

Executive Summary

4406 W Charleston Blvd, Las Vegas, Nevada, 89102
Drive time: 10, 20 minute radii

Prepared by Wes Drown, CCIM

Latitude: 36.15933

Longitude: -115.20049

	10 minutes	20 minutes
Population		
2010 Population	177,626	1,153,435
2020 Population	183,774	1,256,823
2023 Population	183,001	1,278,630
2028 Population	189,650	1,307,880
2010-2020 Annual Rate	0.34%	0.86%
2020-2023 Annual Rate	-0.13%	0.53%
2023-2028 Annual Rate	0.72%	0.45%
2020 Male Population	50.1%	49.8%
2020 Female Population	49.9%	50.2%
2020 Median Age	36.2	37.3
2023 Male Population	51.2%	50.4%
2023 Female Population	48.8%	49.6%
2023 Median Age	36.7	37.2

In the identified area, the current year population is 1,278,630. In 2020, the Census count in the area was 1,256,823. The rate of change since 2020 was 0.53% annually. The five-year projection for the population in the area is 1,307,880 representing a change of 0.45% annually from 2023 to 2028. Currently, the population is 50.4% male and 49.6% female.

Median Age

The median age in this area is 37.2, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	32.1%	38.0%
2023 Black Alone	15.6%	15.7%
2023 American Indian/Alaska Native Alone	1.5%	1.2%
2023 Asian Alone	7.6%	8.8%
2023 Pacific Islander Alone	0.9%	0.8%
2023 Other Race	26.1%	20.1%
2023 Two or More Races	16.2%	15.3%
2023 Hispanic Origin (Any Race)	45.7%	37.5%

Persons of Hispanic origin represent 37.5% 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 87.2 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	49	70
2010 Households	64,452	418,592
2020 Households	69,363	467,690
2023 Households	70,505	480,587
2028 Households	73,774	496,926
2010-2020 Annual Rate	0.74%	1.12%
2020-2023 Annual Rate	0.50%	0.84%
2023-2028 Annual Rate	0.91%	0.67%
2023 Average Household Size	2.58	2.64

The household count in this area has changed from 467,690 in 2020 to 480,587 in the current year, a change of 0.84% annually. The five-year projection of households is 496,926, a change of 0.67% annually from the current year total. Average household size is currently 2.64, compared to 2.66 in the year 2020. The number of families in the current year is 299,120 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 into 2020 geography and Census 2020 data.

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Mortgage Income		
2023 Percent of Income for Mortgage	40.2%	39.2%
Median Household Income		
2023 Median Household Income	\$44,688	\$55,835
2028 Median Household Income	\$51,552	\$64,333
2023-2028 Annual Rate	2.90%	2.87%
Average Household Income		
2023 Average Household Income	\$67,427	\$84,582
2028 Average Household Income	\$78,618	\$98,305
2023-2028 Annual Rate	3.12%	3.05%
Per Capita Income		
2023 Per Capita Income	\$25,922	\$31,881
2028 Per Capita Income	\$30,513	\$37,453
2023-2028 Annual Rate	3.31%	3.27%
GINI Index		
2023 Gini Index	45.5	44.6

Households by Income

Current median household income is \$55,835 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$64,333 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$84,582 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$98,305 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$31,881 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$37,453 in five years, compared to \$47,525 for all U.S. households

Housing		
2023 Housing Affordability Index	65	66
2010 Total Housing Units	75,756	497,460
2010 Owner Occupied Housing Units	27,959	218,470
2010 Renter Occupied Housing Units	36,493	200,123
2010 Vacant Housing Units	11,304	78,868
2020 Total Housing Units	74,614	510,402
2020 Owner Occupied Housing Units	26,679	226,908
2020 Renter Occupied Housing Units	42,684	240,782
2020 Vacant Housing Units	5,243	42,350
2023 Total Housing Units	74,944	518,010
2023 Owner Occupied Housing Units	28,128	243,957
2023 Renter Occupied Housing Units	42,377	236,630
2023 Vacant Housing Units	4,439	37,423
2028 Total Housing Units	77,979	532,993
2028 Owner Occupied Housing Units	29,876	258,238
2028 Renter Occupied Housing Units	43,898	238,687
2028 Vacant Housing Units	4,205	36,067
Socioeconomic Status Index		
2023 Socioeconomic Status Index	36.8	40.0

Currently, 47.1% of the 518,010 housing units in the area are owner occupied; 45.7%, renter occupied; and 7.2% 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 510,402 housing units in the area and 8.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.46%. Median home value in the area is \$364,607, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 2.22% annually to \$406,851.

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