



# Executive Summary

1950 E Stroop Rd, Dayton, Ohio, 45429 3  
 1950 E Stroop Rd, Dayton, Ohio, 45429  
 Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared by Bill Weitzenkorn, CCIM  
 Latitude: 39.68868  
 Longitude: -84.12884

	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>Population</b>			
2000 Population	11,016	71,060	115,274
2010 Population	10,568	70,608	110,710
2018 Population	10,206	69,986	112,562
2023 Population	10,057	70,262	113,882
2000-2010 Annual Rate	-0.41%	-0.06%	-0.40%
2010-2018 Annual Rate	-0.42%	-0.11%	0.20%
2018-2023 Annual Rate	-0.29%	0.08%	0.23%
2018 Male Population	48.5%	47.8%	48.8%
2018 Female Population	51.5%	52.2%	51.2%
2018 Median Age	42.7	42.8	40.4

In the identified area, the current year population is 112,562. In 2010, the Census count in the area was 110,710. The rate of change since 2010 was 0.20% annually. The five-year projection for the population in the area is 113,882 representing a change of 0.23% annually from 2018 to 2023. Currently, the population is 48.8% male and 51.2% female.

### Median Age

The median age in this area is 42.7, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	91.5%	90.9%	88.2%
2018 Black Alone	3.1%	3.3%	4.8%
2018 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2018 Asian Alone	2.1%	2.4%	2.4%
2018 Pacific Islander Alone	0.0%	0.0%	0.1%
2018 Other Race	0.6%	0.7%	1.3%
2018 Two or More Races	2.5%	2.5%	3.0%
2018 Hispanic Origin (Any Race)	2.9%	2.7%	3.8%

Persons of Hispanic origin represent 3.8% of the population in the identified area compared to 18.3% 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 27.6 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

2000 Households	4,726	31,846	45,325
2010 Households	4,668	32,373	44,431
2018 Total Households	4,547	32,324	45,124
2023 Total Households	4,493	32,568	45,712
2000-2010 Annual Rate	-0.12%	0.16%	-0.20%
2010-2018 Annual Rate	-0.32%	-0.02%	0.19%
2018-2023 Annual Rate	-0.24%	0.15%	0.26%
2018 Average Household Size	2.23	2.15	2.32

The household count in this area has changed from 44,431 in 2010 to 45,124 in the current year, a change of 0.19% annually. The five-year projection of households is 45,712, a change of 0.26% annually from the current year total. Average household size is currently 2.32, compared to 2.33 in the year 2010. The number of families in the current year is 27,365 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



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<b>Median Household Income</b>			
2018 Median Household Income	\$54,699	\$57,962	\$56,156
2023 Median Household Income	\$60,584	\$63,882	\$61,932
2018-2023 Annual Rate	2.06%	1.96%	1.98%
<b>Average Household Income</b>			
2018 Average Household Income	\$65,313	\$77,936	\$80,872
2023 Average Household Income	\$74,310	\$88,453	\$91,346
2018-2023 Annual Rate	2.61%	2.56%	2.47%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$29,015	\$35,952	\$33,394
2023 Per Capita Income	\$33,086	\$40,940	\$37,637
2018-2023 Annual Rate	2.66%	2.63%	2.42%

### Households by Income

Current median household income is \$56,156 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$61,932 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$80,872 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$91,346 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$33,394 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$37,637 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	4,926	33,299	48,155
2000 Owner Occupied Housing Units	3,350	22,018	31,971
2000 Renter Occupied Housing Units	1,376	9,828	13,354
2000 Vacant Housing Units	200	1,453	2,830
2010 Total Housing Units	5,004	34,928	49,392
2010 Owner Occupied Housing Units	3,242	21,422	30,455
2010 Renter Occupied Housing Units	1,426	10,951	13,976
2010 Vacant Housing Units	336	2,555	4,961
2018 Total Housing Units	5,010	35,346	50,316
2018 Owner Occupied Housing Units	3,006	20,408	29,643
2018 Renter Occupied Housing Units	1,541	11,916	15,480
2018 Vacant Housing Units	463	3,022	5,192
2023 Total Housing Units	5,012	35,899	51,227
2023 Owner Occupied Housing Units	3,002	20,526	30,040
2023 Renter Occupied Housing Units	1,491	12,042	15,672
2023 Vacant Housing Units	519	3,331	5,515

Currently, 58.9% of the 50,316 housing units in the area are owner occupied; 30.8%, renter occupied; and 10.3% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 49,392 housing units in the area - 61.7% owner occupied, 28.3% renter occupied, and 10.0% vacant. The annual rate of change in housing units since 2010 is 0.83%. Median home value in the area is \$152,614, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.93% annually to \$176,325.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.