



Executive Summary

20832-20844 Keokuk Ave, Lakeville, Minnesota, 55044
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 44.64733
Longitude: -93.29768

	1 mile	3 miles	5 miles
Population			
2000 Population	1,002	11,511	31,799
2010 Population	1,505	17,567	41,705
2021 Population	1,846	20,385	50,961
2026 Population	1,943	21,241	54,103
2000-2010 Annual Rate	4.15%	4.32%	2.75%
2010-2021 Annual Rate	1.83%	1.33%	1.80%
2021-2026 Annual Rate	1.03%	0.83%	1.20%
2021 Male Population	50.4%	49.6%	49.9%
2021 Female Population	49.6%	50.4%	50.1%
2021 Median Age	33.7	36.3	37.6

In the identified area, the current year population is 50,961. In 2010, the Census count in the area was 41,705. The rate of change since 2010 was 1.80% annually. The five-year projection for the population in the area is 54,103 representing a change of 1.20% annually from 2021 to 2026. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 33.7, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	88.3%	86.7%	86.9%
2021 Black Alone	3.6%	4.2%	4.0%
2021 American Indian/Alaska Native Alone	0.2%	0.4%	0.4%
2021 Asian Alone	3.5%	3.8%	4.0%
2021 Pacific Islander Alone	0.0%	0.0%	0.1%
2021 Other Race	1.1%	1.7%	1.6%
2021 Two or More Races	3.3%	3.2%	3.0%
2021 Hispanic Origin (Any Race)	3.9%	4.7%	4.6%

Persons of Hispanic origin represent 4.6% of the population in the identified area compared to 18.9% 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 30.8 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	183	180	188
2000 Households	278	3,786	10,099
2010 Households	449	6,006	13,953
2021 Total Households	566	7,012	17,336
2026 Total Households	598	7,319	18,406
2000-2010 Annual Rate	4.91%	4.72%	3.29%
2010-2021 Annual Rate	2.08%	1.39%	1.95%
2021-2026 Annual Rate	1.11%	0.86%	1.21%
2021 Average Household Size	3.26	2.91	2.94

The household count in this area has changed from 13,953 in 2010 to 17,336 in the current year, a change of 1.95% annually. The five-year projection of households is 18,406, a change of 1.21% annually from the current year total. Average household size is currently 2.94, compared to 2.99 in the year 2010. The number of families in the current year is 13,926 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, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



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Mortgage Income			
2021 Percent of Income for Mortgage	12.3%	13.8%	13.5%
Median Household Income			
2021 Median Household Income	\$130,715	\$115,038	\$115,492
2026 Median Household Income	\$143,562	\$124,396	\$124,062
2021-2026 Annual Rate	1.89%	1.58%	1.44%
Average Household Income			
2021 Average Household Income	\$152,869	\$139,578	\$140,159
2026 Average Household Income	\$168,692	\$154,643	\$154,538
2021-2026 Annual Rate	1.99%	2.07%	1.97%
Per Capita Income			
2021 Per Capita Income	\$47,470	\$48,030	\$47,592
2026 Per Capita Income	\$52,544	\$53,306	\$52,479
2021-2026 Annual Rate	2.05%	2.11%	1.97%

Households by Income

Current median household income is \$115,492 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$124,062 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$140,159 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$154,538 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$47,592 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$52,479 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	179	160	164
2000 Total Housing Units	281	3,837	10,264
2000 Owner Occupied Housing Units	271	3,166	9,068
2000 Renter Occupied Housing Units	7	621	1,032
2000 Vacant Housing Units	3	50	164
2010 Total Housing Units	465	6,225	14,605
2010 Owner Occupied Housing Units	413	4,937	12,153
2010 Renter Occupied Housing Units	36	1,069	1,800
2010 Vacant Housing Units	16	219	652
2021 Total Housing Units	566	7,099	17,709
2021 Owner Occupied Housing Units	526	5,911	15,405
2021 Renter Occupied Housing Units	39	1,101	1,932
2021 Vacant Housing Units	0	87	373
2026 Total Housing Units	598	7,402	18,798
2026 Owner Occupied Housing Units	560	6,254	16,381
2026 Renter Occupied Housing Units	37	1,065	2,025
2026 Vacant Housing Units	0	83	392

Currently, 87.0% of the 17,709 housing units in the area are owner occupied; 10.9%, renter occupied; and 2.1% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 14,605 housing units in the area - 83.2% owner occupied, 12.3% renter occupied, and 4.5% vacant. The annual rate of change in housing units since 2010 is 8.94%. Median home value in the area is \$371,530, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 1.52% annually to \$400,639.

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, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.