



Executive Summary

110 S Wilson Ave, Jefferson, Iowa, 50129
Drive Time: 5, 10, 20 minute radii

Prepared by Esri
Latitude: 42.01488
Longitude: -94.37511

	5 minutes	10 minutes	20 minutes
Population			
2000 Population	4,327	4,920	9,051
2010 Population	4,014	4,544	8,253
2021 Population	3,804	4,297	7,955
2026 Population	3,749	4,236	7,872
2000-2010 Annual Rate	-0.75%	-0.79%	-0.92%
2010-2021 Annual Rate	-0.48%	-0.50%	-0.33%
2021-2026 Annual Rate	-0.29%	-0.29%	-0.21%
2021 Male Population	48.5%	48.7%	49.9%
2021 Female Population	51.5%	51.3%	50.1%
2021 Median Age	47.4	47.8	47.2

In the identified area, the current year population is 7,955. In 2010, the Census count in the area was 8,253. The rate of change since 2010 was -0.33% annually. The five-year projection for the population in the area is 7,872 representing a change of -0.21% annually from 2021 to 2026. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 47.4, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	96.0%	95.8%	95.3%
2021 Black Alone	0.3%	0.3%	0.4%
2021 American Indian/Alaska Native Alone	0.2%	0.2%	0.6%
2021 Asian Alone	0.6%	0.6%	0.8%
2021 Pacific Islander Alone	0.0%	0.0%	0.0%
2021 Other Race	1.8%	1.8%	1.7%
2021 Two or More Races	1.2%	1.3%	1.3%
2021 Hispanic Origin (Any Race)	4.1%	3.9%	3.5%

Persons of Hispanic origin represent 3.5% of the population in the identified area compared to 18.9% 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 15.3 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	60	60	63
2000 Households	1,787	2,045	3,686
2010 Households	1,733	1,988	3,527
2021 Total Households	1,666	1,917	3,441
2026 Total Households	1,645	1,893	3,408
2000-2010 Annual Rate	-0.31%	-0.28%	-0.44%
2010-2021 Annual Rate	-0.35%	-0.32%	-0.22%
2021-2026 Annual Rate	-0.25%	-0.25%	-0.19%
2021 Average Household Size	2.24	2.20	2.29

The household count in this area has changed from 3,527 in 2010 to 3,441 in the current year, a change of -0.22% annually. The five-year projection of households is 3,408, a change of -0.19% annually from the current year total. Average household size is currently 2.29, compared to 2.30 in the year 2010. The number of families in the current year is 2,177 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 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



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Mortgage Income			
2021 Percent of Income for Mortgage	9.5%	9.9%	9.6%
Median Household Income			
2021 Median Household Income	\$53,006	\$52,941	\$53,434
2026 Median Household Income	\$53,585	\$54,259	\$56,724
2021-2026 Annual Rate	0.22%	0.49%	1.20%
Average Household Income			
2021 Average Household Income	\$65,618	\$65,985	\$67,542
2026 Average Household Income	\$68,779	\$69,791	\$73,067
2021-2026 Annual Rate	0.95%	1.13%	1.58%
Per Capita Income			
2021 Per Capita Income	\$28,739	\$29,029	\$29,138
2026 Per Capita Income	\$30,182	\$30,722	\$31,538
2021-2026 Annual Rate	0.98%	1.14%	1.60%

Households by Income

Current median household income is \$53,434 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$56,724 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$67,542 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$73,067 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$29,138 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$31,538 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	222	213	221
2000 Total Housing Units	1,931	2,224	4,025
2000 Owner Occupied Housing Units	1,363	1,553	2,806
2000 Renter Occupied Housing Units	425	493	880
2000 Vacant Housing Units	143	178	339
2010 Total Housing Units	1,951	2,254	4,022
2010 Owner Occupied Housing Units	1,286	1,470	2,663
2010 Renter Occupied Housing Units	447	518	864
2010 Vacant Housing Units	218	266	495
2021 Total Housing Units	1,931	2,239	4,049
2021 Owner Occupied Housing Units	1,203	1,380	2,543
2021 Renter Occupied Housing Units	463	537	897
2021 Vacant Housing Units	265	322	608
2026 Total Housing Units	1,920	2,228	4,045
2026 Owner Occupied Housing Units	1,204	1,380	2,545
2026 Renter Occupied Housing Units	441	513	863
2026 Vacant Housing Units	275	335	637

Currently, 62.8% of the 4,049 housing units in the area are owner occupied; 22.2%, renter occupied; and 15.0% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 4,022 housing units in the area - 66.2% owner occupied, 21.5% renter occupied, and 12.3% vacant. The annual rate of change in housing units since 2010 is 0.30%. Median home value in the area is \$122,727, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 3.93% annually to \$148,789.

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 2021 and 2026. Esri converted Census 2000 data into 2010 geography.