



Executive Summary

Richardson Heights Ctr, Richardson, Texas, 75080
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.95074
Longitude: -96.73542

	1 mile	3 miles	5 miles
Population			
2010 Population	9,554	130,150	351,318
2020 Population	11,429	146,677	399,866
2023 Population	11,225	145,714	407,095
2028 Population	11,650	146,406	413,560
2010-2020 Annual Rate	1.81%	1.20%	1.30%
2020-2023 Annual Rate	-0.55%	-0.20%	0.55%
2023-2028 Annual Rate	0.75%	0.09%	0.32%
2020 Male Population	48.0%	49.6%	49.3%
2020 Female Population	52.0%	50.4%	50.7%
2020 Median Age	36.6	33.9	34.8
2023 Male Population	48.4%	49.7%	49.5%
2023 Female Population	51.6%	50.3%	50.5%
2023 Median Age	39.4	35.2	36.6

In the identified area, the current year population is 407,095. In 2020, the Census count in the area was 399,866. The rate of change since 2020 was 0.55% annually. The five-year projection for the population in the area is 413,560 representing a change of 0.32% annually from 2023 to 2028. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 36.6, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	55.9%	43.7%	43.8%
2023 Black Alone	10.8%	18.3%	18.7%
2023 American Indian/Alaska Native Alone	0.8%	0.8%	0.8%
2023 Asian Alone	10.2%	10.9%	12.0%
2023 Pacific Islander Alone	0.1%	0.1%	0.1%
2023 Other Race	8.6%	12.6%	11.5%
2023 Two or More Races	13.6%	13.5%	13.1%
2023 Hispanic Origin (Any Race)	22.5%	27.9%	26.4%

Persons of Hispanic origin represent 26.4% 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 83.4 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	96	98	98
2010 Households	3,980	50,284	144,240
2020 Households	4,770	54,459	165,188
2023 Households	4,676	54,058	169,271
2028 Households	4,947	54,792	173,778
2010-2020 Annual Rate	1.83%	0.80%	1.37%
2020-2023 Annual Rate	-0.61%	-0.23%	0.75%
2023-2028 Annual Rate	1.13%	0.27%	0.53%
2023 Average Household Size	2.39	2.59	2.36

The household count in this area has changed from 165,188 in 2020 to 169,271 in the current year, a change of 0.75% annually. The five-year projection of households is 173,778, a change of 0.53% annually from the current year total. Average household size is currently 2.36, compared to 2.37 in the year 2020. The number of families in the current year is 97,458 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



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Mortgage Income			
2023 Percent of Income for Mortgage	22.1%	28.7%	31.5%
Median Household Income			
2023 Median Household Income	\$81,011	\$68,325	\$66,949
2028 Median Household Income	\$94,151	\$77,961	\$75,453
2023-2028 Annual Rate	3.05%	2.67%	2.42%
Average Household Income			
2023 Average Household Income	\$111,365	\$105,439	\$106,484
2028 Average Household Income	\$124,224	\$118,950	\$118,831
2023-2028 Annual Rate	2.21%	2.44%	2.22%
Per Capita Income			
2023 Per Capita Income	\$45,880	\$39,443	\$44,386
2028 Per Capita Income	\$52,194	\$44,846	\$50,039
2023-2028 Annual Rate	2.61%	2.60%	2.43%
GINI Index			
2023 Gini Index	38.3	42.3	42.1

Households by Income

Current median household income is \$66,949 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$75,453 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$106,484 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$118,831 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$44,386 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$50,039 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	99	79	72
2010 Total Housing Units	4,265	55,561	159,685
2010 Owner Occupied Housing Units	2,673	25,552	67,574
2010 Renter Occupied Housing Units	1,307	24,734	76,666
2010 Vacant Housing Units	285	5,277	15,445
2020 Total Housing Units	5,205	58,918	179,202
2020 Owner Occupied Housing Units	2,711	25,285	67,694
2020 Renter Occupied Housing Units	2,059	29,174	97,494
2020 Vacant Housing Units	399	4,505	14,026
2023 Total Housing Units	5,124	58,696	183,783
2023 Owner Occupied Housing Units	2,719	24,757	67,799
2023 Renter Occupied Housing Units	1,957	29,301	101,472
2023 Vacant Housing Units	448	4,638	14,512
2028 Total Housing Units	5,434	60,145	189,653
2028 Owner Occupied Housing Units	2,708	24,955	69,093
2028 Renter Occupied Housing Units	2,240	29,837	104,685
2028 Vacant Housing Units	487	5,353	15,875

Socioeconomic Status Index

2023 Socioeconomic Status Index	50.8	46.0	47.5
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Currently, 36.9% of the 183,783 housing units in the area are owner occupied; 55.2%, renter occupied; and 7.9% 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 179,202 housing units in the area and 7.8% vacant housing units. The annual rate of change in housing units since 2020 is 0.78%. Median home value in the area is \$351,005, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 1.81% annually to \$383,970.

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