



Demographic and Income Profile - Appraisal Version

1958 Evelyn Byrd Avenue
 1958 Evelyn Byrd Ave, Harrisonburg, VA, 22801,
 Drive Time: 5 minutes

Prepared by Tim Reamer
 Latitude: 38.428097574
 Longitude: -78.84767809

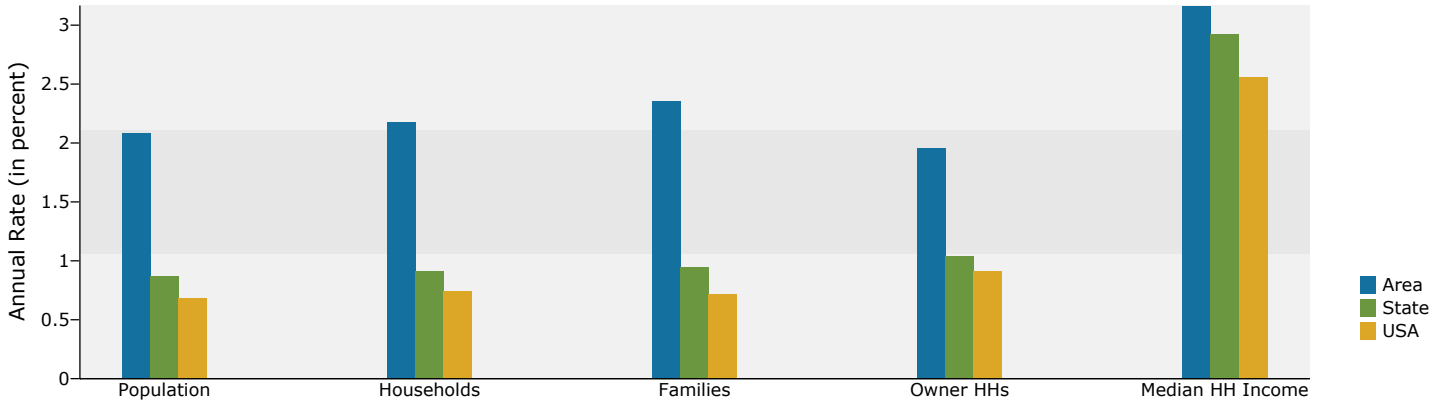
Summary	Census 2010	2012	2017
Population	14,652	15,250	16,914
Households	4,733	4,975	5,540
Families	1,875	1,945	2,186
Average Household Size	2.79	2.77	2.79
Owner Occupied Housing Units	1,491	1,470	1,620
Renter Occupied Housing Units	3,242	3,505	3,920
Median Age	23.1	23.1	23.3
Trends: 2012 - 2017 Annual Rate	Area	State	National
Population	2.09%	0.87%	0.68%
Households	2.17%	0.91%	0.74%
Families	2.36%	0.94%	0.72%
Owner HHs	1.96%	1.04%	0.91%
Median Household Income	3.16%	2.92%	2.55%

Households by Income	2012		2017	
	Number	Percent	Number	Percent
<\$15,000	715	14.4%	828	14.9%
\$15,000 - \$24,999	748	15.0%	680	12.3%
\$25,000 - \$34,999	568	11.4%	521	9.4%
\$35,000 - \$49,999	829	16.7%	779	14.1%
\$50,000 - \$74,999	794	16.0%	818	14.8%
\$75,000 - \$99,999	545	11.0%	887	16.0%
\$100,000 - \$149,999	472	9.5%	637	11.5%
\$150,000 - \$199,999	180	3.6%	251	4.5%
\$200,000+	125	2.5%	140	2.5%
Median Household Income	\$41,984		\$49,040	
Average Household Income	\$59,996		\$67,461	
Per Capita Income	\$22,491		\$24,814	

