



Executive Summary

Rings: 1, 3, 5 mile radii

902 Dixieland Rd Ste. 103A, Harlingen, TX

Latitude: 26.1838

Longitude: -97.721

	1 mile	3 mile	5 mile
Population			
2010 Population	6,164	52,590	90,998
2020 Population	6,890	55,916	98,365
2022 Population	6,849	56,188	99,228
2027 Population	6,762	56,490	99,593
2010-2020 Annual Rate	1.12%	0.62%	0.78%
2020-2022 Annual Rate	-0.26%	0.22%	0.39%
2022-2027 Annual Rate	-0.26%	0.11%	0.07%
2022 Male Population	48.3%	48.7%	48.5%
2022 Female Population	51.7%	51.3%	51.5%
2022 Median Age	37.3	34.4	34.6

In the identified area, the current year population is 99,228. In 2020, the Census count in the area was 98,365. The rate of change since 2020 was 0.39% annually. The five-year projection for the population in the area is 99,593 representing a change of 0.07% annually from 2022 to 2027. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 34.6, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	38.8%	41.8%	41.8%
2022 Black Alone	1.0%	0.8%	0.9%
2022 American Indian/Alaska Native Alone	0.7%	0.7%	0.7%
2022 Asian Alone	1.3%	0.9%	1.0%
2022 Pacific Islander Alone	0.1%	0.1%	0.1%
2022 Other Race	18.3%	16.5%	15.7%
2022 Two or More Races	39.8%	39.3%	39.8%
2022 Hispanic Origin (Any Race)	87.0%	85.5%	83.3%

Persons of Hispanic origin represent 83.3% of the population in the identified area compared to 19.0% 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 74.1 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	37	49	56
2010 Households	1,961	16,991	29,827
2020 Households	2,429	19,210	33,848
2022 Households	2,445	19,460	34,245
2027 Households	2,451	19,770	34,721
2010-2020 Annual Rate	2.16%	1.24%	1.27%
2020-2022 Annual Rate	0.29%	0.58%	0.52%
2022-2027 Annual Rate	0.05%	0.32%	0.28%
2022 Average Household Size	2.79	2.87	2.87

The household count in this area has changed from 33,848 in 2020 to 34,245 in the current year, a change of 0.52% annually. The five-year projection of households is 34,721, a change of 0.28% annually from the current year total. Average household size is currently 2.87, compared to 2.88 in the year 2020. The number of families in the current year is 25,465 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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



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Mortgage Income			
2022 Percent of Income for Mortgage	9.3%	11.5%	12.4%
Median Household Income			
2022 Median Household Income	\$42,385	\$43,565	\$49,065
2027 Median Household Income	\$52,737	\$52,651	\$57,592
2022-2027 Annual Rate	4.47%	3.86%	3.26%
Average Household Income			
2022 Average Household Income	\$54,387	\$63,817	\$69,931
2027 Average Household Income	\$64,835	\$75,120	\$82,137
2022-2027 Annual Rate	3.58%	3.32%	3.27%
Per Capita Income			
2022 Per Capita Income	\$19,643	\$22,042	\$24,170
2027 Per Capita Income	\$23,772	\$26,218	\$28,672
2022-2027 Annual Rate	3.89%	3.53%	3.48%

Households by Income

Current median household income is \$49,065 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$57,592 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$69,931 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$82,137 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$24,170 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$28,672 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	240	189	174
2010 Total Housing Units	2,266	19,990	35,144
2010 Owner Occupied Housing Units	1,354	11,055	19,762
2010 Renter Occupied Housing Units	607	5,937	10,065
2010 Vacant Housing Units	305	2,999	5,317
2020 Total Housing Units	2,719	21,680	38,604
2020 Vacant Housing Units	290	2,470	4,756
2022 Total Housing Units	2,752	21,998	39,099
2022 Owner Occupied Housing Units	1,539	11,861	20,938
2022 Renter Occupied Housing Units	905	7,599	13,306
2022 Vacant Housing Units	307	2,538	4,854
2027 Total Housing Units	2,778	22,334	39,609
2027 Owner Occupied Housing Units	1,562	12,230	21,543
2027 Renter Occupied Housing Units	889	7,540	13,178
2027 Vacant Housing Units	327	2,564	4,888

Currently, 53.6% of the 39,099 housing units in the area are owner occupied; 34.0%, renter occupied; and 12.4% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 38,604 housing units in the area and 12.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.57%. Median home value in the area is \$115,225, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 12.81% annually to \$210,510.

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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.