



Site Map

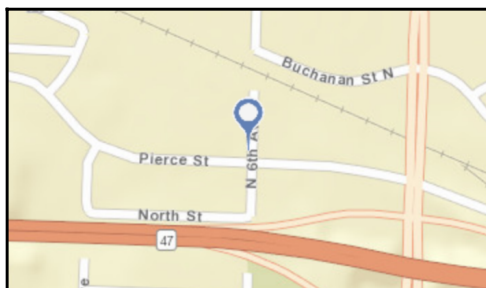
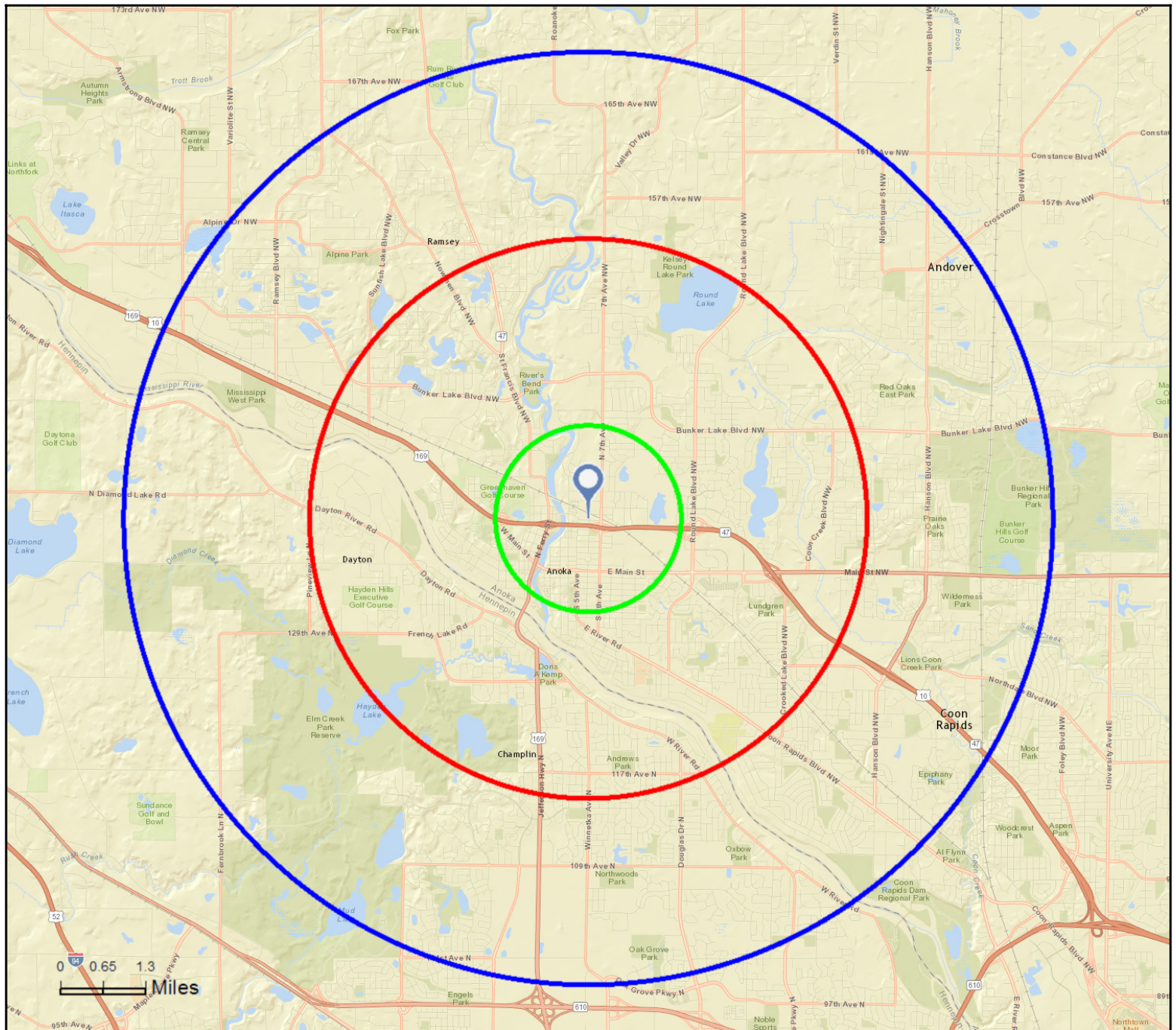
2707 6th Ave, Anoka, Minnesota, 55303

