

Executive Summary

107 E Warm Springs Rd, Las Vegas, Nevada, 89119
Drive Time: 10, 20 minute radii

Prepared by Wes Drown, CCIM

Latitude: 36.05648

Longitude: -115.16466

	10 minutes	20 minutes
Population		
2000 Population	129,350	741,194
2010 Population	188,332	1,030,089
2020 Population	211,662	1,209,881
2025 Population	227,604	1,313,855
2000-2010 Annual Rate	3.83%	3.35%
2010-2020 Annual Rate	1.15%	1.58%
2020-2025 Annual Rate	1.46%	1.66%
2020 Male Population	50.4%	50.4%
2020 Female Population	49.6%	49.6%
2020 Median Age	37.8	38.1

In the identified area, the current year population is 1,209,881. In 2010, the Census count in the area was 1,030,089. The rate of change since 2010 was 1.58% annually. The five-year projection for the population in the area is 1,313,855 representing a change of 1.66% annually from 2020 to 2025. Currently, the population is 50.4% male and 49.6% female.

Median Age

The median age in this area is 37.8, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	56.8%	54.3%
2020 Black Alone	10.1%	11.2%
2020 American Indian/Alaska Native Alone	0.7%	0.7%
2020 Asian Alone	13.9%	12.9%
2020 Pacific Islander Alone	1.1%	0.8%
2020 Other Race	10.6%	13.7%
2020 Two or More Races	6.9%	6.3%
2020 Hispanic Origin (Any Race)	25.2%	30.1%

Persons of Hispanic origin represent 30.1% of the population in the identified area compared to 18.8% 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 81.2 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	82	79
2000 Households	51,692	289,738
2010 Households	74,495	397,585
2020 Total Households	83,699	462,306
2025 Total Households	89,741	501,067
2000-2010 Annual Rate	3.72%	3.21%
2010-2020 Annual Rate	1.14%	1.48%
2020-2025 Annual Rate	1.40%	1.62%
2020 Average Household Size	2.51	2.59

The household count in this area has changed from 397,585 in 2010 to 462,306 in the current year, a change of 1.48% annually. The five-year projection of households is 501,067, a change of 1.62% annually from the current year total. Average household size is currently 2.59, compared to 2.56 in the year 2010. The number of families in the current year is 278,468 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 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

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Mortgage Income		
2020 Percent of Income for Mortgage	21.1%	23.2%
Median Household Income		
2020 Median Household Income	\$63,423	\$56,473
2025 Median Household Income	\$69,041	\$60,503
2020-2025 Annual Rate	1.71%	1.39%
Average Household Income		
2020 Average Household Income	\$85,798	\$80,659
2025 Average Household Income	\$95,192	\$89,221
2020-2025 Annual Rate	2.10%	2.04%
Per Capita Income		
2020 Per Capita Income	\$33,766	\$30,860
2025 Per Capita Income	\$37,344	\$34,057
2020-2025 Annual Rate	2.03%	1.99%
Households by Income		

Current median household income is \$56,473 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$60,503 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$80,659 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$89,221 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$30,860 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$34,057 in five years, compared to \$37,691 for all U.S. households

Housing		
2020 Housing Affordability Index	113	104
2000 Total Housing Units	56,580	317,701
2000 Owner Occupied Housing Units	30,339	152,013
2000 Renter Occupied Housing Units	21,353	137,725
2000 Vacant Housing Units	4,888	27,963
2010 Total Housing Units	90,925	473,559
2010 Owner Occupied Housing Units	39,673	206,898
2010 Renter Occupied Housing Units	34,822	190,687
2010 Vacant Housing Units	16,430	75,974
2020 Total Housing Units	102,784	538,770
2020 Owner Occupied Housing Units	42,438	237,656
2020 Renter Occupied Housing Units	41,262	224,650
2020 Vacant Housing Units	19,085	76,464
2025 Total Housing Units	110,388	583,164
2025 Owner Occupied Housing Units	45,836	258,695
2025 Renter Occupied Housing Units	43,906	242,372
2025 Vacant Housing Units	20,647	82,097

Currently, 44.1% of the 538,770 housing units in the area are owner occupied; 41.7%, renter occupied; and 14.2% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 473,559 housing units in the area - 43.7% owner occupied, 40.3% renter occupied, and 16.0% vacant. The annual rate of change in housing units since 2010 is 5.90%. Median home value in the area is \$313,569, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.31% annually to \$351,501.

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