

Executive Summary

Dutch Neck Commons
222 Dutch Neck Rd, Hightstown, New Jersey, 08520
Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2020 Population	8,893	38,584	90,782
2020 Male Population	49.2%	48.7%	49.0%
2020 Female Population	50.8%	51.3%	51.0%
2026 Population	8,761	38,988	92,867
2026 Male Population	49.8%	49.3%	49.5%
2026 Female Population	50.2%	50.7%	50.5%
2031 Population	8,640	39,059	93,824
2031 Male Population	49.7%	49.1%	49.4%
2031 Female Population	50.3%	50.9%	50.6%
2010-2020 Annual Rate	0.63%	0.86%	1.33%
2020-2026 Annual Rate	-0.24%	0.17%	0.36%
2026-2031 Annual Rate	-0.28%	0.04%	0.21%

In the identified area, the current year population is **92,867**. In 2020, the Census count in the area was **90,782**. The rate of change since 2020 was **0.36%** annually. The five-year projection for the population in the area is **93,824** representing a change of **0.21%** annually from 2026 to 2031. Currently, the population is **49.5%** male and **50.5%** female.

Median Age

2026 Median Age	41.8	43.3	42.1
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The median age in this area is **42.1**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	39.0%	40.5%	37.3%
2026 Black Alone	8.1%	7.6%	6.4%
2026 American Indian Alone	1.0%	0.8%	0.6%
2026 Asian Alone	23.1%	25.4%	39.3%
2026 Pacific Islander Alone	0.1%	0.1%	0.1%
2026 Some Other Race Alone	17.7%	15.5%	8.7%
2026 Two or More Races	11.0%	9.9%	7.7%
2026 Hispanic Origin	29.5%	26.3%	16.1%
2026 Diversity Index	85.1	83.5	77.3

Persons of Hispanic origin represent **16.1%** of the population in the identified area compared to **19.9%** 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 **77.3** in the identified area, compared to **73.0** for the U.S. as a whole.

Households	1 mile	3 miles	5 miles
2026 Wealth Index	140	160	178
2010 Total Households	3,231	13,254	29,856
2020 Total Households	3,446	14,340	33,511
2026 Total Households	3,457	14,848	34,850
2031 Total Households	3,436	15,006	35,505
2010-2020 Annual Rate	0.65%	0.79%	1.16%
2020-2026 Annual Rate	0.05%	0.56%	0.63%
2026-2031 Annual Rate	-0.12%	0.21%	0.37%
2026 Average Household Size	2.49	2.60	2.65

The household count in this area has changed from **33,511** in 2020 to **34,850** in the current year, a change of **0.63%** annually. The five-year projection of households is **35,505**, a change of **0.37%** annually from the current year total. Average household size is currently **2.65**, compared to **2.69** in the year 2020. The number of families in the current year is **25,033** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	20.9%	21.4%	23.6%

Median Household Income			
2026 Median Household Income	\$116,177	\$133,395	\$150,475
2031 Median Household Income	\$132,679	\$153,921	\$164,810
2026-2031 Annual Rate	2.69%	2.90%	1.84%

Average Household Income			
2026 Average Household Income	\$156,193	\$175,384	\$195,629
2031 Average Household Income	\$172,252	\$194,286	\$212,729
2026-2031 Annual Rate	1.98%	2.07%	1.69%

Per Capita Income			
2026 Per Capita Income	\$59,535	\$66,160	\$73,755
2031 Per Capita Income	\$66,045	\$73,928	\$80,860
2026-2031 Annual Rate	2.10%	2.25%	1.86%

Income Equality			
2026 Gini Index	41.4	40.7	39.3

Households by Income

Current median household income is **\$150,475** in the area, compared to **\$85,893** for all U.S. households. Median household income is projected to be **\$164,810** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$195,629** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$212,729** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$73,755** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$80,860** in five years, compared to **\$55,073** for all U.S. households.

Housing Unit Summary	1 mile	3 miles	5 miles
2026 Housing Affordability Index	95	93	85
2010 Total Housing Units	3,377	14,073	31,556
2010 Owner Occupied	2,164	9,516	20,601
2010 Renter Occupied	1,066	3,737	9,256
2010 Vacant	146	819	1,700
2020 Housing Units	3,549	15,072	35,080
2020 Owner Occupied	2,169	9,357	22,165
2020 Renter Occupied	1,277	4,983	11,346
2020 Vacant	144	714	1,587
2026 Housing Units	3,544	15,501	36,196
2026 Owner Occupied	2,202	9,891	23,558
2026 Renter Occupied	1,255	4,957	11,292
2026 Vacant	87	653	1,346
2031 Total Housing Units	3,554	15,764	36,977
2031 Owner Occupied	2,230	10,203	24,398
2031 Renter Occupied	1,206	4,803	11,106
2031 Vacant	118	758	1,472

Socioeconomic Status

2026 Socioeconomic Status Index	50.2	53.7	58.0
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Currently, **62.1%** of the **36,196** housing units in the area are owner occupied; **35.4%** renter occupied; and **2.5%** are vacant. Currently, in the U.S., **57.6%** of the housing units are owner occupied; **32.4%** are renter occupied; and **10.0%** are vacant. In 2020, there were **35,080** housing units in the area and **144** vacant housing units. The annual rate of change in housing units since 2020 is **0.50%**. Median home value in the area is **\$603,720**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **5.72%** annually to **\$544,247**.