |
| Hispanics | 1,389 | 7,564 | 11,153 | 16,719 |
| American Indian | 1.0% | 1.4% | 1.3% | 1.2% |
| Asian | 0.9% | 0.3% | 0.5% | 0.5% |
| Black | 7.5% | 3.4% | 3.5% | 3.0% |
| Hawaiian/Pacific Islander | 0.1% | 0.1% | 0.1% | 0.1% |
| White | 37.9% | 37.4% | 39.1% | 39.1% |
| Other | 44.6% | 50.6% | 48.5% | 48.7% |
| Multi-Race | 8.0% | 6.9% | 7.0% | 7.4% |
| Race of Non Hispanics | | | | |
| Non Hispanics | 25,708 | 67,339 | 110,622 | 214,608 |
| American Indian | 0.2% | 0.2% | 0.2% | 0.2% |
| Asian | 1.7% | 2.9% | 3.7% | 3.4% |
| Black | 59.4% | 45.4% | 36.0% | 25.6% |
| Hawaiian/Pacific Islander | 0.0% | 0.0% | 0.0% | 0.0% |
| White | 36.5% | 49.0% | 57.8% | 68.5% |
| Other | 0.1% | 0.1% | 0.1% | 0.1% |
| Multi-Race | 2.1% | 2.3% | 2.2% | 2.1% |
| Marital Status: | | | | |
| Age 15 + Population | 21,712 | 60,743 | 98,940 | 187,579 |
| Divorced | 12.6% | 11.7% | 11.5% | 10.9% |
| Never Married | 45.2% | 40.8% | 35.8% | 31.0% |
| Now Married | 31.9% | 38.8% | 44.6% | 50.8% |
| Now Married - Separated | 4.9% | 4.5% | 4.0% | 3.5% |
| Widowed | 10.3% | 8.7% | 8.2% | 7.4% |
| Educational Attainment: | | | | |
| Total Population Age 25+ | 16,714 | 47,695 | 80,179 | 155,383 |
| Grade K - 9 | 6.5% | 6.2% | 5.4% | 4.9% |
| Grade 9 - 12 | 18.2% | 13.7% | 11.4% | 9.8% |
| High School Graduate | 28.3% | 28.1% | 27.8% | 28.6% |
| Associates Degree | 8.4% | 9.2% | 9.8% | 10.4% |
| Bachelor's Degree | 12.4% | 14.4% | 15.9% | 15.9% |
| Graduate Degree | 7.0% | 7.7% | 8.9% | 8.3% |
| Some College, No Degree | 17.3% | 19.0% | 19.4% | 20.7% |
| No Schooling Completed | 1.8% | 1.6% | 1.4% | 1.5% |
| Household Income: | | | | |
| Income \$ 0 - \$9,999 | 14.3% | 10.4% | 7.9% | 6.4% |
| Income \$ 10,000 - \$14,999 | 11.4% | 8.6% | 6.7% | 5.7% |

| | 10 min drive-time around Morgan Square | 15 min drive-time around Morgan Square | 20 min drive-time around Morgan Square | 30 min drive-time around Morgan Square |
|------------------------------|---|---|---|---|
| Income \$ 15,000 - \$24,999 | 15.5% | 14.4% | 12.6% | 11.2% |
| Income \$ 25,000 - \$34,999 | 11.1% | 11.8% | 11.2% | 10.4% |
| Income \$ 35,000 - \$49,999 | 14.2% | 14.1% | 13.9% | 12.9% |
| Income \$ 50,000 - \$74,999 | 15.3% | 18.3% | 19.7% | 20.8% |
| Income \$ 75,000 - \$99,999 | 7.8% | 9.7% | 11.3% | 12.8% |
| Income \$100,000 - \$124,999 | 4.3% | 5.6% | 7.1% | 8.5% |
| Income \$125,000 - \$149,999 | 2.6% | 3.0% | 3.9% | 4.8% |
| Income \$150,000 + | 3.5% | 4.1% | 5.6% | 6.6% |
| Average Household Income | \$49,736 | \$57,109 | \$65,541 | \$71,292 |
| Median Household Income | \$32,932 | \$39,495 | \$47,308 | \$54,029 |
| Per Capita Income | \$20,646 | \$23,917 | \$27,162 | \$28,576 |

