



Community Profile

MADISON PARK
Area: 0.48 square miles

Prepared by Esri

Population Summary	
2000 Total Population	8,374
2010 Total Population	7,868
2021 Total Population	7,991
2021 Group Quarters	1
2026 Total Population	8,060
2021-2026 Annual Rate	0.17%
2021 Total Daytime Population	5,385
Workers	1,054
Residents	4,331
Household Summary	
2000 Households	1,438
2000 Average Household Size	5.82
2010 Households	1,410
2010 Average Household Size	5.58
2021 Households	1,423
2021 Average Household Size	5.61
2026 Households	1,433
2026 Average Household Size	5.62
2021-2026 Annual Rate	0.14%
2010 Families	1,300
2010 Average Family Size	5.19
2021 Families	1,314
2021 Average Family Size	5.22
2026 Families	1,324
2026 Average Family Size	5.23
2021-2026 Annual Rate	0.15%
Housing Unit Summary	
2000 Housing Units	1,451
Owner Occupied Housing Units	63.3%
Renter Occupied Housing Units	35.8%
Vacant Housing Units	0.9%
2010 Housing Units	1,459
Owner Occupied Housing Units	60.0%
Renter Occupied Housing Units	36.7%
Vacant Housing Units	3.4%
2021 Housing Units	1,475
Owner Occupied Housing Units	57.6%
Renter Occupied Housing Units	38.9%
Vacant Housing Units	3.5%
2026 Housing Units	1,486
Owner Occupied Housing Units	58.3%
Renter Occupied Housing Units	38.2%
Vacant Housing Units	3.6%
Median Household Income	
2021	\$86,663
2026	\$102,196
Median Home Value	
2021	\$574,336
2026	\$605,352
Per Capita Income	
2021	\$17,014
2026	\$19,651
Median Age	
2010	28.1
2021	30.6
2026	32.7

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

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2021 Households by Income

Household Income Base	1,423
<\$15,000	4.9%
\$15,000 - \$24,999	6.4%
\$25,000 - \$34,999	6.5%
\$35,000 - \$49,999	10.9%
\$50,000 - \$74,999	14.3%
\$75,000 - \$99,999	13.1%
\$100,000 - \$149,999	27.8%
\$150,000 - \$199,999	9.8%
\$200,000+	6.3%
Average Household Income	\$96,856

2026 Households by Income

Household Income Base	1,433
<\$15,000	3.8%
\$15,000 - \$24,999	4.9%
\$25,000 - \$34,999	5.3%
\$35,000 - \$49,999	8.5%
\$50,000 - \$74,999	12.3%
\$75,000 - \$99,999	12.6%
\$100,000 - \$149,999	32.0%
\$150,000 - \$199,999	12.6%
\$200,000+	8.0%
Average Household Income	\$112,089

2021 Owner Occupied Housing Units by Value

Total	850
<\$50,000	0.4%
\$50,000 - \$99,999	0.1%
\$100,000 - \$149,999	0.0%
\$150,000 - \$199,999	0.1%
\$200,000 - \$249,999	0.2%
\$250,000 - \$299,999	0.5%
\$300,000 - \$399,999	6.4%
\$400,000 - \$499,999	21.3%
\$500,000 - \$749,999	70.8%
\$750,000 - \$999,999	0.2%
\$1,000,000 - \$1,499,999	0.0%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.0%
Average Home Value	\$564,971

2026 Owner Occupied Housing Units by Value

Total	866
<\$50,000	0.0%
\$50,000 - \$99,999	0.0%
\$100,000 - \$149,999	0.0%
\$150,000 - \$199,999	0.0%
\$200,000 - \$249,999	0.0%
\$250,000 - \$299,999	0.0%
\$300,000 - \$399,999	2.7%
\$400,000 - \$499,999	11.4%
\$500,000 - \$749,999	85.2%
\$750,000 - \$999,999	0.6%
\$1,000,000 - \$1,499,999	0.1%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.0%
Average Home Value	\$599,856

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.

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2010 Population by Age

Total	7,867
0 - 4	9.3%
5 - 9	8.2%
10 - 14	8.4%
15 - 24	18.8%
25 - 34	16.2%
35 - 44	13.9%
45 - 54	11.7%
55 - 64	7.4%
65 - 74	3.7%
75 - 84	1.7%
85 +	0.5%
18 +	68.4%

2021 Population by Age

Total	7,992
0 - 4	8.6%
5 - 9	8.8%
10 - 14	8.5%
15 - 24	14.1%
25 - 34	18.2%
35 - 44	14.1%
45 - 54	10.9%
55 - 64	8.7%
65 - 74	5.4%
75 - 84	2.2%
85 +	0.6%
18 +	69.8%

2026 Population by Age

Total	8,060
0 - 4	8.5%
5 - 9	7.9%
10 - 14	8.6%
15 - 24	14.1%
25 - 34	14.6%
35 - 44	16.5%
45 - 54	11.0%
55 - 64	9.3%
65 - 74	6.0%
75 - 84	2.9%
85 +	0.7%
18 +	70.4%

2010 Population by Sex

Males	4,083
Females	3,785

2021 Population by Sex

Males	4,112
Females	3,879

2026 Population by Sex

Males	4,152
Females	3,908

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2010 Population by Race/Ethnicity

Total	7,868
White Alone	42.0%
Black Alone	0.5%
American Indian Alone	0.7%
Asian Alone	3.1%
Pacific Islander Alone	0.2%
Some Other Race Alone	50.5%
Two or More Races	3.0%
Hispanic Origin	93.5%
Diversity Index	84.4

