



## Executive Summary

29 Keyes Ferry Rd, Charles Town, West Virginia, 25414  
Rings: 5, 10, 20 mile radii

Prepared by Esri  
Latitude: 39.29639  
Longitude: -77.83364

	5 miles	10 miles	20 miles
<b>Population</b>			
2000 Population	22,855	52,720	258,567
2010 Population	30,562	68,983	333,677
2016 Population	33,656	75,072	363,615
2021 Population	37,777	82,908	400,364
2000-2010 Annual Rate	2.95%	2.73%	2.58%
2010-2016 Annual Rate	1.55%	1.36%	1.38%
2016-2021 Annual Rate	2.34%	2.01%	1.94%
2016 Male Population	49.1%	49.7%	50.3%
2016 Female Population	50.9%	50.3%	49.7%
2016 Median Age	39.4	40.5	39.6

In the identified area, the current year population is 363,615. In 2010, the Census count in the area was 333,677. The rate of change since 2010 was 1.38% annually. The five-year projection for the population in the area is 400,364 representing a change of 1.94% annually from 2016 to 2021. Currently, the population is 50.3% male and 49.7% female.

### Median Age

The median age in this area is 39.4, compared to U.S. median age of 38.0.

### Race and Ethnicity

2016 White Alone	83.5%	86.5%	84.5%
2016 Black Alone	7.5%	6.3%	7.5%
2016 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2016 Asian Alone	2.4%	1.9%	2.1%
2016 Pacific Islander Alone	0.1%	0.1%	0.1%
2016 Other Race	3.0%	2.0%	2.6%
2016 Two or More Races	3.3%	2.9%	3.0%
2016 Hispanic Origin (Any Race)	7.8%	5.7%	6.9%

Persons of Hispanic origin represent 6.9% 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 37.3 in the identified area, compared to 63.5 for the U.S. as a whole.

### Households

2000 Households	9,043	19,848	95,095
2010 Households	11,545	25,279	120,143
2016 Total Households	12,611	27,426	130,613
2021 Total Households	14,077	30,251	143,724
2000-2010 Annual Rate	2.47%	2.45%	2.37%
2010-2016 Annual Rate	1.42%	1.31%	1.35%
2016-2021 Annual Rate	2.22%	1.98%	1.93%
2016 Average Household Size	2.66	2.69	2.70

The household count in this area has changed from 120,143 in 2010 to 130,613 in the current year, a change of 1.35% annually. The five-year projection of households is 143,724, a change of 1.93% annually from the current year total. Average household size is currently 2.70, compared to 2.68 in the year 2010. The number of families in the current year is 93,557 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.

January 24, 2017



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<b>Median Household Income</b>			
2016 Median Household Income	\$64,939	\$68,834	\$73,186
2021 Median Household Income	\$73,034	\$76,212	\$79,847
2016-2021 Annual Rate	2.38%	2.06%	1.76%
<b>Average Household Income</b>			
2016 Average Household Income	\$79,043	\$85,846	\$93,115
2021 Average Household Income	\$85,148	\$92,376	\$100,413
2016-2021 Annual Rate	1.50%	1.48%	1.52%
<b>Per Capita Income</b>			
2016 Per Capita Income	\$29,972	\$31,864	\$33,831
2021 Per Capita Income	\$32,099	\$34,174	\$36,395
2016-2021 Annual Rate	1.38%	1.41%	1.47%

### Households by Income

Current median household income is \$73,186 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$79,847 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$93,115 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$100,413 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$33,831 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$36,395 in five years, compared to \$32,025 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	9,703	21,559	101,550
2000 Owner Occupied Housing Units	6,447	15,424	71,432
2000 Renter Occupied Housing Units	2,596	4,423	23,663
2000 Vacant Housing Units	660	1,712	6,455
2010 Total Housing Units	12,690	27,823	130,638
2010 Owner Occupied Housing Units	8,549	19,910	91,704
2010 Renter Occupied Housing Units	2,996	5,369	28,439
2010 Vacant Housing Units	1,145	2,544	10,495
2016 Total Housing Units	13,826	30,114	141,688
2016 Owner Occupied Housing Units	8,948	20,802	96,563
2016 Renter Occupied Housing Units	3,663	6,624	34,050
2016 Vacant Housing Units	1,215	2,688	11,075
2021 Total Housing Units	15,860	34,102	158,062
2021 Owner Occupied Housing Units	10,067	22,970	106,371
2021 Renter Occupied Housing Units	4,010	7,281	37,353
2021 Vacant Housing Units	1,783	3,851	14,338

Currently, 68.2% of the 141,688 housing units in the area are owner occupied; 24.0%, renter occupied; and 7.8% 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 130,638 housing units in the area - 70.2% owner occupied, 21.8% renter occupied, and 8.0% vacant. The annual rate of change in housing units since 2010 is 3.67%. Median home value in the area is \$271,338, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 1.69% annually to \$295,082.

**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.

January 24, 2017