Executive Summary

100-198 E Bremer Ave
100-198 E Bremer Ave, Waverly, Iowa, 50677
Drive Time: 5, 10, 20 minute radii

	5 minutes	10 minutes	20 minutes
Population			
2010 Population	7,497	11,376	37,014
2020 Population	7,742	11,980	37,291
2022 Population	7,735	11,999	37,396
2027 Population	7,838	12,141	37,539
2010-2020 Annual Rate	0.32%	0.52%	0.07%
2020-2022 Annual Rate	-0.04%	0.07%	0.13%
2022-2027 Annual Rate	0.26%	0.24%	0.08%
2022 Male Population	48.3%	48.7%	49.8%
2022 Female Population	51.7%	51.3%	50.2%
2022 Median Age	34.6	38.3	39.2

In the identified area, the current year population is 37,396. In 2020, the Census count in the area was 37,291. The rate of change since 2020 was 0.13% annually. The five-year projection for the population in the area is 37,539 representing a change of 0.08% annually from 2022 to 2027. Currently, the population is 49.8% male and 50.2% female.

Median Age

The median age in this area is 39.2, compared to U.S. median age of 38.9.

Race and Ethnicity			
2022 White Alone	91.1%	92.1%	92.3%
2022 Black Alone	2.4%	1.9%	1.7%
2022 American Indian/Alaska Native Alone	0.3%	0.3%	0.2%
2022 Asian Alone	1.7%	1.4%	1.2%
2022 Pacific Islander Alone	0.0%	0.0%	0.1%
2022 Other Race	0.9%	0.8%	0.8%
2022 Two or More Races	3.7%	3.5%	3.7%
2022 Hispanic Origin (Any Race)	3.0%	2.7%	2.5%

Persons of Hispanic origin represent 2.5% 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 18.7 in the identified area, compared to 71.6 for the U.S. as a whole.

Households			
2022 Wealth Index	74	77	81
2010 Households	2,600	4,160	14,525
2020 Households	2,767	4,432	14,786
2022 Households	2,798	4,471	14,862
2027 Households	2,847	4,536	14,950
2010-2020 Annual Rate	0.62%	0.64%	0.18%
2020-2022 Annual Rate	0.50%	0.39%	0.23%
2022-2027 Annual Rate	0.35%	0.29%	0.12%
2022 Average Household Size	2.29	2.37	2.40

The household count in this area has changed from 14,786 in 2020 to 14,862 in the current year, a change of 0.23% annually. The five-year projection of households is 14,950, a change of 0.12% annually from the current year total. Average household size is currently 2.40, compared to 2.40 in the year 2020. The number of families in the current year is 9,324 in the specified area.

August 10, 2022

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Mortgage Income			
2022 Percent of Income for Mortgage	15.9%	15.6%	15.1%
Median Household Income			
2022 Median Household Income	$71,246	$73,848	$70,030
2027 Median Household Income	$75,449	$79,050	$78,079
2022-2027 Annual Rate	1.15%	1.37%	2.20%
Average Household Income			
2022 Average Household Income	$86,939	$89,639	$91,115
2027 Average Household Income	$94,261	$97,986	$102,869
2022-2027 Annual Rate	1.63%	1.80%	2.46%
Per Capita Income			
2022 Per Capita Income	$31,576	$33,777	$36,526
2027 Per Capita Income	$34,326	$37,005	$41,309
2022-2027 Annual Rate	1.68%	1.84%	2.49%
Households by Income			

Current median household income is $70,030 in the area, compared to $72,414 for all U.S. households. Median household income is projected to be $78,079 in five years, compared to $84,445 for all U.S. households

Current average household income is $91,115 in this area, compared to $105,029 for all U.S. households. Average household income is projected to be $102,869 in five years, compared to $122,155 for all U.S. households

Current per capita income is $36,526 in the area, compared to the U.S. per capita income of $40,363. The per capita income is projected to be $41,309 in five years, compared to $47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	135	138	144
2010 Total Housing Units	2,768	4,388	15,333
2010 Owner Occupied Housing Units	1,859	3,080	10,675
2010 Renter Occupied Housing Units	741	1,080	3,851
2010 Vacant Housing Units	168	228	808
2020 Total Housing Units	3,048	4,838	15,958
2020 Vacant Housing Units	281	406	1,172
2022 Total Housing Units	3,113	4,927	16,149
2022 Owner Occupied Housing Units	2,155	3,559	11,067
2022 Renter Occupied Housing Units	643	912	3,795
2022 Vacant Housing Units	315	456	1,287
2027 Total Housing Units	3,166	5,000	16,310
2027 Owner Occupied Housing Units	2,220	3,648	11,296
2027 Renter Occupied Housing Units	627	887	3,653
2027 Vacant Housing Units	319	464	1,360

Currently, 68.5% of the 16,149 housing units in the area are owner occupied; 23.5%, renter occupied; and 8.0% 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 15,958 housing units in the area and 7.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.53%. Median home value in the area is $201,171, compared to a median home value of $283,272 for the U.S. In five years, median value is projected to change by 3.87% annually to $243,216.

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