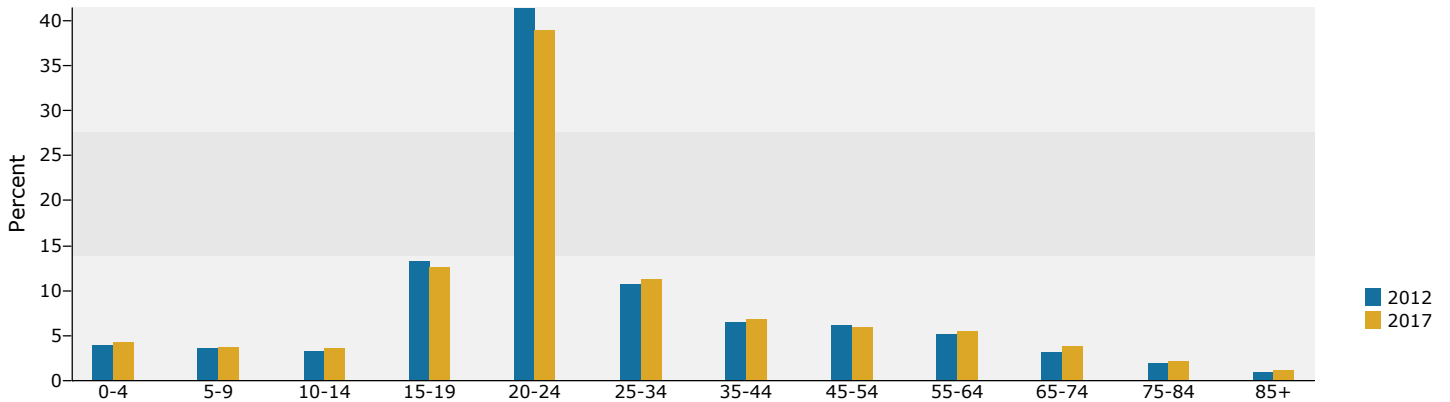
Population by Age	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	580	4.0%	605	4.0%	708	4.2%
5 - 9	511	3.5%	533	3.5%	621	3.7%
10 - 14	482	3.3%	498	3.3%	591	3.5%
15 - 19	2,042	13.9%	2,031	13.3%	2,155	12.7%
20 - 24	6,023	41.1%	6,308	41.4%	6,605	39.0%
25 - 34	1,516	10.3%	1,614	10.6%	1,907	11.3%
35 - 44	994	6.8%	1,011	6.6%	1,153	6.8%
45 - 54	925	6.3%	934	6.1%	1,009	6.0%
55 - 64	708	4.8%	773	5.1%	943	5.6%
65 - 74	434	3.0%	485	3.2%	667	3.9%
75 - 84	291	2.0%	304	2.0%	366	2.2%
85+	145	1.0%	157	1.0%	190	1.1%

Data Note: Income is expressed in current dollars.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

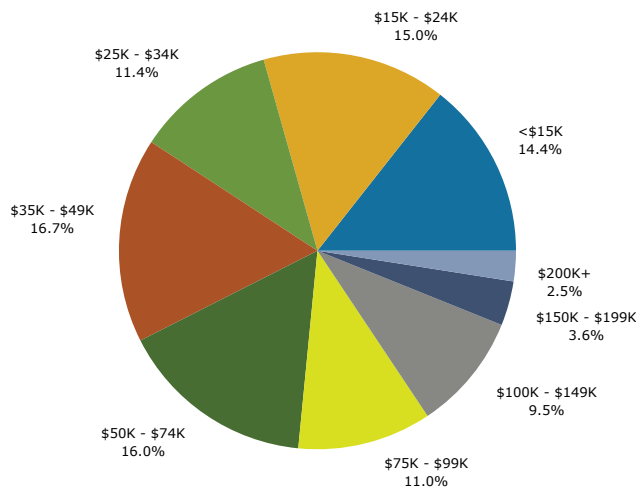
Trends 2012-2017



Population by Age



2012 Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.



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Summary	Census 2010	2012	2017
Population	51,824	53,095	57,009
Households	16,970	17,497	18,890
Families	8,625	8,745	9,422
Average Household Size	2.64	2.63	2.64
Owner Occupied Housing Units	7,364	7,157	7,661
Renter Occupied Housing Units	9,606	10,340	11,229
Median Age	24.0	24.1	24.4
Trends: 2012 - 2017 Annual Rate	Area	State	National
Population	1.43%	0.87%	0.68%
Households	1.54%	0.91%	0.74%
Families	1.50%	0.94%	0.72%
Owner HHs	1.37%	1.04%	0.91%
Median Household Income	2.51%	2.92%	2.55%

