



Executive Summary

Harlingen Village
 2162 US-206, Belle Mead, New Jersey, 08502
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 40.44919
 Longitude: -74.66202

	1 mile	3 miles	5 miles
Population			
2000 Population	2,320	14,540	51,691
2010 Population	3,425	17,339	59,276
2021 Population	3,520	17,687	61,066
2026 Population	3,589	17,866	61,931
2000-2010 Annual Rate	3.97%	1.78%	1.38%
2010-2021 Annual Rate	0.24%	0.18%	0.26%
2021-2026 Annual Rate	0.39%	0.20%	0.28%
2021 Male Population	48.4%	49.1%	48.7%
2021 Female Population	51.6%	50.9%	51.3%
2021 Median Age	36.9	41.6	41.8

In the identified area, the current year population is 61,066. In 2010, the Census count in the area was 59,276. The rate of change since 2010 was 0.26% annually. The five-year projection for the population in the area is 61,931 representing a change of 0.28% annually from 2021 to 2026. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 36.9, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	48.2%	60.3%	62.9%
2021 Black Alone	5.0%	3.8%	5.4%
2021 American Indian/Alaska Native Alone	0.2%	0.1%	0.2%
2021 Asian Alone	42.5%	32.0%	26.1%
2021 Pacific Islander Alone	0.0%	0.0%	0.0%
2021 Other Race	1.3%	1.1%	2.5%
2021 Two or More Races	2.9%	2.7%	2.9%
2021 Hispanic Origin (Any Race)	6.3%	5.3%	8.2%

Persons of Hispanic origin represent 8.2% 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 60.4 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	253	314	261
2000 Households	731	4,543	17,857
2010 Households	1,092	5,701	20,833
2021 Total Households	1,113	5,783	21,486
2026 Total Households	1,134	5,840	21,808
2000-2010 Annual Rate	4.10%	2.30%	1.55%
2010-2021 Annual Rate	0.17%	0.13%	0.27%
2021-2026 Annual Rate	0.37%	0.20%	0.30%
2021 Average Household Size	3.16	3.05	2.83

The household count in this area has changed from 20,833 in 2010 to 21,486 in the current year, a change of 0.27% annually. The five-year projection of households is 21,808, a change of 0.30% annually from the current year total. Average household size is currently 2.83, compared to 2.83 in the year 2010. The number of families in the current year is 16,562 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	14.7%	13.5%	15.0%
Median Household Income			
2021 Median Household Income	\$187,435	\$198,480	\$154,223
2026 Median Household Income	\$200,001	\$200,001	\$166,664
2021-2026 Annual Rate	1.31%	0.15%	1.56%
Average Household Income			
2021 Average Household Income	\$210,918	\$224,181	\$194,121
2026 Average Household Income	\$232,568	\$246,716	\$213,576
2021-2026 Annual Rate	1.97%	1.93%	1.93%
Per Capita Income			
2021 Per Capita Income	\$70,833	\$74,479	\$68,523
2026 Per Capita Income	\$78,047	\$82,030	\$75,450
2021-2026 Annual Rate	1.96%	1.95%	1.94%

Households by Income

Current median household income is \$154,223 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$166,664 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$194,121 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$213,576 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$68,523 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$75,450 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	138	149	128
2000 Total Housing Units	829	4,807	18,404
2000 Owner Occupied Housing Units	611	4,002	14,948
2000 Renter Occupied Housing Units	120	541	2,909
2000 Vacant Housing Units	98	264	547
2010 Total Housing Units	1,135	5,897	21,552
2010 Owner Occupied Housing Units	687	4,663	17,290
2010 Renter Occupied Housing Units	405	1,038	3,543
2010 Vacant Housing Units	43	196	719
2021 Total Housing Units	1,161	6,092	22,648
2021 Owner Occupied Housing Units	670	4,637	17,329
2021 Renter Occupied Housing Units	444	1,147	4,157
2021 Vacant Housing Units	48	309	1,162
2026 Total Housing Units	1,181	6,183	23,084
2026 Owner Occupied Housing Units	704	4,735	17,641
2026 Renter Occupied Housing Units	430	1,105	4,167
2026 Vacant Housing Units	47	343	1,276

Currently, 76.5% of the 22,648 housing units in the area are owner occupied; 18.4%, renter occupied; and 5.1% 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 21,552 housing units in the area - 80.2% owner occupied, 16.4% renter occupied, and 3.3% vacant. The annual rate of change in housing units since 2010 is 2.23%. Median home value in the area is \$551,320, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 1.41% annually to \$591,240.

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.