Vehicles Available

| | | | | |
|--------------------------------|--------|--------|--------|---------|
| 0 Vehicles Available | 21.4% | 12.0% | 9.1% | 6.8% |
| 1 Vehicle Available | 42.0% | 41.8% | 37.8% | 32.5% |
| 2+ Vehicles Available | 36.6% | 46.2% | 53.1% | 60.7% |
| Average Vehicles Per Household | 1.70 | 1.77 | 1.87 | 1.99 |
| Total Vehicles Available | 18,083 | 53,640 | 92,387 | 182,263 |

2010 Demographics:

| | | | | |
|----------------------------------|----------|----------|---------|---------|
| Total Population | 27,765 | 72,541 | 114,095 | 209,340 |
| Total Households | 10,747 | 28,730 | 45,290 | 81,276 |
| Female Population | 15,325 | 38,646 | 60,307 | 109,202 |
| % Female | 55.2% | 53.3% | 52.9% | 52.2% |
| Male Population | 12,440 | 33,894 | 53,788 | 100,138 |
| % Male | 44.8% | 46.7% | 47.1% | 47.8% |
| Population Density (per Sq. Mi.) | 1,744.09 | 1,229.90 | 863.35 | 456.87 |

Employed Civilian Population 16+

| | | | | |
|----------------|-------|--------|--------|--------|
| Total | 9,937 | 28,714 | 47,690 | 90,990 |
| % White Collar | 47.8% | 51.6% | 54.0% | 56.6% |
| % Blue Collar | 52.2% | 48.4% | 46.0% | 43.4% |

Age:

| | | | | |
|-------------|-------|-------|-------|-------|
| Age 0 - 4 | 7.7% | 7.2% | 6.9% | 6.7% |
| Age 5 - 14 | 11.6% | 11.9% | 12.6% | 13.4% |
| Age 15 - 19 | 9.4% | 8.7% | 8.0% | 7.6% |
| Age 20 - 24 | 10.4% | 10.2% | 8.6% | 7.1% |
| Age 25 - 34 | 11.5% | 12.8% | 12.3% | 11.9% |
| Age 35 - 44 | 11.1% | 12.0% | 12.5% | 13.5% |
| Age 45 - 54 | 13.1% | 12.7% | 13.2% | 14.1% |

| | 10 min drive-time around Morgan Square | 15 min drive-time around Morgan Square | 20 min drive-time around Morgan Square | 30 min drive-time around Morgan Square |
|-------------|---|---|---|---|
| Age 55 - 64 | 11.6% | 11.0% | 11.8% | 12.1% |
| Age 65 - 74 | 7.2% | 6.9% | 7.4% | 7.6% |
| Age 75 - 84 | 4.4% | 4.5% | 4.6% | 4.3% |
| Age 85 + | 2.0% | 2.1% | 2.1% | 1.7% |
| Median Age | 34.4 | 34.3 | 36.3 | 37.6 |

Housing Units

| | | | | |
|------------------------|--------|--------|--------|--------|
| Total Housing Units | 12,727 | 33,200 | 51,428 | 91,300 |
| Occupied Housing Units | 84.5% | 86.5% | 88.1% | 89.0% |
| Vacant Housing Units | 15.6% | 13.5% | 11.9% | 11.0% |

Housing Units by Tenure

| | | | | |
|--|--------|--------|--------|--------|
| Total Households in Tenure | 10,747 | 28,730 | 45,290 | 81,276 |
| Owner Occupied Housing Units | 5,048 | 14,681 | 26,498 | 54,711 |
| Owner Occupied free and clear | 37.8% | 36.7% | 34.5% | 32.1% |
| Owner Occupied with a mortgage or loan | 62.2% | 63.3% | 65.5% | 67.9% |
| Renter Occupied Housing Units | 5,700 | 14,049 | 18,792 | 26,565 |

