



## Executive Summary

5370 S 84th St, Omaha, Nebraska, 68127  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 41.20372  
Longitude: -96.04311

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	12,024	73,866	200,636
2010 Population	11,341	78,278	210,891
2019 Population	12,471	86,610	231,426
2024 Population	13,086	92,594	244,699
2000-2010 Annual Rate	-0.58%	0.58%	0.50%
2010-2019 Annual Rate	1.03%	1.10%	1.01%
2019-2024 Annual Rate	0.97%	1.35%	1.12%
2019 Male Population	50.2%	49.3%	49.0%
2019 Female Population	49.8%	50.7%	51.0%
2019 Median Age	36.6	36.9	36.5

In the identified area, the current year population is 231,426. In 2010, the Census count in the area was 210,891. The rate of change since 2010 was 1.01% annually. The five-year projection for the population in the area is 244,699 representing a change of 1.12% annually from 2019 to 2024. Currently, the population is 49.0% male and 51.0% female.

### Median Age

The median age in this area is 36.6, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	80.2%	82.8%	80.7%
2019 Black Alone	4.1%	3.7%	4.0%
2019 American Indian/Alaska Native Alone	0.8%	0.6%	0.7%
2019 Asian Alone	3.3%	4.1%	3.5%
2019 Pacific Islander Alone	0.0%	0.1%	0.1%
2019 Other Race	8.2%	5.5%	7.8%
2019 Two or More Races	3.3%	3.1%	3.2%
2019 Hispanic Origin (Any Race)	16.8%	12.2%	15.3%

Persons of Hispanic origin represent 15.3% of the population in the identified area compared to 18.6% 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 51.5 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	64	96	95
2000 Households	5,193	29,686	80,721
2010 Households	5,056	32,761	85,299
2019 Total Households	5,578	36,229	93,607
2024 Total Households	5,853	38,654	98,911
2000-2010 Annual Rate	-0.27%	0.99%	0.55%
2010-2019 Annual Rate	1.07%	1.09%	1.01%
2019-2024 Annual Rate	0.97%	1.30%	1.11%
2019 Average Household Size	2.24	2.37	2.44

The household count in this area has changed from 85,299 in 2010 to 93,607 in the current year, a change of 1.01% annually. The five-year projection of households is 98,911, a change of 1.11% annually from the current year total. Average household size is currently 2.44, compared to 2.43 in the year 2010. The number of families in the current year is 56,707 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 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

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<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	14.9%	13.8%	13.3%
<b>Median Household Income</b>			
2019 Median Household Income	\$51,022	\$63,505	\$63,861
2024 Median Household Income	\$57,938	\$72,799	\$73,515
2019-2024 Annual Rate	2.57%	2.77%	2.86%
<b>Average Household Income</b>			
2019 Average Household Income	\$68,429	\$84,970	\$85,746
2024 Average Household Income	\$80,240	\$96,131	\$97,557
2019-2024 Annual Rate	3.24%	2.50%	2.61%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$30,887	\$35,375	\$34,817
2024 Per Capita Income	\$36,210	\$39,913	\$39,579
2019-2024 Annual Rate	3.23%	2.44%	2.60%

### Households by Income

Current median household income is \$63,861 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$73,515 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$85,746 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$97,557 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$34,817 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$39,579 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	132	143	150
2000 Total Housing Units	5,395	30,649	83,815
2000 Owner Occupied Housing Units	2,563	18,129	53,727
2000 Renter Occupied Housing Units	2,630	11,557	26,995
2000 Vacant Housing Units	202	963	3,093
2010 Total Housing Units	5,394	34,514	90,343
2010 Owner Occupied Housing Units	2,469	19,308	54,501
2010 Renter Occupied Housing Units	2,587	13,453	30,798
2010 Vacant Housing Units	338	1,753	5,044
2019 Total Housing Units	5,891	37,783	98,109
2019 Owner Occupied Housing Units	2,390	19,985	55,562
2019 Renter Occupied Housing Units	3,188	16,244	38,045
2019 Vacant Housing Units	313	1,554	4,502
2024 Total Housing Units	6,168	40,204	103,384
2024 Owner Occupied Housing Units	2,583	21,261	59,108
2024 Renter Occupied Housing Units	3,269	17,393	39,803
2024 Vacant Housing Units	315	1,550	4,473

Currently, 56.6% of the 98,109 housing units in the area are owner occupied; 38.8%, renter occupied; and 4.6% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 90,343 housing units in the area - 60.3% owner occupied, 34.1% renter occupied, and 5.6% vacant. The annual rate of change in housing units since 2010 is 3.73%. Median home value in the area is \$173,107, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.86% annually to \$189,786.

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