



Executive Summary

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

Prepared by Esri
 Latitude: 40.83494
 Longitude: -74.26062

	1 mile	3 miles	5 miles
Population			
2010 Population	12,769	89,652	290,342
2020 Population	14,266	94,990	311,467
2022 Population	14,031	96,041	314,918
2027 Population	13,923	95,728	315,252
2010-2020 Annual Rate	1.11%	0.58%	0.70%
2020-2022 Annual Rate	-0.74%	0.49%	0.49%
2022-2027 Annual Rate	-0.15%	-0.07%	0.02%
2022 Male Population	47.5%	47.9%	47.8%
2022 Female Population	52.6%	52.1%	52.2%
2022 Median Age	43.4	44.9	42.1

In the identified area, the current year population is 314,918. In 2020, the Census count in the area was 311,467. The rate of change since 2020 was 0.49% annually. The five-year projection for the population in the area is 315,252 representing a change of 0.02% annually from 2022 to 2027. Currently, the population is 47.8% male and 52.2% female.

Median Age

The median age in this area is 42.1, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	78.4%	71.6%	54.3%
2022 Black Alone	4.8%	8.7%	18.9%
2022 American Indian/Alaska Native Alone	0.1%	0.2%	0.4%
2022 Asian Alone	5.3%	7.1%	8.6%
2022 Pacific Islander Alone	0.0%	0.0%	0.0%
2022 Other Race	3.6%	3.4%	8.0%
2022 Two or More Races	7.8%	9.0%	9.8%
2022 Hispanic Origin (Any Race)	10.5%	10.3%	16.8%

Persons of Hispanic origin represent 16.8% of the population in the identified area compared to 19.0% 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 74.5 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	250	253	198
2010 Households	4,727	34,915	109,347
2020 Households	5,066	36,422	116,190
2022 Households	5,097	37,226	118,122
2027 Households	5,058	37,117	118,388
2010-2020 Annual Rate	0.70%	0.42%	0.61%
2020-2022 Annual Rate	0.27%	0.98%	0.74%
2022-2027 Annual Rate	-0.15%	-0.06%	0.04%
2022 Average Household Size	2.55	2.52	2.60

The household count in this area has changed from 116,190 in 2020 to 118,122 in the current year, a change of 0.74% annually. The five-year projection of households is 118,388, a change of 0.04% annually from the current year total. Average household size is currently 2.60, compared to 2.61 in the year 2020. The number of families in the current year is 78,039 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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



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Mortgage Income			
2022 Percent of Income for Mortgage	20.0%	19.4%	22.6%
Median Household Income			
2022 Median Household Income	\$150,401	\$150,023	\$114,533
2027 Median Household Income	\$160,899	\$161,806	\$128,934
2022-2027 Annual Rate	1.36%	1.52%	2.40%
Average Household Income			
2022 Average Household Income	\$199,970	\$205,985	\$171,831
2027 Average Household Income	\$222,790	\$227,971	\$190,986
2022-2027 Annual Rate	2.18%	2.05%	2.14%
Per Capita Income			
2022 Per Capita Income	\$74,091	\$79,954	\$64,645
2027 Per Capita Income	\$82,499	\$88,488	\$71,905
2022-2027 Annual Rate	2.17%	2.05%	2.15%

Households by Income

Current median household income is \$114,533 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$128,934 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$171,831 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$190,986 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$64,645 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$71,905 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	102	105	85
2010 Total Housing Units	4,961	36,312	114,756
2010 Owner Occupied Housing Units	3,380	25,695	71,201
2010 Renter Occupied Housing Units	1,347	9,220	38,146
2010 Vacant Housing Units	234	1,397	5,409
2020 Total Housing Units	5,367	38,227	121,679
2020 Vacant Housing Units	301	1,805	5,489
2022 Total Housing Units	5,403	39,106	123,825
2022 Owner Occupied Housing Units	3,824	28,400	77,192
2022 Renter Occupied Housing Units	1,272	8,826	40,930
2022 Vacant Housing Units	306	1,880	5,703
2027 Total Housing Units	5,411	39,405	125,307
2027 Owner Occupied Housing Units	3,840	28,676	78,137
2027 Renter Occupied Housing Units	1,218	8,441	40,251
2027 Vacant Housing Units	353	2,288	6,919

Currently, 62.3% of the 123,825 housing units in the area are owner occupied; 33.1%, renter occupied; and 4.6% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 121,679 housing units in the area and 4.5% vacant housing units. The annual rate of change in housing units since 2020 is 0.78%. Median home value in the area is \$490,425, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 1.47% annually to \$527,473.

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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.