Executive Summary

380 New York St, Redlands, California, 92373

Drive distance: 5 mile radii

Prepared by Esri

Latitude: 34.05726

Longitude: -117.19479

	5 miles
Population	
2010 Population	99,808
2020 Population	106,969
2024 Population	109,880
2029 Population	112,958
2010-2020 Annual Rate	0.70%
2020-2024 Annual Rate	0.63%
2024-2029 Annual Rate	0.55%
2020 Male Population	47.6%
2020 Female Population	52.4%
2020 Median Age	36.7
2024 Male Population	48.5%
2024 Female Population	51.5%
2024 Median Age	37.5

In the identified area, the current year population is 109,880. In 2020, the Census count in the area was 106,969. The rate of change since 2020 was 0.63% annually. The five-year projection for the population in the area is 112,958 representing a change of 0.55% annually from 2024 to 2029. Currently, the population is 48.5% male and 51.5% female.

Median Age	

The median age in this area is 37.5, compared to U.S. median age of 39.1.

Race and Ethnicity	
2024 White Alone	43.6%
2024 Black Alone	6.2%
2024 American Indian/Alaska Native Alone	1.2%
2024 Asian Alone	15.3%
2024 Pacific Islander Alone	0.3%
2024 Other Race	17.0%
2024 Two or More Races	16.3%
2024 Hispanic Origin (Any Race)	38.3%

Persons of Hispanic origin represent 38.3% of the population in the identified area compared to 19.4% 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 85.6 in the identified area, compared to 72.1 for the U.S. as a whole.

Households	
2024 Wealth Index	109
2010 Households	35,114
2020 Households	37,523
2024 Households	39,144
2029 Households	41,139
2010-2020 Annual Rate	0.67%
2020-2024 Annual Rate	1.00%
2024-2029 Annual Rate	1.00%
2024 Average Household Size	2.72

The household count in this area has changed from 37,523 in 2020 to 39,144 in the current year, a change of 1.00% annually. The five-year projection of households is 41,139, a change of 1.00% annually from the current year total. Average household size is currently 2.72, compared to 2.76 in the year 2020. The number of families in the current year is 26,169 in the specified area.

June 26, 2024

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Mortgage Income	
2024 Percent of Income for Mortgage	40.9%
Median Household Income	
2024 Median Household Income	$92,126
2029 Median Household Income	$103,533
2024-2029 Annual Rate	2.36%
Average Household Income	
2024 Average Household Income	$125,720
2029 Average Household Income	$143,490
2024-2029 Annual Rate	2.68%
Per Capita Income	
2024 Per Capita Income	$45,051
2029 Per Capita Income	$52,527
2024-2029 Annual Rate	3.12%
GINI Index	
2024 Gini Index	38.1
Households by Income	

Current median household income is $92,126 in the area, compared to $72,603 for all U.S. households. Median household income is projected to be $103,533 in five years, compared to $82,410 for all U.S. households.

Current average household income is $125,720 in this area, compared to $107,008 for all U.S. households. Average household income is projected to be $143,490 in five years, compared to $122,048 for all U.S. households.

Current per capita income is $45,051 in the area, compared to the U.S. per capita income of $41,310. The per capita income is projected to be $52,527 in five years, compared to $47,525 for all U.S. households.

	5 miles
Housing	
2024 Housing Affordability Index	61
2010 Total Housing Units	37,866
2010 Owner Occupied Housing Units	19,699
2010 Renter Occupied Housing Units	15,416
2010 Vacant Housing Units	2,752
2020 Total Housing Units	39,722
2020 Owner Occupied Housing Units	20,114
2020 Renter Occupied Housing Units	17,409
2020 Vacant Housing Units	2,195
2024 Total Housing Units	41,506
2024 Owner Occupied Housing Units	20,871
2024 Renter Occupied Housing Units	18,273
2024 Vacant Housing Units	2,362
2029 Total Housing Units	43,471
2029 Owner Occupied Housing Units	21,795
2029 Renter Occupied Housing Units	19,344
2029 Vacant Housing Units	2,332
Socioeconomic Status Index	
2024 Socioeconomic Status Index	46.7

Currently, 50.3% of the 41,506 housing units in the area are owner occupied; 44.0%, renter occupied; and 5.7% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 39,722 housing units in the area and 5.5% vacant housing units. The annual rate of change in housing units since 2020 is 1.04%. Median home value in the area is $601,615, compared to a median home value of $308,943 for the U.S. In five years, median value is projected to change by 2.75% annually to $689,059.

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