



Household Income Profile

TwoFourBufferWaugh 1
Area: 0.89 square miles

Prepared by Esri

Summary	2023	2028	2023-2028 Change	2023-2028 Annual Rate
Population	10,301	11,198	897	1.68%
Households	6,301	6,884	583	1.79%
Median Age	33.2	33.2	0.0	0.00%
Average Household Size	1.63	1.62	-0.01	-0.12%

Income Inequality Measures	2023		2028	
	Number	Percent	Number	Percent
Household	6,301	100%	6,884	100%
<\$15,000	439	7.0%	405	5.9%
\$15,000-\$24,999	110	1.7%	89	1.3%
\$25,000-\$34,999	245	3.9%	209	3.0%
\$35,000-\$49,999	396	6.3%	349	5.1%
\$50,000-\$74,999	899	14.3%	889	12.9%
\$75,000-\$99,999	839	13.3%	936	13.6%
\$100,000-\$149,999	1,278	20.3%	1,514	22.0%
\$150,000-\$199,999	772	12.3%	966	14.0%
\$200,000+	1,322	21.0%	1,527	22.2%

Median Household Income	\$105,967	\$113,867
Average Household Income	\$155,008	\$169,087
Per Capita Income	\$94,206	\$103,566

Households by Income	2023		2028	
	Number	Percent	Number	Percent
P90-P10 Ratio	8.1		6.7	
P90-P50 Ratio	2.1		2.0	
P50-P10 Ratio	3.8		3.3	
80-20 Share Ratio	14.6		13.6	
90-40 Share Ratio	3.8		3.8	

Households in Low Income Tier	597	9.5%	535	7.8%
Households in Middle Income	3,303	52.4%	3,489	50.7%
Households in Upper Income Tier	2,402	38.1%	2,860	41.5%

Data Note: 2023 household income represents an estimate of annual income as of July 1, 2023 and 2028 household income represents an estimate of annual income as of July 1, 2028.

Source: Esri forecasts for 2023 and 2028.



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2023 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	617	2,442	1,234	688	637	423	259
<\$15,000	100	122	62	26	38	53	39
\$15,000-\$24,999	24	38	16	5	12	8	7
\$25,000-\$34,999	49	90	27	14	20	17	28
\$35,000-\$49,999	77	147	64	14	26	37	31
\$50,000-\$74,999	144	408	149	50	57	63	28
\$75,000-\$99,999	110	390	143	69	55	48	24
\$100,000-\$149,999	74	582	247	176	115	52	33
\$150,000-\$199,999	20	332	184	105	86	33	12
\$200,000+	19	333	343	229	229	113	57
Median HH Income	\$57,590	\$101,368	\$126,908	\$145,820	\$147,554	\$91,343	\$70,961
Average HH Income	\$73,737	\$136,401	\$182,527	\$204,591	\$204,450	\$159,023	\$133,679
Percent Distribution							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	16.2%	5.0%	5.0%	3.8%	6.0%	12.5%	15.1%
\$15,000-\$24,999	3.9%	1.6%	1.3%	0.7%	1.9%	1.9%	2.7%
\$25,000-\$34,999	7.9%	3.7%	2.2%	2.0%	3.1%	4.0%	10.8%
\$35,000-\$49,999	12.5%	6.0%	5.2%	2.0%	4.1%	8.7%	12.0%
\$50,000-\$74,999	23.3%	16.7%	12.1%	7.3%	8.9%	14.9%	10.8%
\$75,000-\$99,999	17.8%	16.0%	11.6%	10.0%	8.6%	11.3%	9.3%
\$100,000-\$149,999	12.0%	23.8%	20.0%	25.6%	18.1%	12.3%	12.7%
\$150,000-\$199,999	3.2%	13.6%	14.9%	15.3%	13.5%	7.8%	4.6%
\$200,000+	3.1%	13.6%	27.8%	33.3%	35.9%	26.7%	22.0%

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2028 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	733	2,582	1,356	764	623	471	355
<\$15,000	118	95	53	22	26	46	45
\$15,000-\$24,999	24	30	10	4	7	6	7
\$25,000-\$34,999	51	69	18	12	14	14	32
\$35,000-\$49,999	76	126	54	9	18	31	35
\$50,000-\$74,999	163	397	139	42	47	65	36
\$75,000-\$99,999	141	417	162	76	53	55	32
\$100,000-\$149,999	109	671	290	206	119	64	54
\$150,000-\$199,999	28	407	235	128	101	45	22
\$200,000+	22	370	395	264	238	146	91
Median HH Income	\$62,283	\$107,762	\$138,658	\$152,993	\$160,684	\$111,476	\$90,898
Average HH Income	\$80,670	\$148,975	\$198,444	\$219,669	\$225,040	\$184,837	\$157,834
Percent Distribution							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	16.1%	3.7%	3.9%	2.9%	4.2%	9.8%	12.7%
\$15,000-\$24,999	3.3%	1.2%	0.7%	0.5%	1.1%	1.3%	2.0%
\$25,000-\$34,999	7.0%	2.7%	1.3%	1.6%	2.2%	3.0%	9.0%
\$35,000-\$49,999	10.4%	4.9%	4.0%	1.2%	2.9%	6.6%	9.9%
\$50,000-\$74,999	22.2%	15.4%	10.3%	5.5%	7.5%	13.8%	10.1%
\$75,000-\$99,999	19.2%	16.2%	11.9%	9.9%	8.5%	11.7%	9.0%
\$100,000-\$149,999	14.9%	26.0%	21.4%	27.0%	19.1%	13.6%	15.2%
\$150,000-\$199,999	3.8%	15.8%	17.3%	16.8%	16.2%	9.6%	6.2%
\$200,000+	3.0%	14.3%	29.1%	34.6%	38.2%	31.0%	25.6%

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Source: Esri forecasts for 2023 and 2028.