



# Executive Summary

21815 Jeb Stuart Hwy, Stuart, Virginia, 24171  
Rings: 1, 5, 10 mile radii

Prepared by Esri  
Latitude: 36.63432  
Longitude: -80.20336

	1 mile	5 miles	10 miles
<b>Population</b>			
2000 Population	874	5,779	16,264
2010 Population	804	5,444	15,580
2019 Population	851	5,704	15,969
2024 Population	855	5,682	15,856
2000-2010 Annual Rate	-0.83%	-0.60%	-0.43%
2010-2019 Annual Rate	0.62%	0.51%	0.27%
2019-2024 Annual Rate	0.09%	-0.08%	-0.14%
2019 Male Population	49.5%	49.4%	49.5%
2019 Female Population	50.5%	50.6%	50.5%
2019 Median Age	49.7	49.1	48.9

In the identified area, the current year population is 15,969. In 2010, the Census count in the area was 15,580. The rate of change since 2010 was 0.27% annually. The five-year projection for the population in the area is 15,856 representing a change of -0.14% annually from 2019 to 2024. Currently, the population is 49.5% male and 50.5% female.

### Median Age

The median age in this area is 49.7, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	88.4%	88.0%	90.2%
2019 Black Alone	7.1%	7.8%	6.2%
2019 American Indian/Alaska Native Alone	0.2%	0.4%	0.3%
2019 Asian Alone	0.2%	0.4%	0.3%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Other Race	2.1%	1.7%	1.5%
2019 Two or More Races	2.0%	1.7%	1.5%
2019 Hispanic Origin (Any Race)	3.5%	3.2%	2.7%

Persons of Hispanic origin represent 2.7% of the population in the identified area compared to 18.6% 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 22.6 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	51	55	53
2000 Households	377	2,377	6,758
2010 Households	370	2,368	6,733
2019 Total Households	392	2,445	6,887
2024 Total Households	394	2,438	6,846
2000-2010 Annual Rate	-0.19%	-0.04%	-0.04%
2010-2019 Annual Rate	0.63%	0.35%	0.24%
2019-2024 Annual Rate	0.10%	-0.06%	-0.12%
2019 Average Household Size	2.06	2.22	2.28

The household count in this area has changed from 6,733 in 2010 to 6,887 in the current year, a change of 0.24% annually. The five-year projection of households is 6,846, a change of -0.12% annually from the current year total. Average household size is currently 2.28, compared to 2.28 in the year 2010. The number of families in the current year is 4,661 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 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



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<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	17.7%	17.0%	14.8%
<b>Median Household Income</b>			
2019 Median Household Income	\$39,874	\$40,200	\$42,372
2024 Median Household Income	\$45,665	\$47,134	\$48,806
2019-2024 Annual Rate	2.75%	3.23%	2.87%
<b>Average Household Income</b>			
2019 Average Household Income	\$53,965	\$56,038	\$55,224
2024 Average Household Income	\$62,324	\$65,117	\$63,311
2019-2024 Annual Rate	2.92%	3.05%	2.77%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$22,449	\$24,157	\$23,762
2024 Per Capita Income	\$25,966	\$28,086	\$27,270
2019-2024 Annual Rate	2.95%	3.06%	2.79%

### Households by Income

Current median household income is \$42,372 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$48,806 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$55,224 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$63,311 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$23,762 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$27,270 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	142	147	169
2000 Total Housing Units	416	2,650	7,666
2000 Owner Occupied Housing Units	293	1,807	5,476
2000 Renter Occupied Housing Units	84	571	1,282
2000 Vacant Housing Units	39	272	908
2010 Total Housing Units	426	2,721	7,927
2010 Owner Occupied Housing Units	278	1,713	5,278
2010 Renter Occupied Housing Units	92	655	1,455
2010 Vacant Housing Units	56	353	1,194
2019 Total Housing Units	455	2,842	8,225
2019 Owner Occupied Housing Units	277	1,670	5,144
2019 Renter Occupied Housing Units	115	775	1,742
2019 Vacant Housing Units	63	397	1,338
2024 Total Housing Units	464	2,882	8,323
2024 Owner Occupied Housing Units	282	1,690	5,148
2024 Renter Occupied Housing Units	113	747	1,698
2024 Vacant Housing Units	70	444	1,477

Currently, 62.5% of the 8,225 housing units in the area are owner occupied; 21.2%, renter occupied; and 16.3% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 7,927 housing units in the area - 66.6% owner occupied, 18.4% renter occupied, and 15.1% vacant. The annual rate of change in housing units since 2010 is 1.65%. Median home value in the area is \$128,028, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.03% annually to \$141,593.

**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.

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