



Executive Summary

1091 S Cornwell Dr, Yukon, Oklahoma, 73099 2
 1091 S Cornwell Dr, Yukon, Oklahoma, 73099
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 35.49619
 Longitude: -97.74248

	1 mile	3 miles	5 miles
Population			
2000 Population	13,106	30,195	46,051
2010 Population	12,984	38,128	58,204
2020 Population	14,328	48,156	74,519
2025 Population	15,061	52,480	81,830
2000-2010 Annual Rate	-0.09%	2.36%	2.37%
2010-2020 Annual Rate	0.97%	2.30%	2.44%
2020-2025 Annual Rate	1.00%	1.73%	1.89%
2020 Male Population	47.0%	48.1%	48.4%
2020 Female Population	53.0%	51.9%	51.6%
2020 Median Age	38.9	36.9	37.0

In the identified area, the current year population is 74,519. In 2010, the Census count in the area was 58,204. The rate of change since 2010 was 2.44% annually. The five-year projection for the population in the area is 81,830 representing a change of 1.89% annually from 2020 to 2025. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 38.9, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	85.3%	81.0%	79.1%
2020 Black Alone	1.5%	2.8%	3.3%
2020 American Indian/Alaska Native Alone	4.4%	3.7%	3.7%
2020 Asian Alone	1.2%	4.0%	4.5%
2020 Pacific Islander Alone	0.2%	0.1%	0.1%
2020 Other Race	2.3%	2.9%	3.7%
2020 Two or More Races	5.1%	5.4%	5.6%
2020 Hispanic Origin (Any Race)	8.0%	8.8%	9.9%

Persons of Hispanic origin represent 9.9% 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 48.2 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	77	85	83
2000 Households	5,087	11,116	17,072
2010 Households	5,204	14,490	22,239
2020 Total Households	5,753	18,336	28,456
2025 Total Households	6,056	19,988	31,244
2000-2010 Annual Rate	0.23%	2.69%	2.68%
2010-2020 Annual Rate	0.98%	2.32%	2.43%
2020-2025 Annual Rate	1.03%	1.74%	1.89%
2020 Average Household Size	2.47	2.61	2.61

The household count in this area has changed from 22,239 in 2010 to 28,456 in the current year, a change of 2.43% annually. The five-year projection of households is 31,244, a change of 1.89% annually from the current year total. Average household size is currently 2.61, compared to 2.60 in the year 2010. The number of families in the current year is 20,663 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	9.1%	9.8%	10.0%
Median Household Income			
2020 Median Household Income	\$60,162	\$67,592	\$66,618
2025 Median Household Income	\$62,297	\$70,770	\$69,659
2020-2025 Annual Rate	0.70%	0.92%	0.90%
Average Household Income			
2020 Average Household Income	\$75,913	\$83,903	\$82,812
2025 Average Household Income	\$80,170	\$90,193	\$88,987
2020-2025 Annual Rate	1.10%	1.46%	1.45%
Per Capita Income			
2020 Per Capita Income	\$29,892	\$31,827	\$31,502
2025 Per Capita Income	\$31,588	\$34,199	\$33,830
2020-2025 Annual Rate	1.11%	1.45%	1.44%

Households by Income

Current median household income is \$66,618 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$69,659 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$82,812 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$88,987 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$31,502 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$33,830 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	244	226	221
2000 Total Housing Units	5,323	11,579	17,925
2000 Owner Occupied Housing Units	3,747	8,609	13,690
2000 Renter Occupied Housing Units	1,340	2,507	3,382
2000 Vacant Housing Units	236	463	853
2010 Total Housing Units	5,536	15,320	23,753
2010 Owner Occupied Housing Units	3,617	10,727	16,776
2010 Renter Occupied Housing Units	1,587	3,763	5,463
2010 Vacant Housing Units	332	830	1,514
2020 Total Housing Units	5,954	18,802	29,515
2020 Owner Occupied Housing Units	4,106	13,597	21,646
2020 Renter Occupied Housing Units	1,648	4,738	6,810
2020 Vacant Housing Units	201	466	1,059
2025 Total Housing Units	6,238	20,405	32,256
2025 Owner Occupied Housing Units	4,324	14,737	23,655
2025 Renter Occupied Housing Units	1,732	5,251	7,589
2025 Vacant Housing Units	182	417	1,012

Currently, 73.3% of the 29,515 housing units in the area are owner occupied; 23.1%, renter occupied; and 3.6% 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 23,753 housing units in the area - 70.6% owner occupied, 23.0% renter occupied, and 6.4% vacant. The annual rate of change in housing units since 2010 is 10.13%. Median home value in the area is \$159,067, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.24% annually to \$169,211.

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.