



# Executive Summary

Mark's Corner East (Oval)  
 2A W Hanover Ave, Randolph, New Jersey, 07869  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 40.82656  
 Longitude: -74.56919

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	3,364	27,862	107,304
2010 Population	3,424	28,834	111,421
2021 Population	3,603	28,892	112,677
2026 Population	3,666	28,943	113,859
2000-2010 Annual Rate	0.18%	0.34%	0.38%
2010-2021 Annual Rate	0.45%	0.02%	0.10%
2021-2026 Annual Rate	0.35%	0.04%	0.21%
2021 Male Population	49.1%	49.3%	50.0%
2021 Female Population	50.9%	50.7%	50.0%
2021 Median Age	42.6	43.1	41.3

In the identified area, the current year population is 112,677. In 2010, the Census count in the area was 111,421. The rate of change since 2010 was 0.10% annually. The five-year projection for the population in the area is 113,859 representing a change of 0.21% annually from 2021 to 2026. Currently, the population is 50.0% male and 50.0% female.

### Median Age

The median age in this area is 42.6, compared to U.S. median age of 38.5.

### Race and Ethnicity

2021 White Alone	83.5%	80.7%	74.4%
2021 Black Alone	2.4%	3.3%	5.1%
2021 American Indian/Alaska Native Alone	0.0%	0.1%	0.3%
2021 Asian Alone	8.9%	10.9%	8.8%
2021 Pacific Islander Alone	0.0%	0.0%	0.0%
2021 Other Race	2.5%	2.4%	8.2%
2021 Two or More Races	2.6%	2.5%	3.2%
2021 Hispanic Origin (Any Race)	10.0%	10.9%	27.5%

Persons of Hispanic origin represent 27.5% 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 66.1 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

2021 Wealth Index	283	289	207
2000 Households	1,127	9,642	36,690
2010 Households	1,168	9,968	38,729
2021 Total Households	1,238	10,058	39,504
2026 Total Households	1,262	10,087	39,988
2000-2010 Annual Rate	0.36%	0.33%	0.54%
2010-2021 Annual Rate	0.52%	0.08%	0.18%
2021-2026 Annual Rate	0.38%	0.06%	0.24%
2021 Average Household Size	2.91	2.82	2.80

The household count in this area has changed from 38,729 in 2010 to 39,504 in the current year, a change of 0.18% annually. The five-year projection of households is 39,988, a change of 0.24% annually from the current year total. Average household size is currently 2.80, compared to 2.82 in the year 2010. The number of families in the current year is 28,748 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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<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	15.3%	16.0%	18.0%
<b>Median Household Income</b>			
2021 Median Household Income	\$164,108	\$159,379	\$114,632
2026 Median Household Income	\$179,391	\$172,392	\$124,287
2021-2026 Annual Rate	1.80%	1.58%	1.63%
<b>Average Household Income</b>			
2021 Average Household Income	\$204,287	\$210,865	\$161,841
2026 Average Household Income	\$225,861	\$231,539	\$178,176
2021-2026 Annual Rate	2.03%	1.89%	1.94%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$69,309	\$72,915	\$56,651
2026 Per Capita Income	\$76,779	\$80,132	\$62,463
2021-2026 Annual Rate	2.07%	1.91%	1.97%

### Households by Income

Current median household income is \$114,632 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$124,287 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$161,841 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$178,176 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$56,651 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$62,463 in five years, compared to \$39,378 for all U.S. households

### Housing

2021 Housing Affordability Index	130	123	105
2000 Total Housing Units	1,175	9,858	37,670
2000 Owner Occupied Housing Units	1,024	7,601	26,748
2000 Renter Occupied Housing Units	103	2,042	9,942
2000 Vacant Housing Units	48	215	980
2010 Total Housing Units	1,219	10,312	40,438
2010 Owner Occupied Housing Units	1,043	7,931	27,597
2010 Renter Occupied Housing Units	125	2,037	11,132
2010 Vacant Housing Units	51	344	1,709
2021 Total Housing Units	1,298	10,498	41,627
2021 Owner Occupied Housing Units	1,107	7,838	26,627
2021 Renter Occupied Housing Units	131	2,221	12,877
2021 Vacant Housing Units	60	440	2,123
2026 Total Housing Units	1,325	10,578	42,326
2026 Owner Occupied Housing Units	1,137	7,959	27,238
2026 Renter Occupied Housing Units	124	2,129	12,750
2026 Vacant Housing Units	63	491	2,338

Currently, 64.0% of the 41,627 housing units in the area are owner occupied; 30.9%, 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 40,438 housing units in the area - 68.2% owner occupied, 27.5% renter occupied, and 4.2% vacant. The annual rate of change in housing units since 2010 is 1.30%. Median home value in the area is \$491,616, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 1.50% annually to \$529,643.

**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.