



Executive Summary

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

Prepared by Esri
 Latitude: 40.26931
 Longitude: -74.54270

	1 mile	3 miles	5 miles
Population			
2000 Population	7,659	32,129	70,088
2010 Population	8,209	36,055	79,538
2021 Population	8,708	37,054	84,589
2026 Population	8,838	37,364	86,281
2000-2010 Annual Rate	0.70%	1.16%	1.27%
2010-2021 Annual Rate	0.53%	0.24%	0.55%
2021-2026 Annual Rate	0.30%	0.17%	0.40%
2021 Male Population	49.5%	48.7%	48.8%
2021 Female Population	50.5%	51.3%	51.2%
2021 Median Age	40.7	41.0	41.2

In the identified area, the current year population is 84,589. In 2010, the Census count in the area was 79,538. The rate of change since 2010 was 0.55% annually. The five-year projection for the population in the area is 86,281 representing a change of 0.40% annually from 2021 to 2026. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 40.7, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	55.8%	55.8%	52.1%
2021 Black Alone	8.4%	7.9%	7.2%
2021 American Indian/Alaska Native Alone	0.4%	0.5%	0.3%
2021 Asian Alone	19.2%	22.0%	31.4%
2021 Pacific Islander Alone	0.1%	0.1%	0.0%
2021 Other Race	11.8%	10.2%	5.7%
2021 Two or More Races	4.4%	3.6%	3.3%
2021 Hispanic Origin (Any Race)	27.0%	23.9%	15.1%

Persons of Hispanic origin represent 15.1% of the population in the identified area compared to 18.9% 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 72.1 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	117	166	203
2000 Households	2,876	12,047	26,492
2010 Households	3,161	13,528	29,864
2021 Total Households	3,372	13,931	31,822
2026 Total Households	3,428	14,056	32,490
2000-2010 Annual Rate	0.95%	1.17%	1.21%
2010-2021 Annual Rate	0.58%	0.26%	0.57%
2021-2026 Annual Rate	0.33%	0.18%	0.42%
2021 Average Household Size	2.57	2.64	2.64

The household count in this area has changed from 29,864 in 2010 to 31,822 in the current year, a change of 0.57% annually. The five-year projection of households is 32,490, a change of 0.42% annually from the current year total. Average household size is currently 2.64, compared to 2.64 in the year 2010. The number of families in the current year is 22,605 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 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



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Mortgage Income			
2021 Percent of Income for Mortgage	18.3%	17.2%	17.6%
Median Household Income			
2021 Median Household Income	\$80,085	\$90,741	\$111,261
2026 Median Household Income	\$85,549	\$100,141	\$121,867
2021-2026 Annual Rate	1.33%	1.99%	1.84%
Average Household Income			
2021 Average Household Income	\$105,830	\$132,187	\$157,541
2026 Average Household Income	\$119,722	\$147,061	\$175,080
2021-2026 Annual Rate	2.50%	2.16%	2.13%
Per Capita Income			
2021 Per Capita Income	\$40,825	\$49,222	\$59,179
2026 Per Capita Income	\$46,162	\$54,819	\$65,804
2021-2026 Annual Rate	2.49%	2.18%	2.14%

Households by Income

Current median household income is \$111,261 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$121,867 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$157,541 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$175,080 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$59,179 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$65,804 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	90	99	104
2000 Total Housing Units	2,994	12,617	27,458
2000 Owner Occupied Housing Units	1,784	7,573	16,529
2000 Renter Occupied Housing Units	1,092	4,474	9,963
2000 Vacant Housing Units	118	570	966
2010 Total Housing Units	3,311	14,381	31,566
2010 Owner Occupied Housing Units	2,091	9,568	20,579
2010 Renter Occupied Housing Units	1,070	3,960	9,285
2010 Vacant Housing Units	150	853	1,702
2021 Total Housing Units	3,488	14,657	33,596
2021 Owner Occupied Housing Units	2,081	9,460	21,953
2021 Renter Occupied Housing Units	1,291	4,471	9,869
2021 Vacant Housing Units	116	726	1,774
2026 Total Housing Units	3,523	14,722	34,210
2026 Owner Occupied Housing Units	2,157	9,734	22,918
2026 Renter Occupied Housing Units	1,271	4,322	9,572
2026 Vacant Housing Units	95	666	1,720

Currently, 65.3% of the 33,596 housing units in the area are owner occupied; 29.4%, renter occupied; and 5.3% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 31,566 housing units in the area - 65.2% owner occupied, 29.4% renter occupied, and 5.4% vacant. The annual rate of change in housing units since 2010 is 2.81%. Median home value in the area is \$466,071, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.22% annually to \$520,202.

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 2021 and 2026. Esri converted Census 2000 data into 2010 geography.