



## Executive Summary

4211 S 84th St, Omaha, Nebraska, 68127  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 41.21792  
Longitude: -96.04308

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	7,613	78,500	240,158
2010 Population	7,487	79,836	246,153
2018 Population	7,733	85,423	265,124
2023 Population	8,079	90,287	279,879
2000-2010 Annual Rate	-0.17%	0.17%	0.25%
2010-2018 Annual Rate	0.39%	0.82%	0.90%
2018-2023 Annual Rate	0.88%	1.11%	1.09%
2018 Male Population	49.0%	49.2%	49.1%
2018 Female Population	51.0%	50.8%	50.9%
2018 Median Age	36.9	36.7	35.9

In the identified area, the current year population is 265,124. In 2010, the Census count in the area was 246,153. The rate of change since 2010 was 0.90% annually. The five-year projection for the population in the area is 279,879 representing a change of 1.09% annually from 2018 to 2023. Currently, the population is 49.1% male and 50.9% female.

### Median Age

The median age in this area is 36.9, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	82.0%	82.9%	79.3%
2018 Black Alone	4.0%	3.8%	5.1%
2018 American Indian/Alaska Native Alone	0.8%	0.6%	0.7%
2018 Asian Alone	3.7%	4.5%	4.0%
2018 Pacific Islander Alone	0.0%	0.1%	0.1%
2018 Other Race	6.3%	5.2%	7.7%
2018 Two or More Races	3.2%	2.9%	3.1%
2018 Hispanic Origin (Any Race)	13.5%	11.1%	14.8%

Persons of Hispanic origin represent 14.8% of the population in the identified area compared to 18.3% 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 52.7 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

2000 Households	3,108	33,068	100,878
2010 Households	3,192	34,411	103,107
2018 Total Households	3,297	36,940	110,942
2023 Total Households	3,432	38,941	117,084
2000-2010 Annual Rate	0.27%	0.40%	0.22%
2010-2018 Annual Rate	0.39%	0.86%	0.89%
2018-2023 Annual Rate	0.81%	1.06%	1.08%
2018 Average Household Size	2.34	2.28	2.35

The household count in this area has changed from 103,107 in 2010 to 110,942 in the current year, a change of 0.89% annually. The five-year projection of households is 117,084, a change of 1.08% annually from the current year total. Average household size is currently 2.35, compared to 2.35 in the year 2010. The number of families in the current year is 62,935 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

November 20, 2018



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<b>Median Household Income</b>			
2018 Median Household Income	\$50,546	\$56,524	\$55,521
2023 Median Household Income	\$54,981	\$61,925	\$61,206
2018-2023 Annual Rate	1.70%	1.84%	1.97%
<b>Average Household Income</b>			
2018 Average Household Income	\$61,834	\$80,059	\$77,494
2023 Average Household Income	\$70,093	\$88,046	\$86,055
2018-2023 Annual Rate	2.54%	1.92%	2.12%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$27,733	\$34,785	\$32,672
2023 Per Capita Income	\$31,357	\$38,126	\$36,227
2018-2023 Annual Rate	2.49%	1.85%	2.09%

### Households by Income

Current median household income is \$55,521 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$61,206 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$77,494 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$86,055 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$32,672 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$36,227 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	3,213	34,313	105,266
2000 Owner Occupied Housing Units	1,854	19,754	61,228
2000 Renter Occupied Housing Units	1,253	13,313	39,650
2000 Vacant Housing Units	106	1,246	4,388
2010 Total Housing Units	3,370	36,460	110,377
2010 Owner Occupied Housing Units	1,709	19,932	60,673
2010 Renter Occupied Housing Units	1,483	14,479	42,434
2010 Vacant Housing Units	178	2,049	7,270
2018 Total Housing Units	3,485	38,791	117,660
2018 Owner Occupied Housing Units	1,594	20,116	61,442
2018 Renter Occupied Housing Units	1,703	16,823	49,500
2018 Vacant Housing Units	188	1,851	6,718
2023 Total Housing Units	3,636	40,886	124,067
2023 Owner Occupied Housing Units	1,678	21,062	64,407
2023 Renter Occupied Housing Units	1,754	17,879	52,677
2023 Vacant Housing Units	204	1,945	6,983

Currently, 52.2% of the 117,660 housing units in the area are owner occupied; 42.1%, renter occupied; and 5.7% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 110,377 housing units in the area - 55.0% owner occupied, 38.4% renter occupied, and 6.6% vacant. The annual rate of change in housing units since 2010 is 2.88%. Median home value in the area is \$156,485, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.64% annually to \$178,224.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

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