



Executive Summary

Nichols Hills Crossing
 7310 N Western Ave, Oklahoma City, Oklahoma, 73116
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 35.54610
 Longitude: -97.52921

	1 mile	3 miles	5 miles
Population			
2000 Population	5,680	62,430	166,474
2010 Population	5,250	61,841	167,451
2020 Population	5,644	66,083	179,398
2025 Population	5,859	68,366	185,391
2000-2010 Annual Rate	-0.78%	-0.09%	0.06%
2010-2020 Annual Rate	0.71%	0.65%	0.67%
2020-2025 Annual Rate	0.75%	0.68%	0.66%
2020 Male Population	47.9%	48.1%	48.6%
2020 Female Population	52.1%	51.9%	51.4%
2020 Median Age	39.3	38.1	37.0

In the identified area, the current year population is 179,398. In 2010, the Census count in the area was 167,451. The rate of change since 2010 was 0.67% annually. The five-year projection for the population in the area is 185,391 representing a change of 0.66% annually from 2020 to 2025. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 39.3, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	56.7%	55.5%	53.1%
2020 Black Alone	29.1%	24.8%	24.8%
2020 American Indian/Alaska Native Alone	2.3%	3.0%	2.9%
2020 Asian Alone	1.4%	3.7%	4.5%
2020 Pacific Islander Alone	0.0%	0.1%	0.1%
2020 Other Race	5.2%	7.0%	8.5%
2020 Two or More Races	5.2%	6.0%	6.1%
2020 Hispanic Origin (Any Race)	9.9%	12.6%	15.9%

Persons of Hispanic origin represent 15.9% of the population in the identified area compared to 18.8% 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 74.6 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	198	96	77
2000 Households	2,344	28,566	75,734
2010 Households	2,188	28,116	75,708
2020 Total Households	2,322	29,599	80,337
2025 Total Households	2,398	30,489	82,866
2000-2010 Annual Rate	-0.69%	-0.16%	0.00%
2010-2020 Annual Rate	0.58%	0.50%	0.58%
2020-2025 Annual Rate	0.65%	0.59%	0.62%
2020 Average Household Size	2.43	2.21	2.19

The household count in this area has changed from 75,708 in 2010 to 80,337 in the current year, a change of 0.58% annually. The five-year projection of households is 82,866, a change of 0.62% annually from the current year total. Average household size is currently 2.19, compared to 2.17 in the year 2010. The number of families in the current year is 40,431 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 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



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Mortgage Income			
2020 Percent of Income for Mortgage	25.3%	12.8%	12.8%
Median Household Income			
2020 Median Household Income	\$70,816	\$53,283	\$49,011
2025 Median Household Income	\$75,842	\$55,191	\$51,041
2020-2025 Annual Rate	1.38%	0.71%	0.81%
Average Household Income			
2020 Average Household Income	\$140,566	\$85,095	\$73,741
2025 Average Household Income	\$150,115	\$90,833	\$78,812
2020-2025 Annual Rate	1.32%	1.31%	1.34%
Per Capita Income			
2020 Per Capita Income	\$57,530	\$38,219	\$33,014
2025 Per Capita Income	\$61,155	\$40,624	\$35,187
2020-2025 Annual Rate	1.23%	1.23%	1.28%

Households by Income

Current median household income is \$49,011 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$51,041 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$73,741 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$78,812 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$33,014 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$35,187 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	91	177	178
2000 Total Housing Units	2,571	31,794	85,447
2000 Owner Occupied Housing Units	1,616	17,887	41,267
2000 Renter Occupied Housing Units	728	10,679	34,467
2000 Vacant Housing Units	227	3,228	9,713
2010 Total Housing Units	2,469	31,657	86,203
2010 Owner Occupied Housing Units	1,418	17,029	39,602
2010 Renter Occupied Housing Units	770	11,087	36,106
2010 Vacant Housing Units	281	3,541	10,495
2020 Total Housing Units	2,603	33,516	91,704
2020 Owner Occupied Housing Units	1,439	17,359	40,577
2020 Renter Occupied Housing Units	883	12,240	39,761
2020 Vacant Housing Units	281	3,917	11,367
2025 Total Housing Units	2,679	34,478	94,413
2025 Owner Occupied Housing Units	1,468	17,671	41,373
2025 Renter Occupied Housing Units	930	12,819	41,492
2025 Vacant Housing Units	281	3,989	11,547

Currently, 44.2% of the 91,704 housing units in the area are owner occupied; 43.4%, renter occupied; and 12.4% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 86,203 housing units in the area - 45.9% owner occupied, 41.9% renter occupied, and 12.2% vacant. The annual rate of change in housing units since 2010 is 2.79%. Median home value in the area is \$149,726, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.95% annually to \$173,137.

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.

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