



Executive Summary

Anchorage Plaza
12903 Factory Ln, Louisville, Kentucky, 40245
Rings: 1, 3, 5 mile radii

Prepared by Charlotte Hollkamp
Latitude: 38.28833
Longitude: -85.51225

	1 mile	3 miles	5 miles
Population			
2000 Population	1,335	31,167	84,705
2010 Population	3,697	42,074	109,547
2019 Population	4,267	45,839	122,833
2024 Population	4,503	47,952	130,039
2000-2010 Annual Rate	10.72%	3.05%	2.61%
2010-2019 Annual Rate	1.56%	0.93%	1.25%
2019-2024 Annual Rate	1.08%	0.91%	1.15%
2019 Male Population	48.6%	48.4%	48.0%
2019 Female Population	51.4%	51.6%	52.0%
2019 Median Age	34.6	39.1	41.2

In the identified area, the current year population is 122,833. In 2010, the Census count in the area was 109,547. The rate of change since 2010 was 1.25% annually. The five-year projection for the population in the area is 130,039 representing a change of 1.15% annually from 2019 to 2024. Currently, the population is 48.0% male and 52.0% female.

Median Age

The median age in this area is 34.6, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	80.1%	75.6%	79.8%
2019 Black Alone	9.2%	12.7%	9.4%
2019 American Indian/Alaska Native Alone	0.3%	0.2%	0.2%
2019 Asian Alone	6.7%	7.0%	6.4%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Other Race	0.9%	1.6%	1.7%
2019 Two or More Races	2.6%	2.8%	2.4%
2019 Hispanic Origin (Any Race)	5.1%	4.7%	4.7%

Persons of Hispanic origin represent 4.7% 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 40.9 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	141	171	169
2000 Households	489	11,515	32,747
2010 Households	1,576	16,056	43,465
2019 Total Households	1,857	17,617	48,681
2024 Total Households	1,984	18,493	51,568
2000-2010 Annual Rate	12.42%	3.38%	2.87%
2010-2019 Annual Rate	1.79%	1.01%	1.23%
2019-2024 Annual Rate	1.33%	0.98%	1.16%
2019 Average Household Size	2.29	2.58	2.49

The household count in this area has changed from 43,465 in 2010 to 48,681 in the current year, a change of 1.23% annually. The five-year projection of households is 51,568, a change of 1.16% annually from the current year total. Average household size is currently 2.49, compared to 2.49 in the year 2010. The number of families in the current year is 33,293 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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Mortgage Income			
2019 Percent of Income for Mortgage	15.0%	14.5%	14.6%
Median Household Income			
2019 Median Household Income	\$109,381	\$96,598	\$95,830
2024 Median Household Income	\$121,727	\$107,308	\$107,125
2019-2024 Annual Rate	2.16%	2.13%	2.25%
Average Household Income			
2019 Average Household Income	\$132,076	\$129,308	\$125,449
2024 Average Household Income	\$150,714	\$145,325	\$142,125
2019-2024 Annual Rate	2.68%	2.36%	2.53%
Per Capita Income			
2019 Per Capita Income	\$54,498	\$49,752	\$49,854
2024 Per Capita Income	\$63,050	\$56,078	\$56,510
2019-2024 Annual Rate	2.96%	2.42%	2.54%
Households by Income			

Current median household income is \$95,830 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$107,125 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$125,449 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$142,125 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$49,854 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$56,510 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	158	163	162
2000 Total Housing Units	536	12,082	34,576
2000 Owner Occupied Housing Units	451	9,377	25,694
2000 Renter Occupied Housing Units	38	2,138	7,053
2000 Vacant Housing Units	47	567	1,829
2010 Total Housing Units	1,686	17,041	46,120
2010 Owner Occupied Housing Units	896	12,272	32,935
2010 Renter Occupied Housing Units	680	3,784	10,530
2010 Vacant Housing Units	110	985	2,655
2019 Total Housing Units	1,912	18,505	51,274
2019 Owner Occupied Housing Units	953	13,013	35,440
2019 Renter Occupied Housing Units	903	4,604	13,240
2019 Vacant Housing Units	55	888	2,593
2024 Total Housing Units	2,040	19,388	54,150
2024 Owner Occupied Housing Units	1,003	13,683	37,446
2024 Renter Occupied Housing Units	980	4,810	14,122
2024 Vacant Housing Units	56	895	2,582

Currently, 69.1% of the 51,274 housing units in the area are owner occupied; 25.8%, renter occupied; and 5.1% 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 46,120 housing units in the area - 71.4% owner occupied, 22.8% renter occupied, and 5.8% vacant. The annual rate of change in housing units since 2010 is 4.82%. Median home value in the area is \$285,259, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.63% annually to \$309,348.

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