Households by Income	2012		2017	
	Number	Percent	Number	Percent
<\$15,000	2,328	13.3%	2,668	14.1%
\$15,000 - \$24,999	2,832	16.2%	2,565	13.6%
\$25,000 - \$34,999	1,994	11.4%	1,823	9.7%
\$35,000 - \$49,999	2,743	15.7%	2,647	14.0%
\$50,000 - \$74,999	2,905	16.6%	2,914	15.4%
\$75,000 - \$99,999	1,897	10.8%	2,847	15.1%
\$100,000 - \$149,999	1,813	10.4%	2,268	12.0%
\$150,000 - \$199,999	571	3.3%	716	3.8%
\$200,000+	415	2.4%	443	2.3%
Median Household Income	\$42,487		\$48,090	
Average Household Income	\$60,075		\$65,972	
Per Capita Income	\$23,869		\$25,769	

Population by Age	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,696	5.2%	2,749	5.2%	3,015	5.3%
5 - 9	2,445	4.7%	2,481	4.7%	2,699	4.7%
10 - 14	2,141	4.1%	2,151	4.1%	2,369	4.2%
15 - 19	7,816	15.1%	7,739	14.6%	7,902	13.9%
20 - 24	13,452	26.0%	13,990	26.3%	14,334	25.1%
25 - 34	6,304	12.2%	6,555	12.3%	7,291	12.8%
35 - 44	4,573	8.8%	4,548	8.6%	4,870	8.5%
45 - 54	4,384	8.5%	4,347	8.2%	4,404	7.7%
55 - 64	3,601	6.9%	3,849	7.2%	4,407	7.7%
65 - 74	2,181	4.2%	2,381	4.5%	3,115	5.5%
75 - 84	1,531	3.0%	1,559	2.9%	1,760	3.1%
85+	702	1.4%	746	1.4%	842	1.5%

Data Note: Income is expressed in current dollars.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