2021 Population by Race/Ethnicity

Total	7,990
White Alone	40.8%
Black Alone	0.5%
American Indian Alone	0.7%
Asian Alone	3.6%
Pacific Islander Alone	0.2%
Some Other Race Alone	51.3%
Two or More Races	3.0%
Hispanic Origin	93.5%
Diversity Index	85.3

2026 Population by Race/Ethnicity

Total	8,060
White Alone	40.8%
Black Alone	0.5%
American Indian Alone	0.6%
Asian Alone	4.0%
Pacific Islander Alone	0.2%
Some Other Race Alone	50.9%
Two or More Races	2.9%
Hispanic Origin	93.4%
Diversity Index	85.2

2010 Population by Relationship and Household Type

Total	7,868
In Households	100.0%
In Family Households	97.3%
Householder	16.3%
Spouse	11.8%
Child	41.1%
Other relative	16.5%
Nonrelative	11.6%
In Nonfamily Households	2.7%
In Group Quarters	0.0%
Institutionalized Population	0.0%
Noninstitutionalized Population	0.0%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

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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2021 Population 25+ by Educational Attainment

Total	4,802
Less than 9th Grade	30.2%
9th - 12th Grade, No Diploma	16.9%
High School Graduate	22.4%
GED/Alternative Credential	2.6%
Some College, No Degree	12.1%
Associate Degree	5.8%
Bachelor's Degree	8.0%
Graduate/Professional Degree	2.0%

2021 Population 15+ by Marital Status

Total	5,925
Never Married	44.2%
Married	42.9%
Widowed	5.9%
Divorced	7.0%

2021 Civilian Population 16+ in Labor Force

Civilian Population 16+	3,967
Population 16+ Employed	94.3%
Population 16+ Unemployment rate	5.7%
Population 16-24 Employed	14.6%
Population 16-24 Unemployment rate	6.0%
Population 25-54 Employed	72.2%
Population 25-54 Unemployment rate	5.8%
Population 55-64 Employed	10.5%
Population 55-64 Unemployment rate	3.9%
Population 65+ Employed	2.6%
Population 65+ Unemployment rate	8.3%

2021 Employed Population 16+ by Industry

Total	3,742
Agriculture/Mining	0.7%
Construction	12.2%
Manufacturing	15.6%
Wholesale Trade	2.6%
Retail Trade	7.6%
Transportation/Utilities	2.5%
Information	0.6%
Finance/Insurance/Real Estate	4.2%
Services	51.6%
Public Administration	2.2%

2021 Employed Population 16+ by Occupation

Total	3,743
White Collar	34.8%
Management/Business/Financial	4.6%
Professional	12.2%
Sales	5.6%
Administrative Support	12.3%
Services	26.5%
Blue Collar	38.7%
Farming/Forestry/Fishing	1.4%
Construction/Extraction	11.8%
Installation/Maintenance/Repair	2.7%
Production	11.6%
Transportation/Material Moving	11.1%

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2010 Households by Type	
Total	1,410
Households with 1 Person	5.0%
Households with 2+ People	95.0%
Family Households	92.2%
Husband-wife Families	66.7%
With Related Children	48.2%
Other Family (No Spouse Present)	25.5%
Other Family with Male Householder	9.1%
With Related Children	5.9%
Other Family with Female Householder	16.5%
With Related Children	10.2%
Nonfamily Households	2.8%
All Households with Children	65.7%
Multigenerational Households	23.5%
Unmarried Partner Households	6.7%
Male-female	6.0%
Same-sex	0.7%
2010 Households by Size	
Total	1,412
1 Person Household	5.0%
2 Person Household	8.9%
3 Person Household	10.2%
4 Person Household	14.9%
5 Person Household	17.0%
6 Person Household	11.9%
7 + Person Household	32.2%
2010 Households by Tenure and Mortgage Status	
Total	1,410
Owner Occupied	62.1%
Owned with a Mortgage/Loan	52.3%
Owned Free and Clear	9.9%
Renter Occupied	37.9%
2021 Affordability, Mortgage and Wealth	
Housing Affordability Index	87
Percent of Income for Mortgage	27.8%
Wealth Index	86
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	1,459
Housing Units Inside Urbanized Area	100.0%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	0.0%
2010 Population By Urban/ Rural Status	
Total Population	7,868
Population Inside Urbanized Area	100.0%
Population Inside Urbanized Cluster	0.0%
Rural Population	0.0%

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



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Top 3 Tapestry Segments

1. Urban Villages (7B)
2. Family Extensions (13B)
- 3.

2021 Consumer Spending

Apparel & Services: Total \$	\$3,038,736
Average Spent	\$2,135.44
Spending Potential Index	101
Education: Total \$	\$2,583,559
Average Spent	\$1,815.57
Spending Potential Index	105
Entertainment/Recreation: Total \$	\$4,504,014
Average Spent	\$3,165.15
Spending Potential Index	98
Food at Home: Total \$	\$7,917,571
Average Spent	\$5,564.00
Spending Potential Index	102
Food Away from Home: Total \$	\$5,916,007
Average Spent	\$4,157.42
Spending Potential Index	110
Health Care: Total \$	\$7,885,904
Average Spent	\$5,541.75
Spending Potential Index	89
HH Furnishings & Equipment: Total \$	\$3,137,749
Average Spent	\$2,205.02
Spending Potential Index	98
Personal Care Products & Services: Total \$	\$1,242,196
Average Spent	\$872.94
Spending Potential Index	97
Shelter: Total \$	\$33,766,090
Average Spent	\$23,728.81
Spending Potential Index	118
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$3,033,423
Average Spent	\$2,131.71
Spending Potential Index	89
Travel: Total \$	\$3,919,025
Average Spent	\$2,754.06
Spending Potential Index	109
Vehicle Maintenance & Repairs: Total \$	\$1,484,522
Average Spent	\$1,043.23
Spending Potential Index	94

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

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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