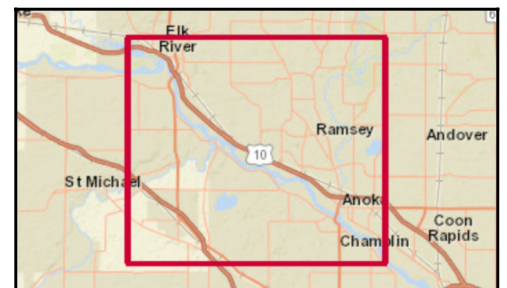
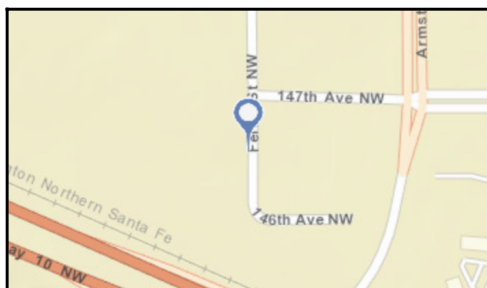
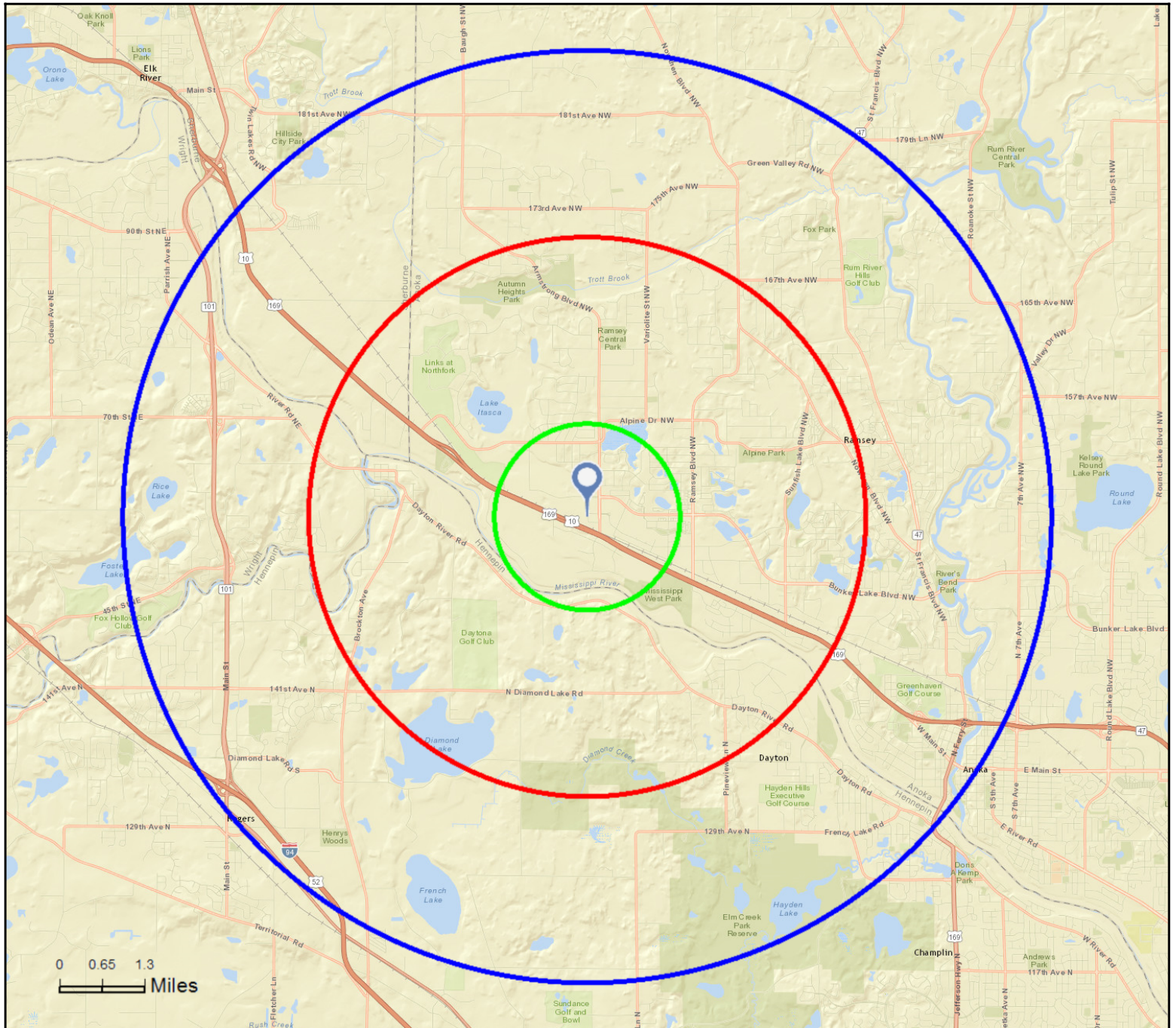