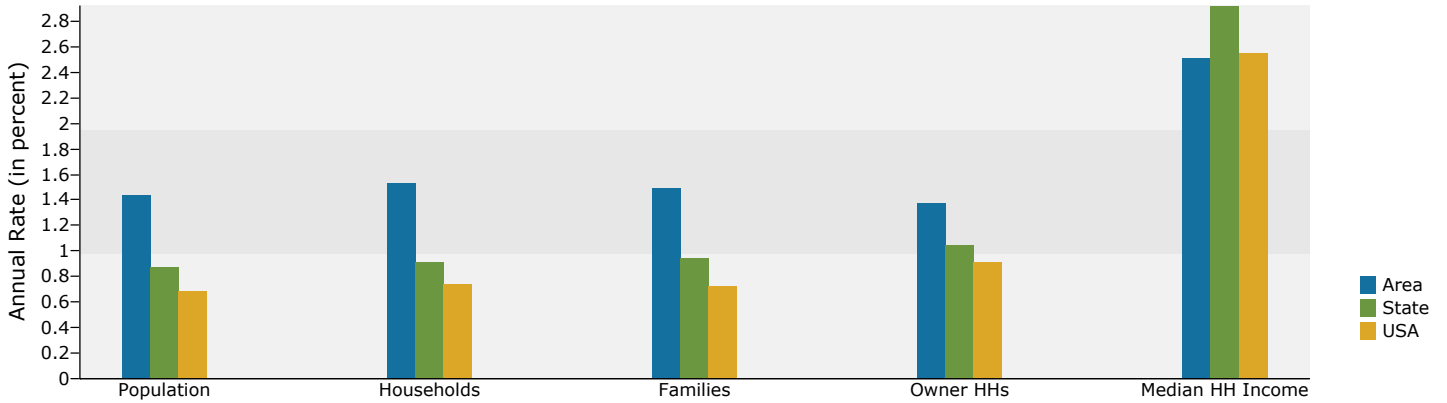


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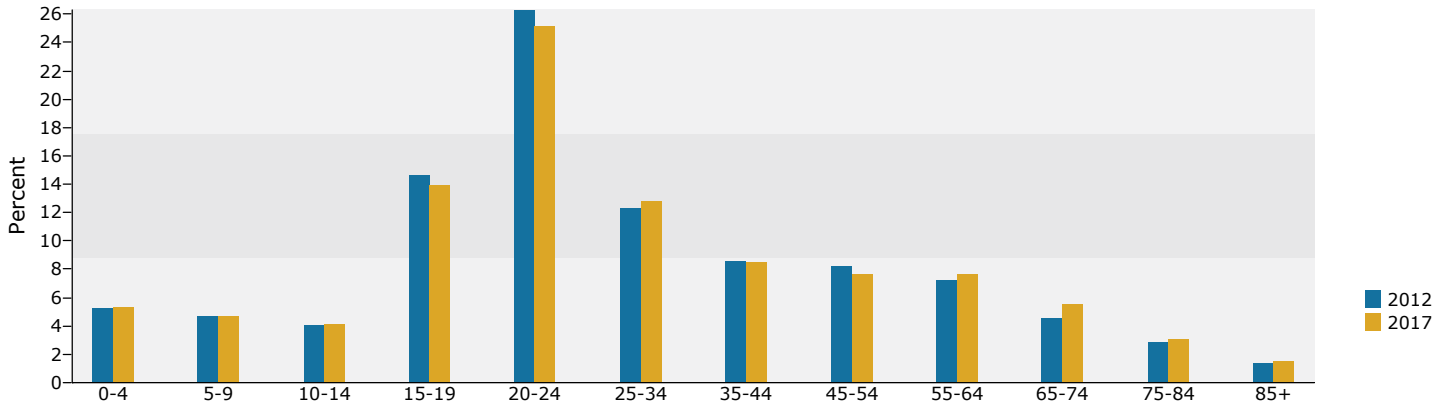
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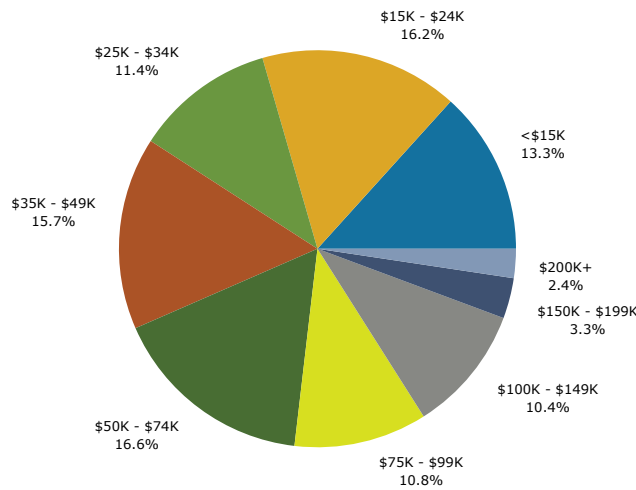
Trends 2012-2017



Population by Age



2012 Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.



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Summary	Census 2010	2012	2017
Population	74,462	75,985	80,656
Households	25,453	26,074	27,812
Families	14,239	14,370	15,285
Average Household Size	2.58	2.57	2.58
Owner Occupied Housing Units	12,692	12,365	13,096
Renter Occupied Housing Units	12,761	13,709	14,716
Median Age	25.7	25.9	26.9
Trends: 2012 - 2017 Annual Rate	Area	State	National
Population	1.20%	0.87%	0.68%
Households	1.30%	0.91%	0.74%
Families	1.24%	0.94%	0.72%
Owner HHs	1.16%	1.04%	0.91%
Median Household Income	2.44%	2.92%	2.55%

Households by Income	2012		2017	
	Number	Percent	Number	Percent
<\$15,000	3,372	12.9%	3,798	13.7%
\$15,000 - \$24,999	3,668	14.1%	3,265	11.7%
\$25,000 - \$34,999	2,793	10.7%	2,506	9.0%
\$35,000 - \$49,999	4,107	15.8%	3,869	13.9%
\$50,000 - \$74,999	4,935	18.9%	4,851	17.4%
\$75,000 - \$99,999	2,813	10.8%	4,174	15.0%
\$100,000 - \$149,999	2,881	11.0%	3,557	12.8%
\$150,000 - \$199,999	869	3.3%	1,107	4.0%
\$200,000+	636	2.4%	685	2.5%
Median Household Income	\$45,796		\$51,657	
Average Household Income	\$62,044		\$68,295	
Per Capita Income	\$24,944		\$27,109	