Rings: 1, 3, 5 mile radii

Colliers International

Latitude: 45.20578

Longitude: -93.38077



February 06, 2017



Executive Summary

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	1 mile	3 miles	5 miles
Population			
2000 Population	9,462	60,386	120,228
2010 Population	8,922	60,465	129,705
2016 Population	9,004	62,110	135,417
2021 Population	9,179	64,189	140,962
2000-2010 Annual Rate	-0.59%	0.01%	0.76%
2010-2016 Annual Rate	0.15%	0.43%	0.69%
2016-2021 Annual Rate	0.39%	0.66%	0.81%
2016 Male Population	49.8%	49.9%	49.6%
2016 Female Population	50.2%	50.1%	50.4%
2016 Median Age	37.9	37.6	37.4

In the identified area, the current year population is 135,417. In 2010, the Census count in the area was 129,705. The rate of change since 2010 was 0.69% annually. The five-year projection for the population in the area is 140,962 representing a change of 0.81% annually from 2016 to 2021. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 37.9, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	83.9%	86.3%	85.9%
2016 Black Alone	6.7%	5.5%	5.7%
2016 American Indian/Alaska Native Alone	1.3%	0.7%	0.6%
2016 Asian Alone	2.0%	3.1%	3.7%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	2.3%	1.3%	1.2%
2016 Two or More Races	3.7%	3.0%	2.9%
2016 Hispanic Origin (Any Race)	5.5%	3.6%	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 30.7 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	3,863	21,506	41,775
2010 Households	3,715	22,666	47,099
2016 Total Households	3,771	23,418	49,415
2021 Total Households	3,860	24,272	51,554
2000-2010 Annual Rate	-0.39%	0.53%	1.21%
2010-2016 Annual Rate	0.24%	0.52%	0.77%
2016-2021 Annual Rate	0.47%	0.72%	0.85%
2016 Average Household Size	2.27	2.62	2.72

The household count in this area has changed from 47,099 in 2010 to 49,415 in the current year, a change of 0.77% annually. The five-year projection of households is 51,554, a change of 0.85% annually from the current year total. Average household size is currently 2.72, compared to 2.73 in the year 2010. The number of families in the current year is 35,951 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.

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Median Household Income			
2016 Median Household Income	\$46,990	\$69,761	\$76,194
2021 Median Household Income	\$46,619	\$79,384	\$85,254
2016-2021 Annual Rate	-0.16%	2.62%	2.27%
Average Household Income			
2016 Average Household Income	\$60,609	\$85,708	\$91,658
2021 Average Household Income	\$64,866	\$93,900	\$100,581
2016-2021 Annual Rate	1.37%	1.84%	1.88%
Per Capita Income			
2016 Per Capita Income	\$26,092	\$32,496	\$33,754
2021 Per Capita Income	\$27,982	\$35,674	\$37,122
2016-2021 Annual Rate	1.41%	1.88%	1.92%

Current median household income is \$76,194 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$85,254 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$91,658 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$100,581 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$33,754 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$37,122 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	3,946	21,789	42,257
2000 Owner Occupied Housing Units	2,027	16,273	34,280
2000 Renter Occupied Housing Units	1,836	5,233	7,495
2000 Vacant Housing Units	83	283	482
2010 Total Housing Units	3,991	23,701	49,009
2010 Owner Occupied Housing Units	1,918	16,906	37,949
2010 Renter Occupied Housing Units	1,797	5,760	9,150
2010 Vacant Housing Units	276	1,035	1,910
2016 Total Housing Units	4,075	24,446	51,227
2016 Owner Occupied Housing Units	1,883	17,208	39,374
2016 Renter Occupied Housing Units	1,888	6,209	10,042
2016 Vacant Housing Units	304	1,028	1,812
2021 Total Housing Units	4,178	25,354	53,456
2021 Owner Occupied Housing Units	1,928	17,863	41,151
2021 Renter Occupied Housing Units	1,933	6,409	10,403
2021 Vacant Housing Units	318	1,082	1,902

Currently, 76.9% of the 51,227 housing units in the area are owner occupied; 19.6%, renter occupied; and 3.5% 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 49,009 housing units in the area - 77.4% owner occupied, 18.7% renter occupied, and 3.9% vacant. The annual rate of change in housing units since 2010 is 1.99%. Median home value in the area is \$213,321, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 2.80% annually to \$244,911.

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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