



# Executive Summary

Rings: 1, 3, 5 mile radii

1173 Miamisburg Centerville Rd,

Latitude: 39.6297

Longitude: -84.1916

	1 mile	3 mile	5 mile
<b>Population</b>			
2010 Population	6,550	58,252	157,229
2020 Population	6,962	61,718	168,578
2023 Population	6,829	61,174	169,519
2028 Population	6,644	60,021	168,181
2010-2020 Annual Rate	0.61%	0.58%	0.70%
2020-2023 Annual Rate	-0.59%	-0.27%	0.17%
2023-2028 Annual Rate	-0.55%	-0.38%	-0.16%
2020 Male Population	46.7%	47.7%	48.0%
2020 Female Population	53.3%	52.3%	52.0%
2020 Median Age	42.2	42.1	42.2
2023 Male Population	47.1%	47.8%	48.1%
2023 Female Population	52.9%	52.2%	51.9%
2023 Median Age	43.2	43.3	43.0

In the identified area, the current year population is 169,519. In 2020, the Census count in the area was 168,578. The rate of change since 2020 was 0.17% annually. The five-year projection for the population in the area is 168,181 representing a change of -0.16% annually from 2023 to 2028. Currently, the population is 48.1% male and 51.9% female.

### Median Age

The median age in this area is 43.0, compared to U.S. median age of 39.1.

### Race and Ethnicity

2023 White Alone	73.2%	75.2%	79.9%
2023 Black Alone	8.4%	9.4%	6.9%
2023 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2023 Asian Alone	9.8%	6.8%	4.9%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	1.7%	1.5%	1.5%
2023 Two or More Races	6.7%	6.9%	6.6%
2023 Hispanic Origin (Any Race)	4.7%	4.6%	4.1%

Persons of Hispanic origin represent 4.1% of the population in the identified area compared to 19.4% 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 40.1 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

2023 Wealth Index	84	105	114
2010 Households	3,328	26,062	67,083
2020 Households	3,551	27,926	72,197
2023 Households	3,490	27,933	73,017
2028 Households	3,427	27,662	73,029
2010-2020 Annual Rate	0.65%	0.69%	0.74%
2020-2023 Annual Rate	-0.53%	0.01%	0.35%
2023-2028 Annual Rate	-0.36%	-0.19%	0.00%
2023 Average Household Size	1.96	2.15	2.29

The household count in this area has changed from 72,197 in 2020 to 73,017 in the current year, a change of 0.35% annually. The five-year projection of households is 73,029, a change of 0.00% annually from the current year total. Average household size is currently 2.29, compared to 2.30 in the year 2020. The number of families in the current year is 45,046 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



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<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	18.6%	18.8%	17.8%
<b>Median Household Income</b>			
2023 Median Household Income	\$75,155	\$76,096	\$78,993
2028 Median Household Income	\$84,933	\$87,056	\$90,547
2023-2028 Annual Rate	2.48%	2.73%	2.77%
<b>Average Household Income</b>			
2023 Average Household Income	\$103,091	\$111,088	\$113,963
2028 Average Household Income	\$116,510	\$126,479	\$129,945
2023-2028 Annual Rate	2.48%	2.63%	2.66%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$50,738	\$50,551	\$49,184
2028 Per Capita Income	\$57,870	\$58,080	\$56,538
2023-2028 Annual Rate	2.67%	2.82%	2.83%
<b>GINI Index</b>			
2023 Gini Index	36.4	38.8	38.8

### Households by Income

Current median household income is \$78,993 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$90,547 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$113,963 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$129,945 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$49,184 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$56,538 in five years, compared to \$47,525 for all U.S. households

<b>Housing</b>			
2023 Housing Affordability Index	104	109	117
2010 Total Housing Units	3,616	28,217	72,150
2010 Owner Occupied Housing Units	1,817	15,864	45,902
2010 Renter Occupied Housing Units	1,511	10,198	21,180
2010 Vacant Housing Units	288	2,155	5,067
2020 Total Housing Units	3,681	29,361	75,876
2020 Owner Occupied Housing Units	1,908	16,478	48,393
2020 Renter Occupied Housing Units	1,643	11,448	23,804
2020 Vacant Housing Units	141	1,449	3,700
2023 Total Housing Units	3,624	29,376	76,656
2023 Owner Occupied Housing Units	1,947	17,109	50,021
2023 Renter Occupied Housing Units	1,543	10,824	22,996
2023 Vacant Housing Units	134	1,443	3,639
2028 Total Housing Units	3,597	28,975	76,467
2028 Owner Occupied Housing Units	1,952	17,126	50,487
2028 Renter Occupied Housing Units	1,475	10,536	22,541
2028 Vacant Housing Units	170	1,313	3,438

### Socioeconomic Status Index

2023 Socioeconomic Status Index	50.7	56.4	56.4
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Currently, 65.3% of the 76,656 housing units in the area are owner occupied; 30.0%, renter occupied; and 4.7% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 75,876 housing units in the area and 4.9% vacant housing units. The annual rate of change in housing units since 2020 is 0.32%. Median home value in the area is \$233,525, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 2.96% annually to \$270,131.

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**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.