



Executive Summary

Rings: 1, 3, 5 mile radii

519 E Coliseum Blvd, Fort Wayne, IN

Latitude: 41.119

Longitude: -85.1338

	1 mile	3 mile	5 mile
Population			
2010 Population	5,708	75,017	167,653
2020 Population	5,626	76,280	174,564
2023 Population	5,663	77,510	177,183
2028 Population	5,710	78,873	179,776
2010-2020 Annual Rate	-0.14%	0.17%	0.40%
2020-2023 Annual Rate	0.20%	0.49%	0.46%
2023-2028 Annual Rate	0.17%	0.35%	0.29%
2023 Male Population	49.3%	49.3%	49.1%
2023 Female Population	50.7%	50.7%	50.9%
2023 Median Age	32.8	36.0	36.5

In the identified area, the current year population is 177,183. In 2020, the Census count in the area was 174,564. The rate of change since 2020 was 0.46% annually. The five-year projection for the population in the area is 179,776 representing a change of 0.29% annually from 2023 to 2028. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 36.5, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	58.8%	69.0%	65.7%
2023 Black Alone	14.7%	11.8%	14.3%
2023 American Indian/Alaska Native Alone	0.8%	0.6%	0.6%
2023 Asian Alone	10.4%	5.5%	4.4%
2023 Pacific Islander Alone	0.0%	0.1%	0.1%
2023 Other Race	6.0%	4.5%	6.3%
2023 Two or More Races	9.3%	8.5%	8.7%
2023 Hispanic Origin (Any Race)	12.2%	9.7%	12.0%

Persons of Hispanic origin represent 12.0% 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 63.2 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	36	48	53
2010 Households	2,471	31,480	67,579
2020 Households	2,516	32,888	71,938
2023 Households	2,551	33,656	73,461
2028 Households	2,591	34,660	75,280
2010-2020 Annual Rate	0.18%	0.44%	0.63%
2020-2023 Annual Rate	0.43%	0.71%	0.65%
2023-2028 Annual Rate	0.31%	0.59%	0.49%
2023 Average Household Size	2.18	2.19	2.35

The household count in this area has changed from 71,938 in 2020 to 73,461 in the current year, a change of 0.65% annually. The five-year projection of households is 75,280, a change of 0.49% annually from the current year total. Average household size is currently 2.35, compared to 2.36 in the year 2020. The number of families in the current year is 41,880 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	15.5%	16.5%	17.1%
Median Household Income			
2023 Median Household Income	\$51,113	\$52,523	\$55,010
2028 Median Household Income	\$56,080	\$58,130	\$61,585
2023-2028 Annual Rate	1.87%	2.05%	2.28%
Average Household Income			
2023 Average Household Income	\$61,238	\$68,829	\$72,757
2028 Average Household Income	\$70,625	\$79,854	\$84,153
2023-2028 Annual Rate	2.89%	3.02%	2.95%
Per Capita Income			
2023 Per Capita Income	\$27,101	\$30,011	\$30,208
2028 Per Capita Income	\$31,581	\$35,339	\$35,333
2023-2028 Annual Rate	3.11%	3.32%	3.18%
GINI Index			
2023 Gini Index	37.4	40.0	39.8
Households by Income			
Current median household income is \$55,010 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$61,585 in five years, compared to \$82,410 for all U.S. households			
Current average household income is \$72,757 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$84,153 in five years, compared to \$122,048 for all U.S. households			
Current per capita income is \$30,208 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$35,333 in five years, compared to \$47,525 for all U.S. households			
Housing			
2023 Housing Affordability Index	159	148	144
2010 Total Housing Units	2,719	34,738	75,990
2010 Owner Occupied Housing Units	927	17,099	41,448
2010 Renter Occupied Housing Units	1,544	14,381	26,132
2010 Vacant Housing Units	248	3,258	8,411
2020 Total Housing Units	2,732	35,717	78,168
2020 Vacant Housing Units	216	2,829	6,230
2023 Total Housing Units	2,728	36,392	79,463
2023 Owner Occupied Housing Units	1,049	19,057	46,229
2023 Renter Occupied Housing Units	1,502	14,599	27,232
2023 Vacant Housing Units	177	2,736	6,002
2028 Total Housing Units	2,764	37,349	81,128
2028 Owner Occupied Housing Units	1,114	19,921	47,980
2028 Renter Occupied Housing Units	1,476	14,739	27,300
2028 Vacant Housing Units	173	2,689	5,848
Socioeconomic Status Index			
2023 Socioeconomic Status Index	48.4	47.6	47.3

Currently, 58.2% of the 79,463 housing units in the area are owner occupied; 34.3%, renter occupied; and 7.6% 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 78,168 housing units in the area and 8.0% vacant housing units. The annual rate of change in housing units since 2020 is 0.51%. Median home value in the area is \$156,296, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 4.27% annually to \$192,630.

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