



Executive Summary

Drive Times: 5, 10, 15 drive time minute radii

519 E Coliseum Blvd, Fort Wayne, IN

Latitude: 41.119

Longitude: -85.1338

	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2010 Population	10,305	114,512	233,783
2020 Population	10,133	118,602	251,356
2023 Population	10,474	120,478	256,119
2028 Population	10,807	122,259	260,809
2010-2020 Annual Rate	-0.17%	0.35%	0.73%
2020-2023 Annual Rate	1.02%	0.48%	0.58%
2023-2028 Annual Rate	0.63%	0.29%	0.36%
2023 Male Population	49.3%	49.3%	49.0%
2023 Female Population	50.7%	50.7%	51.0%
2023 Median Age	34.3	37.1	36.8

In the identified area, the current year population is 256,119. In 2020, the Census count in the area was 251,356. The rate of change since 2020 was 0.58% annually. The five-year projection for the population in the area is 260,809 representing a change of 0.36% annually from 2023 to 2028. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 36.8, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	64.3%	70.8%	67.4%
2023 Black Alone	12.1%	11.2%	13.4%
2023 American Indian/Alaska Native Alone	0.7%	0.5%	0.5%
2023 Asian Alone	8.0%	4.8%	4.8%
2023 Pacific Islander Alone	0.1%	0.1%	0.0%
2023 Other Race	5.1%	4.4%	5.7%
2023 Two or More Races	9.7%	8.3%	8.2%
2023 Hispanic Origin (Any Race)	11.3%	9.5%	11.0%

Persons of Hispanic origin represent 11.0% 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 61.0 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	42	54	64
2010 Households	4,376	47,679	92,253
2020 Households	4,501	50,710	101,187
2023 Households	4,706	51,856	103,712
2028 Households	4,906	53,231	106,543
2010-2020 Annual Rate	0.28%	0.62%	0.93%
2020-2023 Annual Rate	1.38%	0.69%	0.76%
2023-2028 Annual Rate	0.84%	0.52%	0.54%
2023 Average Household Size	2.19	2.24	2.42

The household count in this area has changed from 101,187 in 2020 to 103,712 in the current year, a change of 0.76% annually. The five-year projection of households is 106,543, a change of 0.54% annually from the current year total. Average household size is currently 2.42, compared to 2.43 in the year 2020. The number of families in the current year is 62,943 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 data into 2020 geography.



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Mortgage Income			
2023 Percent of Income for Mortgage	14.3%	16.9%	17.7%
Median Household Income			
2023 Median Household Income	\$54,640	\$55,986	\$59,747
2028 Median Household Income	\$61,431	\$62,664	\$68,102
2023-2028 Annual Rate	2.37%	2.28%	2.65%
Average Household Income			
2023 Average Household Income	\$66,020	\$74,719	\$81,089
2028 Average Household Income	\$77,071	\$86,238	\$93,669
2023-2028 Annual Rate	3.14%	2.91%	2.93%
Per Capita Income			
2023 Per Capita Income	\$28,889	\$32,118	\$32,870
2028 Per Capita Income	\$34,150	\$37,573	\$38,334
2023-2028 Annual Rate	3.40%	3.19%	3.12%
GINI Index			
2023 Gini Index	36.2	39.4	39.8
Households by Income			
Current median household income is \$59,747 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$68,102 in five years, compared to \$82,410 for all U.S. households			
Current average household income is \$81,089 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$93,669 in five years, compared to \$122,048 for all U.S. households			
Current per capita income is \$32,870 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$38,334 in five years, compared to \$47,525 for all U.S. households			
Housing			
2023 Housing Affordability Index	172	144	138
2010 Total Housing Units	4,817	52,850	102,902
2010 Owner Occupied Housing Units	2,254	28,405	60,398
2010 Renter Occupied Housing Units	2,122	19,274	31,855
2010 Vacant Housing Units	441	5,171	10,649
2020 Total Housing Units	4,946	55,153	108,993
2020 Vacant Housing Units	445	4,443	7,806
2023 Total Housing Units	5,074	56,096	111,215
2023 Owner Occupied Housing Units	2,620	31,358	69,585
2023 Renter Occupied Housing Units	2,086	20,498	34,127
2023 Vacant Housing Units	368	4,240	7,503
2028 Total Housing Units	5,275	57,373	113,749
2028 Owner Occupied Housing Units	2,824	32,643	72,159
2028 Renter Occupied Housing Units	2,081	20,588	34,385
2028 Vacant Housing Units	369	4,142	7,206
Socioeconomic Status Index			
2023 Socioeconomic Status Index	49.3	49.2	48.8

Currently, 62.6% of the 111,215 housing units in the area are owner occupied; 30.7%, renter occupied; and 6.7% 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 108,993 housing units in the area and 7.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.62%. Median home value in the area is \$175,966, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 4.11% annually to \$215,207.

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