Race and Ethnicity

| | | | | |
|--------------------------------|-------|-------|-------|-------|
| American Indian, Eskimo, Aleut | 0.2% | 0.3% | 0.3% | 0.3% |
| Asian | 1.4% | 2.1% | 2.6% | 2.4% |
| Black | 56.1% | 40.4% | 32.7% | 23.8% |
| Hawaiian/Pacific Islander | 0.0% | 0.0% | 0.0% | 0.0% |
| White | 38.7% | 51.0% | 58.9% | 68.9% |
| Other | 1.9% | 4.3% | 3.7% | 3.0% |
| Multi-Race | 1.6% | 1.9% | 1.8% | 1.7% |
| Hispanic Ethnicity | 4.1% | 8.0% | 7.3% | 5.8% |
| Not of Hispanic Ethnicity | 95.9% | 92.0% | 92.7% | 94.2% |

Race of Hispanics

| | | | | |
|---------------------------|-------|-------|-------|--------|
| Hispanics | 1,131 | 5,777 | 8,379 | 12,155 |
| American Indian | 1.2% | 1.6% | 1.4% | 1.4% |
| Asian | 0.8% | 0.3% | 0.5% | 0.5% |
| Black | 7.2% | 3.1% | 3.2% | 2.8% |
| Hawaiian/Pacific Islander | 0.0% | 0.1% | 0.1% | 0.1% |
| White | 39.9% | 37.4% | 39.5% | 39.9% |
| Other | 43.9% | 51.9% | 49.3% | 48.9% |
| Multi-Race | 7.0% | 5.7% | 5.9% | 6.4% |

Race of Non Hispanics

| | 10 min drive-time around Morgan Square | 15 min drive-time around Morgan Square | 20 min drive-time around Morgan Square | 30 min drive-time around Morgan Square |
|--------------------------------|---|---|---|---|
| Non Hispanics | 26,634 | 66,764 | 105,715 | 197,186 |
| American Indian | 0.2% | 0.2% | 0.2% | 0.2% |
| Asian | 1.4% | 2.2% | 2.8% | 2.5% |
| Black | 58.2% | 43.7% | 35.0% | 25.1% |
| Hawaiian/Pacific Islander | 0.0% | 0.0% | 0.0% | 0.0% |
| White | 38.6% | 52.1% | 60.4% | 70.7% |
| Other | 0.1% | 0.1% | 0.1% | 0.1% |
| Multi-Race | 1.4% | 1.5% | 1.5% | 1.4% |
| Marital Status: | | | | |
| Age 15 + Population | 22,410 | 58,715 | 91,882 | 167,172 |
| Divorced | 11.0% | 10.5% | 9.9% | 9.2% |
| Never Married | 42.7% | 38.7% | 33.8% | 29.4% |
| Now Married | 35.6% | 42.0% | 48.3% | 54.1% |
| Now Married - Separated | 5.0% | 4.3% | 3.7% | 3.1% |
| Widowed | 10.7% | 8.9% | 8.0% | 7.4% |
| Educational Attainment: | | | | |
| Total Population Age 25+ | 16,892 | 44,994 | 72,884 | 136,524 |
| Grade K - 8 | 6.8% | 6.2% | 5.4% | 5.2% |
| Grade 9 - 12 | 18.9% | 14.4% | 12.3% | 10.5% |
| High School Graduate | 27.8% | 27.9% | 27.8% | 29.2% |
| Associates Degree | 9.4% | 10.4% | 11.1% | 11.2% |
| Bachelor's Degree | 12.6% | 14.5% | 15.4% | 15.3% |
| Graduate Degree | 7.1% | 7.9% | 8.7% | 7.3% |
| Some College, No Degree | 15.8% | 17.3% | 17.9% | 19.7% |
| No Schooling Completed | 1.7% | 1.5% | 1.4% | 1.6% |
| Household Income: | | | | |
| Income \$ 0 - \$9,999 | 19.2% | 13.9% | 11.3% | 9.9% |
| Income \$ 10,000 - \$14,999 | 12.5% | 9.9% | 8.1% | 7.2% |
| Income \$ 15,000 - \$24,999 | 17.3% | 16.8% | 15.5% | 14.3% |
| Income \$ 25,000 - \$34,999 | 13.3% | 15.1% | 14.6% | 13.9% |
| Income \$ 35,000 - \$49,999 | 13.3% | 13.5% | 14.1% | 13.9% |
| Income \$ 50,000 - \$74,999 | 11.7% | 14.6% | 16.4% | 17.9% |
| Income \$ 75,000 - \$99,999 | 5.7% | 7.3% | 8.6% | 9.9% |
| Income \$100,000 - \$124,999 | 2.9% | 3.9% | 5.0% | 5.8% |
| Income \$125,000 - \$149,999 | 1.6% | 1.9% | 2.5% | 2.8% |
| Income \$150,000 + | 2.5% | 3.2% | 4.1% | 4.4% |
| Average Household Income | \$40,205 | \$47,410 | \$53,836 | \$57,320 |
| Median Household Income | \$25,699 | \$30,632 | \$35,513 | \$39,459 |
| Per Capita Income | \$16,615 | \$19,563 | \$21,906 | \$22,576 |