Population by Age	Census 2010		2012		2017	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,038	5.4%	4,099	5.4%	4,404	5.5%
5 - 9	3,850	5.2%	3,892	5.1%	4,140	5.1%
10 - 14	3,421	4.6%	3,423	4.5%	3,679	4.6%
15 - 19	9,745	13.1%	9,623	12.7%	9,758	12.1%
20 - 24	15,491	20.8%	16,049	21.1%	16,304	20.2%
25 - 34	8,896	11.9%	9,206	12.1%	10,030	12.4%
35 - 44	7,174	9.6%	7,103	9.3%	7,421	9.2%
45 - 54	7,364	9.9%	7,266	9.6%	7,173	8.9%
55 - 64	5,988	8.0%	6,366	8.4%	7,113	8.8%
65 - 74	3,885	5.2%	4,218	5.6%	5,394	6.7%
75 - 84	2,995	4.0%	3,031	4.0%	3,356	4.2%
85+	1,615	2.2%	1,709	2.2%	1,884	2.3%

Data Note: Income is expressed in current dollars.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.

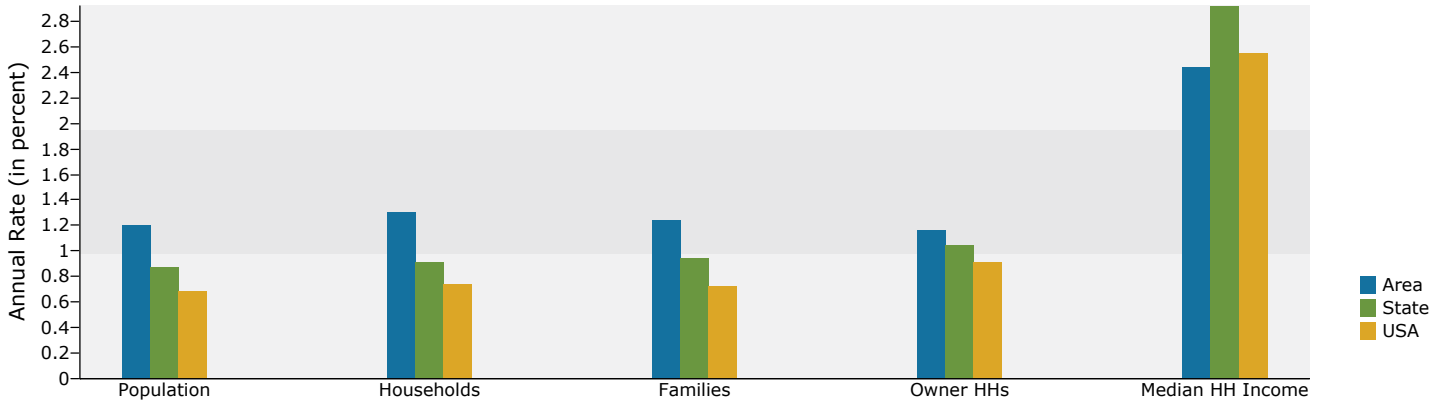


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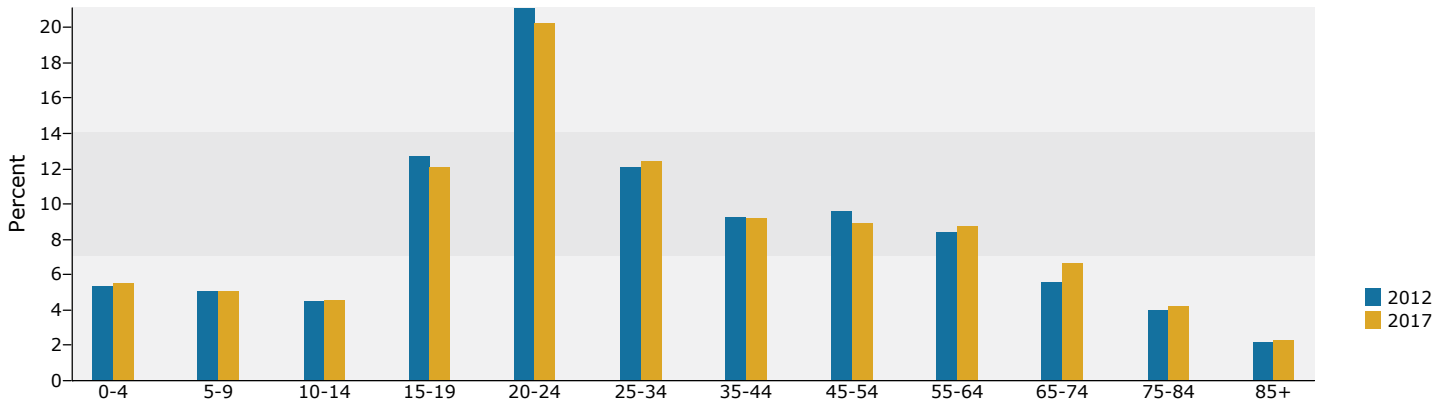
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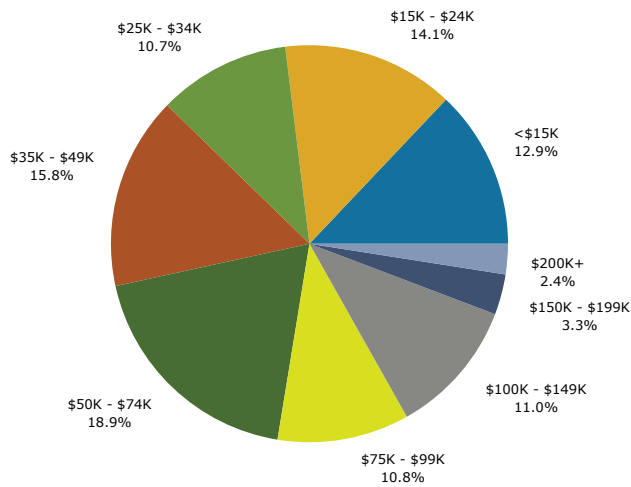
Trends 2012-2017



Population by Age



2012 Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.



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	0 - 5 minutes	0 - 10 minutes	0 - 15 minutes
Population Summary			
2000 Total Population	9,678	41,420	60,759
2010 Total Population	14,652	51,824	74,462
2012 Total Population	15,250	53,095	75,985
2012 Group Quarters	1,465	7,076	8,918
2017 Total Population	16,914	57,009	80,656
2012-2017 Annual Rate	2.09%	1.43%	1.20%
Household Summary			
2000 Households	3,281	13,486	20,439
2000 Average Household Size	2.89	2.59	2.55
2010 Households	4,733	16,970	25,453
2010 Average Household Size	2.79	2.64	2.58
