

Executive Summary

Fells Commons
9 Bloomfield Ave, Caldwell, New Jersey, 07006
Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2020 Population	14,266	95,062	311,467
2020 Male Population	46.7%	47.5%	47.6%
2020 Female Population	53.3%	52.5%	52.4%
2026 Population	13,787	95,229	316,514
2026 Male Population	47.6%	48.4%	48.5%
2026 Female Population	52.4%	51.6%	51.5%
2031 Population	13,498	95,294	316,828
2031 Male Population	47.6%	48.3%	48.4%
2031 Female Population	52.4%	51.7%	51.6%
2010-2020 Annual Rate	1.12%	0.58%	0.70%
2020-2026 Annual Rate	-0.54%	0.03%	0.26%
2026-2031 Annual Rate	-0.42%	0.01%	0.02%

In the identified area, the current year population is **316,514**. In 2020, the Census count in the area was **311,467**. The rate of change since 2020 was **0.26%** annually. The five-year projection for the population in the area is **316,828** representing a change of **0.02%** annually from 2026 to 2031. Currently, the population is **48.5%** male and **51.5%** female.

Median Age

2026 Median Age	41.8	43.7	41.5
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The median age in this area is **41.5**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	77.4%	70.0%	52.8%
2026 Black Alone	4.5%	8.6%	18.3%
2026 American Indian Alone	0.2%	0.2%	0.5%
2026 Asian Alone	6.1%	8.1%	9.7%
2026 Pacific Islander Alone	0.0%	0.0%	0.0%
2026 Some Other Race Alone	3.7%	3.6%	8.4%
2026 Two or More Races	8.1%	9.4%	10.3%
2026 Hispanic Origin	11.2%	11.1%	18.1%
2026 Diversity Index	50.9	58.7	76.1

Persons of Hispanic origin represent **18.1%** 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 **76.1** 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	214	229	180
2010 Total Households	4,726	34,945	109,353
2020 Total Households	5,066	36,453	116,190
2026 Total Households	5,117	37,709	121,177
2031 Total Households	5,030	38,033	122,314
2010-2020 Annual Rate	0.70%	0.42%	0.61%
2020-2026 Annual Rate	0.16%	0.54%	0.67%
2026-2031 Annual Rate	-0.34%	0.17%	0.19%
2026 Average Household Size	2.52	2.48	2.55

The household count in this area has changed from **116,190** in 2020 to **121,177** in the current year, a change of **0.67%** annually. The five-year projection of households is **122,314**, a change of **0.19%** annually from the current year total. Average household size is currently **2.55**, compared to **2.61** in the year 2020. The number of families in the current year is **81,482** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	25.7%	23.6%	28.3%

Median Household Income			
2026 Median Household Income	\$159,444	\$173,556	\$136,137
2031 Median Household Income	\$189,378	\$205,999	\$157,378
2026-2031 Annual Rate	3.50%	3.49%	2.94%

Average Household Income			
2026 Average Household Income	\$229,328	\$247,172	\$200,470
2031 Average Household Income	\$257,451	\$276,641	\$223,829
2026-2031 Annual Rate	2.34%	2.28%	2.23%

Per Capita Income			
2026 Per Capita Income	\$87,000	\$97,976	\$77,054
2031 Per Capita Income	\$98,033	\$110,482	\$86,733
2026-2031 Annual Rate	2.42%	2.43%	2.39%

Income Equality			
2026 Gini Index	44.7	41.7	44.7

Households by Income

Current median household income is **\$136,137** in the area, compared to **\$85,893** for all U.S. households. Median household income is projected to be **\$157,378** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$200,470** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$223,829** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$77,054** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$86,733** 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	78	85	71
2010 Total Housing Units	4,959	36,342	114,761
2010 Owner Occupied	3,380	25,722	71,202
2010 Renter Occupied	1,346	9,222	38,151
2010 Vacant	233	1,397	5,408
2020 Housing Units	5,367	38,258	121,679
2020 Owner Occupied	3,472	26,131	72,098
2020 Renter Occupied	1,594	10,322	44,092
2020 Vacant	266	1,776	5,472
2026 Housing Units	5,334	39,089	125,912
2026 Owner Occupied	3,611	27,387	75,849
2026 Renter Occupied	1,506	10,322	45,328
2026 Vacant	217	1,380	4,735
2031 Total Housing Units	5,325	39,826	127,474
2031 Owner Occupied	3,605	27,470	76,272
2031 Renter Occupied	1,425	10,563	46,042
2031 Vacant	295	1,793	5,160

Socioeconomic Status

2026 Socioeconomic Status Index	62.2	61.4	53.0
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Currently, **67.7%** of the **125,912** housing units in the area are owner occupied; **28.2%** renter occupied; and **4.1%** 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 **121,679** housing units in the area and **266** vacant housing units. The annual rate of change in housing units since 2020 is **0.55%**. Median home value in the area is **\$655,275**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **1.92%** annually to **\$766,841**.