| | 10 min drive-time around Morgan Square | 15 min drive-time around Morgan Square | 20 min drive-time around Morgan Square | 30 min drive-time around Morgan Square |
|--|---|---|---|---|
|--|---|---|---|---|

Vehicles Available

| | | | | |
|--------------------------------|--------|--------|--------|---------|
| 0 Vehicles Available | 21.2% | 12.0% | 9.2% | 6.8% |
| 1 Vehicle Available | 41.7% | 41.4% | 37.6% | 33.2% |
| 2+ Vehicles Available | 37.1% | 46.6% | 53.2% | 60.0% |
| Average Vehicles Per Household | 1.76 | 1.81 | 1.90 | 1.99 |
| Total Vehicles Available | 18,864 | 52,051 | 86,253 | 161,566 |

2000 Census Demographics:

| | | | | |
|-------------------|--------|--------|---------|---------|
| Total Population | 31,919 | 73,453 | 109,965 | 187,905 |
| Total Households | 12,467 | 29,336 | 43,502 | 72,886 |
| Female Population | 17,918 | 39,384 | 58,120 | 97,786 |
| % Female | 56.1% | 53.6% | 52.9% | 52.0% |
| Male Population | 14,001 | 34,068 | 51,845 | 90,120 |
| % Male | 43.9% | 46.4% | 47.2% | 48.0% |

Employed Civilian Population 16+

| | | | | |
|----------------|--------|--------|--------|--------|
| Total | 12,590 | 32,199 | 50,594 | 88,762 |
| % White Collar | 50.2% | 54.3% | 56.4% | 55.2% |
| % Blue Collar | 49.8% | 45.7% | 43.6% | 44.9% |

Age:

| | | | | |
|-------------|-------|-------|-------|-------|
| Age 0 - 4 | 6.6% | 6.3% | 6.4% | 6.6% |
| Age 5 - 14 | 14.1% | 13.1% | 13.7% | 14.3% |
| Age 15 - 19 | 8.4% | 7.7% | 7.3% | 6.9% |
| Age 20 - 24 | 8.5% | 8.1% | 7.3% | 6.4% |
| Age 25 - 34 | 13.0% | 14.4% | 14.0% | 14.2% |
| Age 35 - 44 | 13.9% | 14.5% | 14.9% | 15.5% |
| Age 45 - 54 | 11.9% | 12.4% | 13.3% | 13.8% |
| Age 55 - 64 | 8.4% | 8.5% | 9.1% | 9.3% |
| Age 65 - 74 | 7.3% | 7.5% | 7.3% | 7.1% |
| Age 75 - 84 | 5.6% | 5.4% | 4.9% | 4.3% |
| Age 85 + | 2.2% | 2.0% | 1.9% | 1.5% |
| Median Age | 34.5 | 35.3 | 36.0 | 36.0 |