2012 Households	4,975	17,497	26,074
2012 Average Household Size	2.77	2.63	2.57
2017 Households	5,540	18,890	27,812
2017 Average Household Size	2.79	2.64	2.58
2012-2017 Annual Rate	2.17%	1.54%	1.30%
2010 Families	1,875	8,625	14,239
2010 Average Family Size	3.02	3.08	3.05
2012 Families	1,945	8,745	14,370
2012 Average Family Size	2.97	3.06	3.04
2017 Families	2,186	9,422	15,285
2017 Average Family Size	3.03	3.09	3.06
2012-2017 Annual Rate	2.36%	1.50%	1.24%
Housing Unit Summary			
2000 Housing Units	3,418	13,999	21,549
Owner Occupied Housing Units	41.7%	43.6%	49.2%
Renter Occupied Housing Units	54.4%	52.8%	45.6%
Vacant Housing Units	4.0%	3.7%	5.2%
2010 Housing Units	5,204	18,535	28,464
Owner Occupied Housing Units	28.7%	39.7%	44.6%
Renter Occupied Housing Units	62.3%	51.8%	44.8%
Vacant Housing Units	9.1%	8.4%	10.6%
2012 Housing Units	5,435	19,087	29,161
Owner Occupied Housing Units	27.0%	37.5%	42.4%
Renter Occupied Housing Units	64.5%	54.2%	47.0%
Vacant Housing Units	8.5%	8.3%	10.6%
2017 Housing Units	5,993	20,509	31,009
Owner Occupied Housing Units	27.0%	37.4%	42.2%
Renter Occupied Housing Units	65.4%	54.8%	47.5%
Vacant Housing Units	7.6%	7.9%	10.3%
Median Household Income			
2012	\$41,984	\$42,487	\$45,796
2017	\$49,040	\$48,090	\$51,657
Median Home Value			
2012	\$218,610	\$219,025	\$221,424
2017	\$244,139	\$241,311	\$244,300
Per Capita Income			
2012	\$22,491	\$23,869	\$24,944
2017	\$24,814	\$25,769	\$27,109
Median Age			
2010	23.1	24.0	25.7
2012	23.1	24.1	25.9
2017	23.3	24.4	26.9

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.



