

Executive Summary

Drive Times: 5, 10, 15 drive time minute radii

4122 Lima Rd Suite B-14, Fort Wayne, IN

Latitude: 41.1162

Longitude: -85.145

	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2010 Population	4,657	75,408	207,171
2020 Population	4,472	77,167	219,791
2024 Population	4,734	79,321	224,881
2029 Population	4,986	82,167	230,350
2010-2020 Annual Rate	-0.40%	0.23%	0.59%
2020-2024 Annual Rate	1.35%	0.65%	0.54%
2024-2029 Annual Rate	1.04%	0.71%	0.48%
2020 Male Population	50.4%	49.9%	49.0%
2020 Female Population	49.6%	50.1%	51.0%
2020 Median Age	33.7	33.7	34.9
2024 Male Population	50.9%	50.6%	49.8%
2024 Female Population	49.1%	49.4%	50.2%
2024 Median Age	34.0	34.1	35.4

In the identified area, the current year population is 224,881. In 2020, the Census count in the area was 219,791. The rate of change since 2020 was 0.54% annually. The five-year projection for the population in the area is 230,350 representing a change of 0.48% annually from 2024 to 2029. Currently, the population is 49.8% male and 50.2% female.

Median Age

The median age in this area is 35.4, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	66.7%	68.7%	66.6%
2024 Black Alone	10.4%	11.4%	13.3%
2024 American Indian/Alaska Native Alone	0.9%	0.6%	0.5%
2024 Asian Alone	4.2%	5.3%	4.9%
2024 Pacific Islander Alone	0.1%	0.1%	0.1%
2024 Other Race	6.9%	5.0%	6.2%
2024 Two or More Races	10.7%	8.8%	8.4%
2024 Hispanic Origin (Any Race)	13.7%	10.6%	11.7%

Persons of Hispanic origin represent 11.7% of the population in the identified area compared to 19.6% 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 62.3 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	53	50	66
2010 Households	1,897	31,551	82,262
2020 Households	1,923	33,135	89,376
2024 Households	2,070	34,233	92,087
2029 Households	2,208	35,980	95,420
2010-2020 Annual Rate	0.14%	0.49%	0.83%
2020-2024 Annual Rate	1.75%	0.77%	0.71%
2024-2029 Annual Rate	1.30%	1.00%	0.71%
2024 Average Household Size	2.23	2.22	2.39

The household count in this area has changed from 89,376 in 2020 to 92,087 in the current year, a change of 0.71% annually. The five-year projection of households is 95,420, a change of 0.71% annually from the current year total. Average household size is currently 2.39, compared to 2.40 in the year 2020. The number of families in the current year is 52,890 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 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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Mortgage Income			
2024 Percent of Income for Mortgage	13.4%	19.4%	20.9%
Median Household Income			
2024 Median Household Income	\$56,653	\$55,113	\$61,501
2029 Median Household Income	\$69,481	\$62,334	\$71,284
2024-2029 Annual Rate	4.17%	2.49%	3.00%
Average Household Income			
2024 Average Household Income	\$72,343	\$72,664	\$83,746
2029 Average Household Income	\$86,868	\$84,782	\$97,132
2024-2029 Annual Rate	3.73%	3.13%	3.01%
Per Capita Income			
2024 Per Capita Income	\$32,443	\$31,443	\$34,275
2029 Per Capita Income	\$39,399	\$37,223	\$40,227
2024-2029 Annual Rate	3.96%	3.43%	3.25%
GINI Index			
2024 Gini Index	38.0	39.1	39.5
Households by Income			

Current median household income is \$61,501 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$71,284 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$83,746 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$97,132 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$34,275 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$40,227 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	185	128	119
2010 Total Housing Units	2,135	35,343	92,291
2010 Owner Occupied Housing Units	1,046	17,200	52,499
2010 Renter Occupied Housing Units	851	14,351	29,763
2010 Vacant Housing Units	238	3,792	10,029
2020 Total Housing Units	2,242	36,422	96,654
2020 Owner Occupied Housing Units	993	17,106	54,324
2020 Renter Occupied Housing Units	930	16,029	35,052
2020 Vacant Housing Units	317	3,234	7,273
2024 Total Housing Units	2,318	37,428	99,061
2024 Owner Occupied Housing Units	1,132	18,239	57,417
2024 Renter Occupied Housing Units	938	15,994	34,670
2024 Vacant Housing Units	248	3,195	6,974
2029 Total Housing Units	2,476	39,186	102,350
2029 Owner Occupied Housing Units	1,254	19,367	60,329
2029 Renter Occupied Housing Units	954	16,613	35,091
2029 Vacant Housing Units	268	3,206	6,930
Socioeconomic Status Index			
2024 Socioeconomic Status Index	45.3	46.2	47.5

Currently, 58.0% of the 99,061 housing units in the area are owner occupied; 35.0%, renter occupied; and 7.0% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 96,654 housing units in the area and 7.5% vacant housing units. The annual rate of change in housing units since 2020 is 0.58%. Median home value in the area is \$205,172, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 3.87% annually to \$248,016.

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