Executive Summary

Rich Beem & Edgemere 2
Rich Beem Blvd, El Paso, Texas, 79938
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 31.79754
Longitude: -106.24507

	1 mile	3 miles	5 miles
Population			
2000 Population	464	27,313	104,164
2010 Population	12,423	71,633	155,530
2021 Population	18,479	102,701	188,888
2026 Population	20,529	111,876	200,220
2000-2010 Annual Rate	38.92%	10.12%	4.09%
2010-2021 Annual Rate	3.59%	3.25%	1.74%
2021-2026 Annual Rate	2.13%	1.73%	1.17%
2021 Male Population	48.8%	50.0%	49.1%
2021 Female Population	51.2%	50.0%	50.9%
2021 Median Age	28.7	29.9	31.7

In the identified area, the current year population is 188,888. In 2010, the Census count in the area was 155,530. The rate of change since 2010 was 1.74% annually. The five-year projection for the population in the area is 200,220 representing a change of 1.17% annually from 2021 to 2026. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 28.7, compared to U.S. median age of 38.5.

Race and Ethnicity			
2021 White Alone	79.5%	80.7%	81.0%
2021 Black Alone	6.5%	4.1%	3.5%
2021 American Indian/Alaska Native Alone	0.7%	0.7%	0.7%
2021 Asian Alone	2.0%	1.2%	1.1%
2021 Pacific Islander Alone	0.2%	0.2%	0.2%
2021 Other Race	8.2%	10.5%	11.0%
2021 Two or More Races	3.0%	2.6%	2.5%
2021 Hispanic Origin (Any Race)	82.2%	87.0%	87.2%

Persons of Hispanic origin represent 87.2% 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 48.9 in the identified area, compared to 65.4 for the U.S. as a whole.

Households			
2021 Wealth Index	57	57	58
2000 Households	154	7,002	29,249
2010 Households	3,551	19,449	45,724
2021 Total Households	5,154	28,794	56,211
2026 Total Households	5,716	31,623	59,815
2000-2010 Annual Rate	36.86%	10.76%	4.57%
2010-2021 Annual Rate	3.37%	3.55%	1.85%
2021-2026 Annual Rate	2.09%	1.89%	1.25%
2021 Average Household Size	3.58	3.45	3.30

The household count in this area has changed from 45,724 in 2010 to 56,211 in the current year, a change of 1.85% annually. The five-year projection of households is 59,815, a change of 1.25% annually from the current year total. Average household size is currently 3.30, compared to 3.33 in the year 2010. The number of families in the current year is 46,618 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.

February 09, 2022

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Mortgage Income			
2021 Percent of Income for Mortgage	13.4%	11.6%	11.3%
Median Household Income			
2021 Median Household Income	$65,240	$61,719	$58,431
2026 Median Household Income	$73,343	$67,254	$62,943
2021-2026 Annual Rate	2.37%	1.73%	1.50%
Average Household Income			
2021 Average Household Income	$76,651	$73,348	$70,824
2026 Average Household Income	$86,532	$82,096	$79,006
2021-2026 Annual Rate	2.45%	2.28%	2.21%
Per Capita Income			
2021 Per Capita Income	$21,057	$20,652	$21,119
2026 Per Capita Income	$23,725	$23,288	$23,646
2021-2026 Annual Rate	2.41%	2.43%	2.29%

Households by Income

Current median household income is $58,431 in the area, compared to $64,730 for all U.S. households. Median household income is projected to be $62,943 in five years, compared to $72,932 for all U.S. households

Current average household income is $70,824 in this area, compared to $90,054 for all U.S. households. Average household income is projected to be $79,006 in five years, compared to $103,679 for all U.S. households

Current per capita income is $21,119 in the area, compared to the U.S. per capita income of $34,136. The per capita income is projected to be $23,646 in five years, compared to $39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	130	152	158
2000 Total Housing Units	194	7,712	30,838
2000 Owner Occupied Housing Units	138	6,234	23,220
2000 Renter Occupied Housing Units	16	767	6,029
2000 Vacant Housing Units	40	711	1,589
2010 Total Housing Units	3,735	20,297	47,414
2010 Owner Occupied Housing Units	2,955	15,967	34,536
2010 Renter Occupied Housing Units	596	3,482	11,188
2010 Vacant Housing Units	184	848	1,690
2021 Total Housing Units	5,558	31,128	60,154
2021 Owner Occupied Housing Units	4,097	24,061	43,116
2021 Renter Occupied Housing Units	1,057	4,733	13,095
2021 Vacant Housing Units	404	2,334	3,943
2026 Total Housing Units	6,231	34,630	64,848
2026 Owner Occupied Housing Units	4,575	26,771	46,669
2026 Renter Occupied Housing Units	1,141	4,852	13,145
2026 Vacant Housing Units	515	3,007	5,033

Currently, 71.7% of the 60,154 housing units in the area are owner occupied; 21.8%, renter occupied; and 6.6% 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 47,414 housing units in the area - 72.8% owner occupied, 23.6% renter occupied, and 3.6% vacant. The annual rate of change in housing units since 2010 is 11.16%. Median home value in the area is $157,221, compared to a median home value of $264,021 for the U.S. In five years, median value is projected to change by 6.75% annually to $217,939.

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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