Housing Units

| | | | | |
|-------------------------------|--------|--------|--------|--------|
| Total Housing Units | 13,893 | 32,743 | 47,997 | 79,665 |
| Owner Occupied Housing Units | 44.5% | 50.1% | 56.4% | 63.8% |
| Renter Occupied Housing Units | 45.2% | 39.5% | 34.2% | 27.7% |
| Vacant Housing Units | 10.3% | 10.4% | 9.4% | 8.5% |

Race and Ethnicity

| | | | | |
|--------------------------------|------|------|------|------|
| American Indian, Eskimo, Aleut | 0.2% | 0.3% | 0.3% | 0.3% |
|--------------------------------|------|------|------|------|

| | 10 min drive-time around Morgan Square | 15 min drive-time around Morgan Square | 20 min drive-time around Morgan Square | 30 min drive-time around Morgan Square |
|------------------------------------|---|---|---|---|
| Asian | 1.4% | 1.9% | 2.2% | 1.9% |
| Hawaiian or other Pacific Islander | 0.0% | 0.1% | 0.1% | 0.0% |
| Black | 55.4% | 38.2% | 30.4% | 23.3% |
| White | 41.5% | 56.9% | 64.5% | 72.3% |
| Other | 0.9% | 1.7% | 1.5% | 1.3% |
| Two or More Races | 0.7% | 0.9% | 1.1% | 1.0% |
| Hispanic Ethnicity | 1.7% | 3.8% | 3.7% | 2.8% |
| Not of Hispanic Ethnicity | 98.3% | 96.2% | 96.3% | 97.2% |
| Marital Status: | | | | |
| Age 15 + Population | 25,311 | 59,214 | 87,912 | 148,624 |
| Divorced | 10.7% | 10.8% | 10.1% | 9.7% |
| Never Married | 36.9% | 31.4% | 28.1% | 24.6% |
| Now Married | 31.3% | 40.0% | 46.2% | 51.9% |
| Separated | 9.5% | 8.1% | 6.9% | 5.7% |
| Widowed | 11.4% | 9.7% | 8.9% | 8.0% |
| Educational Attainment: | | | | |
| Total Population Age 25+ | 19,886 | 47,626 | 71,998 | 123,593 |
| Grade K - 8 | 11.3% | 9.4% | 8.4% | 8.2% |
| Grade 9 - 11, No diploma | 23.5% | 19.2% | 16.8% | 16.3% |
| High School Graduate | 27.2% | 26.3% | 26.4% | 28.2% |
| Associates Degree | 4.9% | 5.8% | 6.4% | 6.8% |
| Bachelor's Degree | 9.5% | 12.7% | 14.3% | 13.3% |
| Graduate Degree | 5.7% | 7.4% | 8.3% | 7.3% |
| Some College, No Degree | 16.2% | 17.6% | 18.1% | 18.7% |
| No Schooling Completed | 1.8% | 1.7% | 1.4% | 1.2% |
| Public School Enrollment | 76.5% | 82.8% | 84.2% | 85.6% |
| Private School Enrollment | 23.5% | 17.2% | 15.8% | 14.4% |
| Household Income: | | | | |
| Income \$ 0 - \$9,999 | 22.3% | 15.7% | 12.5% | 10.9% |
| Income \$ 10,000 - \$14,999 | 10.4% | 9.1% | 8.0% | 7.2% |
| Income \$ 15,000 - \$24,999 | 18.0% | 17.5% | 15.9% | 14.4% |
| Income \$ 25,000 - \$34,999 | 13.5% | 14.2% | 14.1% | 13.7% |
| Income \$ 35,000 - \$49,999 | 15.5% | 17.2% | 17.1% | 18.0% |
| Income \$ 50,000 - \$74,999 | 12.2% | 14.9% | 17.0% | 18.9% |
| Income \$ 75,000 - \$99,999 | 4.2% | 6.1% | 7.6% | 8.6% |
| Income \$100,000 - \$124,999 | 1.5% | 2.5% | 3.5% | 3.9% |
| Income \$125,000 - \$149,999 | 0.7% | 0.9% | 1.3% | 1.5% |
| Income \$150,000 - \$199,999 | 0.5% | 0.9% | 1.3% | 1.2% |
| Income \$200,000 or More | 0.9% | 1.4% | 1.8% | 1.6% |

