



Executive Summary

KJ Walk - Hotel Land Site
 Rosemount, Minnesota
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 44.73396
 Longitude: -93.12409

	1 mile	3 miles	5 miles
Population			
2010 Population	5,718	33,113	96,528
2020 Population	6,427	41,597	113,320
2022 Population	6,719	44,124	116,900
2027 Population	7,021	46,546	119,989
2010-2020 Annual Rate	1.18%	2.31%	1.62%
2020-2022 Annual Rate	1.99%	2.66%	1.39%
2022-2027 Annual Rate	0.88%	1.07%	0.52%
2022 Male Population	48.6%	48.7%	48.9%
2022 Female Population	51.4%	51.3%	51.1%
2022 Median Age	36.8	37.7	37.6

In the identified area, the current year population is 116,900. In 2020, the Census count in the area was 113,320. The rate of change since 2020 was 1.39% annually. The five-year projection for the population in the area is 119,989 representing a change of 0.52% annually from 2022 to 2027. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 37.6, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	77.4%	78.3%	76.0%
2022 Black Alone	6.6%	5.5%	6.3%
2022 American Indian/Alaska Native Alone	0.5%	0.3%	0.4%
2022 Asian Alone	4.2%	6.9%	7.0%
2022 Pacific Islander Alone	0.0%	0.0%	0.0%
2022 Other Race	4.3%	2.3%	3.1%
2022 Two or More Races	7.1%	6.6%	7.2%
2022 Hispanic Origin (Any Race)	7.5%	4.9%	6.3%

Persons of Hispanic origin represent 6.3% 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 47.7 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	104	157	151
2010 Households	2,229	11,979	34,417
2020 Households	2,496	14,823	40,407
2022 Households	2,555	15,654	41,583
2027 Households	2,664	16,445	42,649
2010-2020 Annual Rate	1.14%	2.15%	1.62%
2020-2022 Annual Rate	1.04%	2.45%	1.28%
2022-2027 Annual Rate	0.84%	0.99%	0.51%
2022 Average Household Size	2.59	2.80	2.79

The household count in this area has changed from 40,407 in 2020 to 41,583 in the current year, a change of 1.28% annually. The five-year projection of households is 42,649, a change of 0.51% annually from the current year total. Average household size is currently 2.79, compared to 2.78 in the year 2020. The number of families in the current year is 31,262 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.



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Mortgage Income			
2022 Percent of Income for Mortgage	16.3%	15.8%	16.2%
Median Household Income			
2022 Median Household Income	\$97,178	\$116,552	\$111,873
2027 Median Household Income	\$106,314	\$131,558	\$124,254
2022-2027 Annual Rate	1.81%	2.45%	2.12%
Average Household Income			
2022 Average Household Income	\$115,220	\$148,039	\$141,836
2027 Average Household Income	\$133,054	\$167,774	\$160,705
2022-2027 Annual Rate	2.92%	2.53%	2.53%
Per Capita Income			
2022 Per Capita Income	\$42,958	\$52,458	\$50,212
2027 Per Capita Income	\$49,639	\$59,298	\$56,847
2022-2027 Annual Rate	2.93%	2.48%	2.51%

Households by Income

Current median household income is \$111,873 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$124,254 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$141,836 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$160,705 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$50,212 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$56,847 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	143	148	143
2010 Total Housing Units	2,342	12,375	35,648
2010 Owner Occupied Housing Units	1,733	10,705	29,982
2010 Renter Occupied Housing Units	495	1,274	4,434
2010 Vacant Housing Units	113	396	1,231
2020 Total Housing Units	2,567	15,223	41,526
2020 Vacant Housing Units	71	400	1,119
2022 Total Housing Units	2,721	16,202	42,872
2022 Owner Occupied Housing Units	2,000	13,729	35,169
2022 Renter Occupied Housing Units	555	1,925	6,414
2022 Vacant Housing Units	166	548	1,289
2027 Total Housing Units	2,837	17,101	44,201
2027 Owner Occupied Housing Units	2,077	14,546	36,481
2027 Renter Occupied Housing Units	587	1,899	6,168
2027 Vacant Housing Units	173	656	1,552

Currently, 82.0% of the 42,872 housing units in the area are owner occupied; 15.0%, renter occupied; and 3.0% 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 41,526 housing units in the area and 2.7% vacant housing units. The annual rate of change in housing units since 2020 is 1.43%. Median home value in the area is \$343,526, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 1.76% annually to \$374,880.

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.