Site Map

14650 Ferret St NW, Ramsey, Minnesota, 55303
Rings: 1, 3, 5 mile radii

Colliers International
Latitude: 45.23688
Longitude: -93.47293



January 27, 2017



Executive Summary

14650 Ferret St NW, Ramsey, Minnesota, 55303
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	1 mile	3 miles	5 miles
Population			
2000 Population	978	12,365	40,636
2010 Population	1,369	14,887	50,557
2016 Population	1,881	16,111	53,632
2021 Population	2,108	17,134	56,627
2000-2010 Annual Rate	3.42%	1.87%	2.21%
2010-2016 Annual Rate	5.21%	1.27%	0.95%
2016-2021 Annual Rate	2.30%	1.24%	1.09%
2016 Male Population	51.9%	51.0%	50.3%
2016 Female Population	48.1%	49.0%	49.7%
2016 Median Age	35.1	37.1	36.6

In the identified area, the current year population is 53,632. In 2010, the Census count in the area was 50,557. The rate of change since 2010 was 0.95% annually. The five-year projection for the population in the area is 56,627 representing a change of 1.09% annually from 2016 to 2021. Currently, the population is 50.3% male and 49.7% female.

Median Age

The median age in this area is 35.1, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	85.5%	89.6%	89.2%
2016 Black Alone	10.8%	4.6%	4.1%
2016 American Indian/Alaska Native Alone	0.3%	0.4%	0.5%
2016 Asian Alone	1.6%	2.2%	2.7%
2016 Pacific Islander Alone	0.0%	0.0%	0.1%
2016 Other Race	0.1%	1.1%	1.0%
2016 Two or More Races	1.6%	1.9%	2.4%
2016 Hispanic Origin (Any Race)	2.0%	3.3%	3.4%

Persons of Hispanic origin represent 3.4% of the population in the identified area compared to 17.9% 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 25.5 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	316	3,997	13,915
2010 Households	501	5,163	18,173
2016 Total Households	698	5,643	19,365
2021 Total Households	787	6,029	20,501
2000-2010 Annual Rate	4.72%	2.59%	2.71%
2010-2016 Annual Rate	5.45%	1.43%	1.02%
2016-2021 Annual Rate	2.43%	1.33%	1.15%
2016 Average Household Size	2.69	2.85	2.74

The household count in this area has changed from 18,173 in 2010 to 19,365 in the current year, a change of 1.02% annually. The five-year projection of households is 20,501, a change of 1.15% annually from the current year total. Average household size is currently 2.74, compared to 2.75 in the year 2010. The number of families in the current year is 14,437 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 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

January 27, 2017



Executive Summary

14650 Ferret St NW, Ramsey, Minnesota, 55303
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	1 mile	3 miles	5 miles
Median Household Income			
2016 Median Household Income	\$78,727	\$84,318	\$78,595
2021 Median Household Income	\$94,514	\$96,195	\$89,464
2016-2021 Annual Rate	3.72%	2.67%	2.62%
Average Household Income			
2016 Average Household Income	\$97,271	\$98,723	\$95,363
2021 Average Household Income	\$108,008	\$109,189	\$105,678
2016-2021 Annual Rate	2.12%	2.04%	2.08%
Per Capita Income			
2016 Per Capita Income	\$35,855	\$34,382	\$34,201
2021 Per Capita Income	\$40,093	\$38,198	\$37,957
2016-2021 Annual Rate	2.26%	2.13%	2.11%

Current median household income is \$78,595 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$89,464 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$95,363 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$105,678 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$34,201 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$37,957 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	320	4,061	14,153
2000 Owner Occupied Housing Units	313	3,886	11,519
2000 Renter Occupied Housing Units	3	111	2,396
2000 Vacant Housing Units	4	64	238
2010 Total Housing Units	524	5,432	19,058
2010 Owner Occupied Housing Units	458	4,767	14,762
2010 Renter Occupied Housing Units	43	396	3,411
2010 Vacant Housing Units	23	269	885
2016 Total Housing Units	727	5,876	20,137
2016 Owner Occupied Housing Units	627	5,167	15,586
2016 Renter Occupied Housing Units	71	477	3,779
2016 Vacant Housing Units	29	233	772
2021 Total Housing Units	809	6,265	21,303
2021 Owner Occupied Housing Units	705	5,515	16,532
2021 Renter Occupied Housing Units	81	514	3,969
2021 Vacant Housing Units	22	236	802

Currently, 77.4% of the 20,137 housing units in the area are owner occupied; 18.8%, renter occupied; and 3.8% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 19,058 housing units in the area - 77.5% owner occupied, 17.9% renter occupied, and 4.6% vacant. The annual rate of change in housing units since 2010 is 2.48%. Median home value in the area is \$231,042, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 3.47% annually to \$274,007.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

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