| | 10 min drive-time around Morgan Square | 15 min drive-time around Morgan Square | 20 min drive-time around Morgan Square | 30 min drive-time around Morgan Square |
|-------------------------------------|---|---|---|---|
| Average Household Income | \$33,807 | \$41,553 | \$46,953 | \$48,703 |
| Median Household Income | \$24,480 | \$30,494 | \$34,619 | \$38,034 |
| Per Capita Income | \$13,204 | \$16,596 | \$18,575 | \$18,891 |
| Vehicles Available | | | | |
| 0 Vehicles Available | 24.0% | 14.6% | 11.2% | 8.8% |
| 1 Vehicle Available | 38.8% | 39.6% | 36.6% | 32.8% |
| 2 Vehicles Available | 26.4% | 32.7% | 35.6% | 39.0% |
| 3+ Vehicles Available | 10.9% | 13.1% | 16.7% | 19.4% |
| Average Vehicles Per Household | 1.10 | 1.30 | 1.50 | 1.60 |
| Total Vehicles Available | 15,823 | 43,404 | 70,898 | 127,857 |
| Population Trend | | | | |
| 2000 | 31,919 | 73,453 | 109,965 | 187,905 |
| 2010 | 27,765 | 72,541 | 114,095 | 209,340 |
| Change 2000 to 2010 | -13.0% | -1.2% | 3.8% | 11.4% |
| 2017A | 28,254 | 75,111 | 119,536 | 222,077 |
| 2022 | 27,097 | 74,903 | 121,776 | 231,327 |
| Change 2017A to 2022 | -4.1% | -0.3% | 1.9% | 4.2% |
| Household Trend | | | | |
| 2000 | 12,467 | 29,336 | 43,502 | 72,886 |
| 2010 | 10,747 | 28,730 | 45,290 | 81,276 |
| Change 2000 to 2010 | -12.0% | 1.8% | 9.5% | 18.6% |
| 2017A | 10,970 | 29,860 | 47,651 | 86,464 |
| 2022 | 10,639 | 30,334 | 49,501 | 91,741 |
| Change 2017A to 2022 | -3.0% | 1.6% | 3.9% | 6.1% |
| Average Household Size Trend | | | | |
| 2000 | 2.4 | 2.4 | 2.4 | 2.5 |
| 2010 | 2.3 | 2.3 | 2.4 | 2.5 |
| Change 2000 to 2010 | -1.6% | -0.2% | -0.1% | 0.3% |
| 2017A | 2.3 | 2.3 | 2.4 | 2.5 |
| 2022 | 2.3 | 2.3 | 2.4 | 2.5 |
| Change 2017A to 2022 | -0.5% | -0.6% | -0.5% | -0.5% |
| Median Age Trend | | | | |
| 2000 | 34.5 | 35.3 | 36.0 | 36.0 |
| 2010 | 34.4 | 34.3 | 36.3 | 37.6 |
| 2017A | 33.6 | 33.8 | 36.0 | 37.8 |
| 2022 | 33.8 | 34.1 | 36.4 | 38.4 |

