



Executive Summary

Rock Ridge Business Park Rock Valley, IA
Rings: 1, 3, 5 mile radii

Latitude: 43.2008
Longitude: -96.2631

	1 mile	3 mile	5 mile
Population			
2000 Population	252	3,461	4,225
2010 Population	250	3,895	4,661
2021 Population	275	4,134	4,966
2026 Population	287	4,260	5,124
2000-2010 Annual Rate	-0.08%	1.19%	0.99%
2010-2021 Annual Rate	0.85%	0.53%	0.57%
2021-2026 Annual Rate	0.86%	0.60%	0.63%
2021 Male Population	50.5%	49.7%	49.9%
2021 Female Population	49.5%	50.3%	50.1%
2021 Median Age	35.3	36.1	35.9

In the identified area, the current year population is 4,966. In 2010, the Census count in the area was 4,661. The rate of change since 2010 was 0.57% annually. The five-year projection for the population in the area is 5,124 representing a change of 0.63% annually from 2021 to 2026. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 35.3, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	93.4%	90.0%	90.6%
2021 Black Alone	0.4%	0.5%	0.5%
2021 American Indian/Alaska Native Alone	0.0%	0.0%	0.0%
2021 Asian Alone	0.4%	0.4%	0.4%
2021 Pacific Islander Alone	0.0%	0.0%	0.0%
2021 Other Race	4.4%	7.3%	6.7%
2021 Two or More Races	1.5%	1.7%	1.6%
2021 Hispanic Origin (Any Race)	7.3%	14.4%	13.1%

Persons of Hispanic origin represent 13.1% of the population in the identified area compared to 18.9% 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 36.6 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	114	88	92
2000 Households	75	1,312	1,535
2010 Households	76	1,450	1,680
2021 Total Households	85	1,545	1,798
2026 Total Households	89	1,596	1,860
2000-2010 Annual Rate	0.13%	1.01%	0.91%
2010-2021 Annual Rate	1.00%	0.57%	0.61%
2021-2026 Annual Rate	0.92%	0.65%	0.68%
2021 Average Household Size	3.19	2.62	2.71

The household count in this area has changed from 1,680 in 2010 to 1,798 in the current year, a change of 0.61% annually. The five-year projection of households is 1,860, a change of 0.68% annually from the current year total. Average household size is currently 2.71, compared to 2.71 in the year 2010. The number of families in the current year is 1,277 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 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



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Mortgage Income			
2021 Percent of Income for Mortgage	12.5%	10.9%	11.0%
Median Household Income			
2021 Median Household Income	\$76,163	\$65,852	\$67,376
2026 Median Household Income	\$79,194	\$69,957	\$71,758
2021-2026 Annual Rate	0.78%	1.22%	1.27%
Average Household Income			
2021 Average Household Income	\$100,463	\$85,100	\$87,413
2026 Average Household Income	\$107,891	\$92,751	\$95,065
2021-2026 Annual Rate	1.44%	1.74%	1.69%
Per Capita Income			
2021 Per Capita Income	\$32,471	\$31,912	\$31,941
2026 Per Capita Income	\$34,984	\$34,862	\$34,823
2021-2026 Annual Rate	1.50%	1.78%	1.74%

Households by Income

Current median household income is \$67,376 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$71,758 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$87,413 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$95,065 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$31,941 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$34,823 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	175	201	199
2000 Total Housing Units	75	1,396	1,623
2000 Owner Occupied Housing Units	61	1,062	1,249
2000 Renter Occupied Housing Units	13	250	286
2000 Vacant Housing Units	1	84	88
2010 Total Housing Units	77	1,530	1,764
2010 Owner Occupied Housing Units	64	1,162	1,361
2010 Renter Occupied Housing Units	12	288	319
2010 Vacant Housing Units	1	80	84
2021 Total Housing Units	87	1,653	1,912
2021 Owner Occupied Housing Units	71	1,230	1,448
2021 Renter Occupied Housing Units	14	315	350
2021 Vacant Housing Units	2	108	114
2026 Total Housing Units	91	1,713	1,984
2026 Owner Occupied Housing Units	75	1,285	1,514
2026 Renter Occupied Housing Units	14	311	346
2026 Vacant Housing Units	2	117	124

Currently, 75.7% of the 1,912 housing units in the area are owner occupied; 18.3%, renter occupied; and 6.0% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 1,764 housing units in the area - 77.2% owner occupied, 18.1% renter occupied, and 4.8% vacant. The annual rate of change in housing units since 2010 is 3.65%. Median home value in the area is \$176,262, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 1.66% annually to \$191,369.

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 2021 and 2026. Esri converted Census 2000 data into 2010 geography.