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2012 Households by Income			
Household Income Base	4,975	17,497	26,074
<\$15,000	14.4%	13.3%	12.9%
\$15,000 - \$24,999	15.0%	16.2%	14.1%
\$25,000 - \$34,999	11.4%	11.4%	10.7%
\$35,000 - \$49,999	16.7%	15.7%	15.8%
\$50,000 - \$74,999	16.0%	16.6%	18.9%
\$75,000 - \$99,999	11.0%	10.8%	10.8%
\$100,000 - \$149,999	9.5%	10.4%	11.0%
\$150,000 - \$199,999	3.6%	3.3%	3.3%
\$200,000+	2.5%	2.4%	2.4%
Average Household Income	\$59,996	\$60,075	\$62,044
2017 Households by Income			
Household Income Base	5,540	18,890	27,812
<\$15,000	14.9%	14.1%	13.7%
\$15,000 - \$24,999	12.3%	13.6%	11.7%
\$25,000 - \$34,999	9.4%	9.7%	9.0%
\$35,000 - \$49,999	14.1%	14.0%	13.9%
\$50,000 - \$74,999	14.8%	15.4%	17.4%
\$75,000 - \$99,999	16.0%	15.1%	15.0%
\$100,000 - \$149,999	11.5%	12.0%	12.8%
\$150,000 - \$199,999	4.5%	3.8%	4.0%
\$200,000+	2.5%	2.3%	2.5%
Average Household Income	\$67,461	\$65,972	\$68,295
2012 Owner Occupied Housing Units by Value			
Total	1,468	7,155	12,363
<\$50,000	0.3%	0.3%	0.4%
\$50,000 - \$99,999	2.3%	2.1%	2.5%
\$100,000 - \$149,999	20.0%	16.4%	15.7%
\$150,000 - \$199,999	19.8%	24.2%	22.9%
\$200,000 - \$249,999	20.2%	18.8%	19.8%
\$250,000 - \$299,999	9.7%	13.3%	14.4%
\$300,000 - \$399,999	10.2%	13.3%	13.2%
\$400,000 - \$499,999	7.6%	6.1%	5.8%
\$500,000 - \$749,999	8.4%	4.8%	4.2%
\$750,000 - \$999,999	1.4%	0.8%	0.9%
\$1,000,000 +	0.0%	0.1%	0.2%
Average Home Value	\$268,456	\$255,050	\$254,946
2017 Owner Occupied Housing Units by Value			
Total	1,618	7,659	13,094
<\$50,000	0.2%	0.2%	0.3%
\$50,000 - \$99,999	1.5%	1.4%	1.7%
\$100,000 - \$149,999	11.7%	10.9%	10.1%
\$150,000 - \$199,999	15.8%	19.9%	18.4%
\$200,000 - \$249,999	23.5%	21.3%	22.0%
\$250,000 - \$299,999	12.3%	15.8%	17.1%
\$300,000 - \$399,999	10.5%	12.9%	13.0%
\$400,000 - \$499,999	10.1%	8.3%	8.3%
\$500,000 - \$749,999	12.1%	7.9%	7.1%
\$750,000 - \$999,999	2.3%	1.3%	1.6%
\$1,000,000 +	0.0%	0.1%	0.3%
Average Home Value	\$308,057	\$285,530	\$288,283

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.