10 min drive-time 15 min drive-time 20 min drive-time 30 min drive-time
around Morgan Square around Morgan Square around Morgan Square around Morgan Square

Housing Units Trend

Total Housing Units

| | | | | |
|----------------------|-------|------|------|-------|
| Change 2000 to 2010 | -8.4% | 1.4% | 7.1% | 14.6% |
| Change 2017A to 2022 | -2.8% | 1.5% | 3.7% | 6.0% |

Owner Occupied Housing Units

| | | | | |
|----------------------|--------|--------|-------|------|
| Change 2000 to 2010 | -18.4% | -10.5% | -2.1% | 7.7% |
| Change 2017A to 2022 | -3.7% | 0.2% | 3.4% | 6.2% |

Renter Occupied Housing Units

| | | | | |
|----------------------|-------|------|-------|-------|
| Change 2000 to 2010 | -9.3% | 8.6% | 14.4% | 20.2% |
| Change 2017A to 2022 | -2.5% | 2.9% | 4.5% | 6.0% |

Vacant Housing Units

| | | | | |
|----------------------|-------|-------|-------|-------|
| Change 2000 to 2010 | 38.8% | 31.2% | 36.6% | 47.9% |
| Change 2017A to 2022 | -1.4% | 0.8% | 2.2% | 4.6% |

Race and Ethnicity Trend

American Indian, Eskimo, Aleut

| | | | | |
|----------------------|-------|------|-------|------|
| Change 2000 to 2010 | 10.7% | 6.1% | 11.8% | 5.8% |
| Change 2017A to 2022 | -2.1% | 0.1% | 2.9% | 4.3% |

Asian and Native Hawaiian/Other Pacific Islander

| | | | | |
|----------------------|--------|------|-------|-------|
| Change 2000 to 2010 | -11.0% | 7.8% | 20.5% | 43.2% |
| Change 2017A to 2022 | 1.6% | 7.3% | 11.2% | 14.7% |

Black

| | | | | |
|----------------------|--------|------|-------|-------|
| Change 2000 to 2010 | -11.9% | 4.6% | 11.7% | 13.9% |
| Change 2017A to 2022 | -3.8% | 0.0% | 1.5% | 3.7% |

White

| | | | | |
|----------------------|--------|--------|-------|------|
| Change 2000 to 2010 | -18.8% | -11.6% | -5.3% | 6.1% |
| Change 2017A to 2022 | -6.0% | -2.4% | 0.4% | 2.9% |

Other

| | | | | |
|----------------------|-------|--------|--------|--------|
| Change 2000 to 2010 | 86.7% | 143.2% | 154.8% | 163.3% |
| Change 2017A to 2022 | 5.2% | 8.3% | 10.5% | 13.4% |

Two or More Races

| | | | | |
|----------------------|--------|--------|-------|-------|
| Change 2000 to 2010 | 107.7% | 101.2% | 69.5% | 87.6% |
| Change 2017A to 2022 | 9.6% | 13.4% | 15.7% | 19.6% |

Hispanic Ethnicity

| | | | | |
|----------------------|--------|--------|--------|--------|
| Change 2000 to 2010 | 113.8% | 109.1% | 105.1% | 133.9% |
| Change 2017A to 2022 | 5.0% | 8.3% | 10.3% | 13.2% |

Not of Hispanic Ethnicity

| | | | | |
|----------------------|--------|-------|-------|------|
| Change 2000 to 2010 | -15.2% | -5.6% | -0.2% | 7.9% |
| Change 2017A to 2022 | -4.5% | -1.2% | 1.1% | 3.5% |

10 min drive-time 15 min drive-time 20 min drive-time 30 min drive-time
around Morgan Square around Morgan Square around Morgan Square around Morgan Square

*Report counts include D&B business location records that have a valid telephone, known SIC code and D&B rating as well as exclude cottage industries (businesses that operate from a residence).

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