



## Executive Summary

5669 Commercial St SE, Salem, Oregon, 97306  
Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
Latitude: 44.87296  
Longitude: -123.02465

	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>Population</b>			
2010 Population	13,823	39,045	52,535
2020 Population	16,767	44,961	57,682
2022 Population	17,253	45,784	58,916
2027 Population	17,521	46,388	60,131
2010-2020 Annual Rate	1.95%	1.42%	0.94%
2020-2022 Annual Rate	1.28%	0.81%	0.95%
2022-2027 Annual Rate	0.31%	0.26%	0.41%
2022 Male Population	48.0%	49.0%	51.2%
2022 Female Population	52.0%	51.0%	48.8%
2022 Median Age	36.9	41.2	36.2

In the identified area, the current year population is 58,916. In 2020, the Census count in the area was 57,682. The rate of change since 2020 was 0.95% annually. The five-year projection for the population in the area is 60,131 representing a change of 0.41% annually from 2022 to 2027. Currently, the population is 51.2% male and 48.8% female.

### Median Age

The median age in this area is 36.2, compared to U.S. median age of 38.9.

### Race and Ethnicity

2022 White Alone	76.5%	77.5%	68.5%
2022 Black Alone	1.4%	1.4%	2.0%
2022 American Indian/Alaska Native Alone	1.1%	1.3%	1.9%
2022 Asian Alone	5.0%	2.9%	2.2%
2022 Pacific Islander Alone	1.0%	1.0%	1.2%
2022 Other Race	4.0%	5.0%	13.0%
2022 Two or More Races	11.0%	10.9%	11.1%
2022 Hispanic Origin (Any Race)	12.5%	12.7%	24.7%

Persons of Hispanic origin represent 24.7% 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 68.6 in the identified area, compared to 71.6 for the U.S. as a whole.

### Households

2022 Wealth Index	74	99	73
2010 Households	5,742	15,402	18,286
2020 Households	6,630	17,357	19,928
2022 Households	6,775	17,632	20,408
2027 Households	6,864	17,830	20,830
2010-2020 Annual Rate	1.45%	1.20%	0.86%
2020-2022 Annual Rate	0.97%	0.70%	1.06%
2022-2027 Annual Rate	0.26%	0.22%	0.41%
2022 Average Household Size	2.49	2.51	2.61

The household count in this area has changed from 19,928 in 2020 to 20,408 in the current year, a change of 1.06% annually. The five-year projection of households is 20,830, a change of 0.41% annually from the current year total. Average household size is currently 2.61, compared to 2.61 in the year 2020. The number of families in the current year is 12,064 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.

July 27, 2022



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<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	26.7%	24.0%	24.7%
<b>Median Household Income</b>			
2022 Median Household Income	\$70,058	\$80,802	\$68,641
2027 Median Household Income	\$96,709	\$94,756	\$83,007
2022-2027 Annual Rate	6.66%	3.24%	3.87%
<b>Average Household Income</b>			
2022 Average Household Income	\$92,707	\$104,117	\$89,097
2027 Average Household Income	\$111,442	\$123,246	\$105,479
2022-2027 Annual Rate	3.75%	3.43%	3.43%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$35,736	\$39,462	\$32,164
2027 Per Capita Income	\$42,847	\$46,692	\$37,953
2022-2027 Annual Rate	3.70%	3.42%	3.37%

### Households by Income

Current median household income is \$68,641 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$83,007 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$89,097 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$105,479 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$32,164 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$37,953 in five years, compared to \$47,064 for all U.S. households

<b>Housing</b>			
2022 Housing Affordability Index	83	95	94
2010 Total Housing Units	6,007	16,427	19,798
2010 Owner Occupied Housing Units	3,555	9,917	9,895
2010 Renter Occupied Housing Units	2,187	5,485	8,391
2010 Vacant Housing Units	265	1,025	1,512
2020 Total Housing Units	6,905	18,124	21,061
2020 Vacant Housing Units	275	767	1,133
2022 Total Housing Units	7,042	18,487	21,589
2022 Owner Occupied Housing Units	4,035	11,069	11,477
2022 Renter Occupied Housing Units	2,740	6,564	8,931
2022 Vacant Housing Units	267	855	1,181
2027 Total Housing Units	7,150	18,774	22,034
2027 Owner Occupied Housing Units	4,153	11,341	11,900
2027 Renter Occupied Housing Units	2,711	6,489	8,931
2027 Vacant Housing Units	286	944	1,204

Currently, 53.2% of the 21,589 housing units in the area are owner occupied; 41.4%, renter occupied; and 5.5% 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 21,061 housing units in the area and 5.4% vacant housing units. The annual rate of change in housing units since 2020 is 1.11%. Median home value in the area is \$322,297, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 5.58% annually to \$422,856.

**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.

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