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2010 Population by Age			
Total	14,649	51,823	74,462
0 - 4	4.0%	5.2%	5.4%
5 - 9	3.5%	4.7%	5.2%
10 - 14	3.3%	4.1%	4.6%
15 - 24	55.1%	41.0%	33.9%
25 - 34	10.3%	12.2%	11.9%
35 - 44	6.8%	8.8%	9.6%
45 - 54	6.3%	8.5%	9.9%
55 - 64	4.8%	6.9%	8.0%
65 - 74	3.0%	4.2%	5.2%
75 - 84	2.0%	3.0%	4.0%
85 +	1.0%	1.4%	2.2%
18 +	87.3%	83.5%	82.0%
2012 Population by Age			
Total	15,253	53,095	75,985
0 - 4	4.0%	5.2%	5.4%
5 - 9	3.5%	4.7%	5.1%
10 - 14	3.3%	4.1%	4.5%
15 - 24	54.7%	40.9%	33.8%
25 - 34	10.6%	12.3%	12.1%
35 - 44	6.6%	8.6%	9.3%
45 - 54	6.1%	8.2%	9.6%
55 - 64	5.1%	7.2%	8.4%
65 - 74	3.2%	4.5%	5.6%
75 - 84	2.0%	2.9%	4.0%
85 +	1.0%	1.4%	2.2%
18 +	87.3%	83.8%	82.3%
2017 Population by Age			
Total	16,915	57,008	80,656
0 - 4	4.2%	5.3%	5.5%
5 - 9	3.7%	4.7%	5.1%
10 - 14	3.5%	4.2%	4.6%
15 - 24	51.8%	39.0%	32.3%
25 - 34	11.3%	12.8%	12.4%
35 - 44	6.8%	8.5%	9.2%
45 - 54	6.0%	7.7%	8.9%
55 - 64	5.6%	7.7%	8.8%
65 - 74	3.9%	5.5%	6.7%
75 - 84	2.2%	3.1%	4.2%
85 +	1.1%	1.5%	2.3%
18 +	86.7%	83.6%	82.3%
2010 Population by Sex			
Males	6,608	24,393	35,075
Females	8,044	27,431	39,387
2012 Population by Sex			
Males	6,907	25,053	35,878
Females	8,344	28,042	40,107
2017 Population by Sex			
Males	7,705	26,968	38,168
Females	9,209	30,041	42,488

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.



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2010 Population by Relationship and Household Type			
Total	14,652	51,824	74,462
In Households	90.0%	86.3%	88.0%
In Family Households	40.5%	53.5%	60.5%
Householder	12.6%	16.6%	19.1%
Spouse	8.4%	11.9%	14.6%
Child	14.9%	19.7%	21.8%
Other relative	2.7%	3.1%	2.9%
Nonrelative	1.9%	2.2%	2.1%
In Nonfamily Households	49.5%	32.9%	27.6%
In Group Quarters	10.0%	13.7%	12.0%
Institutionalized Population	1.1%	1.4%	1.3%
Noninstitutionalized Population	8.9%	12.3%	10.6%
2010 Households by Type			
Total	4,733	16,969	25,453
Households with 1 Person	21.8%	25.0%	26.1%
Households with 2+ People	78.2%	75.0%	73.9%
Family Households	39.6%	50.8%	55.9%
Husband-wife Families	26.6%	36.5%	42.6%
With Related Children	12.4%	16.7%	18.4%
Other Family (No Spouse Present)	13.0%	14.3%	13.4%
Other Family with Male Householder	4.1%	4.3%	4.0%
With Related Children	2.5%	2.5%	2.4%
Other Family with Female Householder	8.9%	10.0%	9.3%
With Related Children	6.4%	6.8%	6.3%
Nonfamily Households	38.6%	24.1%	17.9%
All Households with Children	21.5%	26.3%	27.5%
Multigenerational Households	2.0%	2.6%	2.6%
Unmarried Partner Households	6.2%	6.6%	5.9%
Male-female	5.6%	5.9%	5.3%
Same-sex	0.6%	0.7%	0.6%
2010 Households by Size			
Total	4,733	16,971	25,453
1 Person Household	21.8%	25.0%	26.1%
2 Person Household	24.9%	29.9%	32.3%
3 Person Household	19.1%	17.0%	15.8%
4 Person Household	26.9%	18.8%	16.6%
5 Person Household	4.9%	5.4%	5.4%
6 Person Household	1.6%	2.1%	2.2%
7 + Person Household	0.8%	1.7%	1.7%
2010 Households by Tenure and Mortgage Status			
Total	4,733	16,970	25,453
Owner Occupied	31.5%	43.4%	49.9%
Owned with a Mortgage/Loan	22.0%	30.8%	33.7%
Owned Free and Clear	9.5%	12.6%	16.1%
Renter Occupied	68.5%	56.6%	50.1%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.