



## Executive Summary

505 S 16th St, Omaha, Nebraska, 68102  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 41.25521  
Longitude: -95.93715

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	14,718	111,155	251,165
2010 Population	15,355	112,039	252,325
2019 Population	18,589	121,893	269,549
2024 Population	20,007	127,327	279,444
2000-2010 Annual Rate	0.42%	0.08%	0.05%
2010-2019 Annual Rate	2.09%	0.92%	0.72%
2019-2024 Annual Rate	1.48%	0.88%	0.72%
2019 Male Population	54.7%	51.1%	49.9%
2019 Female Population	45.3%	48.9%	50.1%
2019 Median Age	29.9	32.4	33.2

In the identified area, the current year population is 269,549. In 2010, the Census count in the area was 252,325. The rate of change since 2010 was 0.72% annually. The five-year projection for the population in the area is 279,444 representing a change of 0.72% annually from 2019 to 2024. Currently, the population is 49.9% male and 50.1% female.

### Median Age

The median age in this area is 29.9, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	63.9%	60.1%	61.9%
2019 Black Alone	11.7%	15.3%	16.3%
2019 American Indian/Alaska Native Alone	1.9%	1.6%	1.3%
2019 Asian Alone	4.4%	3.9%	3.1%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Other Race	14.4%	14.7%	13.0%
2019 Two or More Races	3.6%	4.3%	4.3%
2019 Hispanic Origin (Any Race)	28.5%	27.3%	23.6%

Persons of Hispanic origin represent 23.6% 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 73.7 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	46	46	53
2000 Households	5,632	44,690	99,065
2010 Households	5,684	43,224	96,529
2019 Total Households	7,486	47,249	103,140
2024 Total Households	8,295	49,630	107,223
2000-2010 Annual Rate	0.09%	-0.33%	-0.26%
2010-2019 Annual Rate	3.02%	0.97%	0.72%
2019-2024 Annual Rate	2.07%	0.99%	0.78%
2019 Average Household Size	1.92	2.43	2.51

The household count in this area has changed from 96,529 in 2010 to 103,140 in the current year, a change of 0.72% annually. The five-year projection of households is 107,223, a change of 0.78% 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 57,348 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.

August 28, 2019



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<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	20.6%	14.4%	13.2%
<b>Median Household Income</b>			
2019 Median Household Income	\$41,885	\$41,976	\$45,452
2024 Median Household Income	\$51,295	\$49,892	\$52,574
2019-2024 Annual Rate	4.14%	3.52%	2.95%
<b>Average Household Income</b>			
2019 Average Household Income	\$64,557	\$57,755	\$61,113
2024 Average Household Income	\$78,241	\$69,024	\$71,977
2019-2024 Annual Rate	3.92%	3.63%	3.33%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$26,770	\$22,573	\$23,546
2024 Per Capita Income	\$33,021	\$27,063	\$27,776
2019-2024 Annual Rate	4.29%	3.69%	3.36%

### Households by Income

Current median household income is \$45,452 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$52,574 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$61,113 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$71,977 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$23,546 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$27,776 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	100	140	153
2000 Total Housing Units	6,578	48,784	106,170
2000 Owner Occupied Housing Units	1,145	20,516	56,341
2000 Renter Occupied Housing Units	4,487	24,174	42,724
2000 Vacant Housing Units	946	4,094	7,105
2010 Total Housing Units	7,054	49,446	107,619
2010 Owner Occupied Housing Units	1,302	19,265	51,696
2010 Renter Occupied Housing Units	4,382	23,959	44,833
2010 Vacant Housing Units	1,370	6,222	11,090
2019 Total Housing Units	9,212	54,037	114,625
2019 Owner Occupied Housing Units	1,536	18,822	50,411
2019 Renter Occupied Housing Units	5,950	28,427	52,729
2019 Vacant Housing Units	1,726	6,788	11,485
2024 Total Housing Units	10,200	56,769	119,086
2024 Owner Occupied Housing Units	1,782	20,079	53,330
2024 Renter Occupied Housing Units	6,513	29,551	53,893
2024 Vacant Housing Units	1,905	7,139	11,863

Currently, 44.0% of the 114,625 housing units in the area are owner occupied; 46.0%, renter occupied; and 10.0% 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 107,619 housing units in the area - 48.0% owner occupied, 41.7% renter occupied, and 10.3% vacant. The annual rate of change in housing units since 2010 is 2.84%. Median home value in the area is \$122,801, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.27% annually to \$137,378.

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