



## Executive Summary

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

Prepared by Esri  
Latitude: 41.25624  
Longitude: -95.93714

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	14,213	111,321	251,798
2010 Population	14,868	112,106	252,793
2019 Population	18,231	121,950	270,072
2024 Population	19,664	127,390	279,994
2000-2010 Annual Rate	0.45%	0.07%	0.04%
2010-2019 Annual Rate	2.23%	0.91%	0.72%
2019-2024 Annual Rate	1.52%	0.88%	0.72%
2019 Male Population	54.8%	51.1%	49.9%
2019 Female Population	45.2%	48.9%	50.1%
2019 Median Age	29.9	32.4	33.2

In the identified area, the current year population is 270,072. In 2010, the Census count in the area was 252,793. The rate of change since 2010 was 0.72% annually. The five-year projection for the population in the area is 279,994 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%	61.8%
2019 Black Alone	12.1%	15.6%	16.5%
2019 American Indian/Alaska Native Alone	1.8%	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	14.1%	14.4%	12.9%
2019 Two or More Races	3.6%	4.3%	4.3%
2019 Hispanic Origin (Any Race)	27.8%	26.8%	23.5%

Persons of Hispanic origin represent 23.5% 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 73.8 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	47	46	53
2000 Households	5,448	44,851	99,211
2010 Households	5,514	43,378	96,643
2019 Total Households	7,391	47,408	103,272
2024 Total Households	8,214	49,794	107,364
2000-2010 Annual Rate	0.12%	-0.33%	-0.26%
2010-2019 Annual Rate	3.22%	0.97%	0.72%
2019-2024 Annual Rate	2.13%	0.99%	0.78%
2019 Average Household Size	1.90	2.42	2.51

The household count in this area has changed from 96,643 in 2010 to 103,272 in the current year, a change of 0.72% annually. The five-year projection of households is 107,364, 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 57,434 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	21.3%	14.4%	13.2%
<b>Median Household Income</b>			
2019 Median Household Income	\$41,935	\$41,931	\$45,384
2024 Median Household Income	\$51,386	\$49,838	\$52,519
2019-2024 Annual Rate	4.15%	3.52%	2.96%
<b>Average Household Income</b>			
2019 Average Household Income	\$65,311	\$57,801	\$61,023
2024 Average Household Income	\$79,211	\$69,072	\$71,872
2019-2024 Annual Rate	3.93%	3.63%	3.33%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$27,270	\$22,651	\$23,509
2024 Per Capita Income	\$33,679	\$27,154	\$27,733
2019-2024 Annual Rate	4.31%	3.69%	3.36%

### Households by Income

Current median household income is \$45,384 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$52,519 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$61,023 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$71,872 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$23,509 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$27,733 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	97	140	153
2000 Total Housing Units	6,381	48,949	106,323
2000 Owner Occupied Housing Units	1,045	20,589	56,422
2000 Renter Occupied Housing Units	4,403	24,262	42,788
2000 Vacant Housing Units	933	4,098	7,113
2010 Total Housing Units	6,865	49,620	107,757
2010 Owner Occupied Housing Units	1,218	19,338	51,749
2010 Renter Occupied Housing Units	4,296	24,040	44,894
2010 Vacant Housing Units	1,351	6,242	11,114
2019 Total Housing Units	9,117	54,222	114,780
2019 Owner Occupied Housing Units	1,477	18,894	50,465
2019 Renter Occupied Housing Units	5,915	28,514	52,807
2019 Vacant Housing Units	1,726	6,814	11,508
2024 Total Housing Units	10,122	56,962	119,250
2024 Owner Occupied Housing Units	1,723	20,154	53,389
2024 Renter Occupied Housing Units	6,490	29,640	53,975
2024 Vacant Housing Units	1,908	7,168	11,886

Currently, 44.0% of the 114,780 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 107,757 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 2.85%. Median home value in the area is \$122,609, 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 \$137,176.

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