

## Summerlin 4.80

### Site Type: Radius

	Radius: 1.0 mile	Radius: 3.0 mile	Radius: 5.0 mile
<b>2008 Population</b>			
Total Population	8,263	37,656	79,081
Male Population	48.1%	47.6%	47.3%
Female Population	51.9%	52.4%	52.7%
Median Age	64.7	61.7	60.6
<b>2008 Income</b>			
Median HH Income	\$35,000	\$44,153	\$47,691
Per Capita Income	\$24,819	\$35,126	\$36,621
Average HH Income	\$48,055	\$70,363	\$71,136
<b>2008 Households</b>			
Total Households	4,210	18,798	40,750
Average Household Size	1.94	1.98	1.92
1990-2000 Annual Rate	2.66%	4.55%	2.7%
<b>2008 Housing</b>			
Owner Occupied Housing Units	50.9%	52.4%	53.3%
Renter Occupied Housing Units	12.4%	12.4%	15.3%
Vacant Housing Units	36.7%	35.2%	31.4%
<b>Population</b>			
1990 Population	4,060	15,863	45,842
2000 Population	5,068	23,227	56,470
2008 Population	8,263	37,656	79,081
2013 Population	10,697	48,107	97,317
1990-2000 Annual Rate	2.24%	3.89%	2.11%
2000-2008 Annual Rate	6.1%	6.03%	4.17%
2008-2013 Annual Rate	5.3%	5.02%	4.24%

In the identified market area, the current year population is 79,081. In 2000, the Census count in the market area was 56,470. The rate of change since 2000 was 4.17 percent annually. The five-year projection for the population in the market area is 97,317, representing a change of 4.24 percent annually from 2008 to 2013. Currently, the population is 47.3 percent male and 52.7 percent female.

### Households

1990 Households	1,927	7,472	21,909
2000 Households	2,506	11,656	28,593
2008 Households	4,210	18,798	40,750
2013 Households	5,461	24,069	50,365
1990-2000 Annual Rate	2.66%	4.55%	2.7%
2000-2008 Annual Rate	6.49%	5.96%	4.39%
2008-2013 Annual Rate	5.34%	5.07%	4.33%

The household count in this market area has changed from 28,593 in 2000 to 40,750 in the current year, a change of 4.39 percent annually. The five-year projection of households is 50,365, a change of 4.33 percent annually from the current year total. Average household size is currently 1.92, compared to 1.95 in the year 2000. The number of families in the current year is 23,569 in the market area.

### Housing

Currently, 53.3 percent of the 59,427 housing units in the market area are owner occupied; 15.3 percent, renter occupied; and 31.4 percent are vacant. In 2000, there were 41,892 housing units— 53.6 percent owner occupied, 14.8 percent renter occupied and 31.6 percent vacant. The rate of change in housing units since 2000 is 4.33 percent. Median home value in the market area is \$226,872, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by -0.25 percent annually to \$224,089. From 2000 to the current year, median home value changed by 8.93 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.

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<b>Median Household Income</b>			
1990 Median HH Income	\$24,479	\$27,025	\$30,051
2000 Median HH Income	\$29,431	\$37,846	\$39,559
2008 Median HH Income	\$35,000	\$44,153	\$47,691
2013 Median HH Income	\$40,742	\$54,304	\$59,052
1990-2000 Annual Rate	1.86%	3.42%	2.79%
2000-2008 Annual Rate	2.12%	1.89%	2.29%
2008-2013 Annual Rate	3.08%	4.23%	4.37%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$15,546	\$18,374	\$19,742
2000 Per Capita Income	\$21,592	\$31,329	\$30,261
2008 Per Capita Income	\$24,819	\$35,126	\$36,621
2013 Per Capita Income	\$28,171	\$41,868	\$43,867
1990-2000 Annual Rate	3.34%	5.48%	4.36%
2000-2008 Annual Rate	1.7%	1.4%	2.34%
2008-2013 Annual Rate	2.57%	3.57%	3.68%
<b>Average Household Income</b>			
1990 Average Household Income	\$31,508	\$37,753	\$40,895
2000 Average Household Income	\$38,779	\$60,417	\$58,907
2008 Average HH Income	\$48,055	\$70,363	\$71,136
2013 Average HH Income	\$54,632	\$83,851	\$84,931
1990-2000 Annual Rate	2.1%	4.81%	3.72%
2000-2008 Annual Rate	2.63%	1.86%	2.31%
2008-2013 Annual Rate	2.6%	3.57%	3.61%

### Households by Income

Current median household income is \$47,691 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$59,052 in five years. In 2000, median household income was \$39,559, compared to \$30,051 in 1990.

Current average household income is \$71,136 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$84,931 in five years. In 2000, average household income was \$58,907, compared to \$40,895 in 1990.

Current per capita income is \$36,621 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$43,867 in five years. In 2000, the per capita income was \$30,261, compared to \$19,742 in 1990.

### Population by Employment

Total Businesses	401	1,876	5,511
Total Employees	1,599	8,773	28,823

Currently, 95.1 percent of the civilian labor force in the identified market area is employed and 4.9 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 95.8 percent of the civilian labor force, and unemployment will be 4.2 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 42.9 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 63.7 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 19.7 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 16.6 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 80.7 percent of the market area population drove alone to work, and 4.6 percent worked at home. The average travel time to work in 2000 was 22.4 minutes in the market area, compared to the U.S. average of 25.5 minutes.

### Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 11.6 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 29.2 percent were high school graduates only (29.6 percent in the U.S.)
- 5.6 percent had completed an Associate degree (7.2 percent in the U.S.)
- 18.4 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 11.4 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)