



# Community Profile

MEREDITH PARKWOOD  
Area: 0.26 square miles

Prepared by Esri

<b>Population Summary</b>	
2000 Total Population	2,343
2010 Total Population	2,608
2021 Total Population	2,678
2021 Group Quarters	194
2026 Total Population	2,694
2021-2026 Annual Rate	0.12%
2021 Total Daytime Population	2,666
Workers	1,459
Residents	1,207
<b>Household Summary</b>	
2000 Households	856
2000 Average Household Size	2.56
2010 Households	846
2010 Average Household Size	2.88
2021 Households	823
2021 Average Household Size	3.02
2026 Households	820
2026 Average Household Size	3.05
2021-2026 Annual Rate	-0.07%
2010 Families	617
2010 Average Family Size	3.33
2021 Families	603
2021 Average Family Size	3.49
2026 Families	603
2026 Average Family Size	3.51
2021-2026 Annual Rate	0.00%
<b>Housing Unit Summary</b>	
2000 Housing Units	875
Owner Occupied Housing Units	58.4%
Renter Occupied Housing Units	39.4%
Vacant Housing Units	2.2%
2010 Housing Units	871
Owner Occupied Housing Units	55.5%
Renter Occupied Housing Units	41.7%
Vacant Housing Units	2.9%
2021 Housing Units	872
Owner Occupied Housing Units	51.1%
Renter Occupied Housing Units	43.2%
Vacant Housing Units	5.6%
2026 Housing Units	879
Owner Occupied Housing Units	51.5%
Renter Occupied Housing Units	41.8%
Vacant Housing Units	6.7%
<b>Median Household Income</b>	
2021	\$73,023
2026	\$80,756
<b>Median Home Value</b>	
2021	\$676,407
2026	\$787,748
<b>Per Capita Income</b>	
2021	\$29,839
2026	\$33,946
<b>Median Age</b>	
2010	38.8
2021	39.6
2026	40.2

**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	823
<\$15,000	2.1%
\$15,000 - \$24,999	5.2%
\$25,000 - \$34,999	6.8%
\$35,000 - \$49,999	11.2%
\$50,000 - \$74,999	26.1%
\$75,000 - \$99,999	15.4%
\$100,000 - \$149,999	17.4%
\$150,000 - \$199,999	6.6%
\$200,000+	9.2%
Average Household Income	\$97,979

## 2026 Households by Income

Household Income Base	820
<\$15,000	1.6%
\$15,000 - \$24,999	4.0%
\$25,000 - \$34,999	5.4%
\$35,000 - \$49,999	9.5%
\$50,000 - \$74,999	25.2%
\$75,000 - \$99,999	15.0%
\$100,000 - \$149,999	19.1%
\$150,000 - \$199,999	8.7%
\$200,000+	11.6%
Average Household Income	\$112,682

## 2021 Owner Occupied Housing Units by Value

Total	446
<\$50,000	0.4%
\$50,000 - \$99,999	0.4%
\$100,000 - \$149,999	0.0%
\$150,000 - \$199,999	0.2%
\$200,000 - \$249,999	0.2%
\$250,000 - \$299,999	0.4%
\$300,000 - \$399,999	2.7%
\$400,000 - \$499,999	9.0%
\$500,000 - \$749,999	51.8%
\$750,000 - \$999,999	30.3%
\$1,000,000 - \$1,499,999	3.1%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	1.3%
Average Home Value	\$710,426

## 2026 Owner Occupied Housing Units by Value

Total	453
<\$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	0.7%
\$400,000 - \$499,999	3.5%
\$500,000 - \$749,999	39.1%
\$750,000 - \$999,999	44.6%
\$1,000,000 - \$1,499,999	8.4%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	3.8%
Average Home Value	\$841,887

**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	2,610
0 - 4	5.6%
5 - 9	5.9%
10 - 14	7.7%
15 - 24	13.4%
25 - 34	12.8%
35 - 44	13.2%
45 - 54	15.4%
55 - 64	9.4%
65 - 74	6.7%
75 - 84	5.8%
85 +	4.0%
18 +	76.9%

## 2021 Population by Age

Total	2,679
0 - 4	5.2%
5 - 9	5.3%
10 - 14	5.5%
15 - 24	13.1%
25 - 34	15.2%
35 - 44	12.1%
45 - 54	11.9%
55 - 64	12.9%
65 - 74	8.1%
75 - 84	6.2%
85 +	4.6%
18 +	80.4%

## 2026 Population by Age

Total	2,694
0 - 4	5.3%
5 - 9	5.0%
10 - 14	5.3%
15 - 24	10.7%
25 - 34	15.1%
35 - 44	14.4%
45 - 54	11.1%
55 - 64	12.1%
65 - 74	10.0%
75 - 84	6.1%
85 +	4.7%
18 +	81.1%

## 2010 Population by Sex

Males	1,175
Females	1,433

## 2021 Population by Sex

Males	1,188
Females	1,490

## 2026 Population by Sex

Males	1,201
Females	1,493

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## 2010 Population by Race/Ethnicity

Total	2,608
White Alone	70.5%
Black Alone	2.1%
American Indian Alone	1.1%
Asian Alone	6.0%
Pacific Islander Alone	0.0%
Some Other Race Alone	17.3%
Two or More Races	3.0%
Hispanic Origin	48.5%
Diversity Index	74.9

## 2021 Population by Race/Ethnicity

Total	2,678
White Alone	66.2%
Black Alone	2.4%
American Indian Alone	1.0%
Asian Alone	7.6%
Pacific Islander Alone	0.0%
Some Other Race Alone	19.2%
Two or More Races	3.5%
Hispanic Origin	52.4%
Diversity Index	77.7

## 2026 Population by Race/Ethnicity

Total	2,694
White Alone	64.6%
Black Alone	2.4%
American Indian Alone	1.0%
Asian Alone	8.6%
Pacific Islander Alone	0.0%
Some Other Race Alone	19.6%
Two or More Races	3.7%
Hispanic Origin	53.8%
Diversity Index	78.6

## 2010 Population by Relationship and Household Type

Total	2,608
In Households	93.4%
In Family Households	81.9%
Householder	23.4%
Spouse	16.2%
Child	32.3%
Other relative	7.0%
Nonrelative	3.1%
In Nonfamily Households	11.4%
In Group Quarters	6.6%
Institutionalized Population	5.9%
Noninstitutionalized Population	0.7%

**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	1,900
Less than 9th Grade	8.2%
9th - 12th Grade, No Diploma	6.5%
High School Graduate	25.3%
GED/Alternative Credential	0.8%
Some College, No Degree	22.1%
Associate Degree	7.7%
Bachelor's Degree	20.2%
Graduate/Professional Degree	9.2%

## 2021 Population 15+ by Marital Status

Total	2,250
Never Married	30.5%
Married	55.3%
Widowed	5.7%
Divorced	8.4%

## 2021 Civilian Population 16+ in Labor Force

Civilian Population 16+	1,403
Population 16+ Employed	92.5%
Population 16+ Unemployment rate	7.5%
Population 16-24 Employed	10.9%
Population 16-24 Unemployment rate	12.3%
Population 25-54 Employed	62.5%
Population 25-54 Unemployment rate	5.8%
Population 55-64 Employed	19.1%
Population 55-64 Unemployment rate	6.8%
Population 65+ Employed	7.4%
Population 65+ Unemployment rate	15.0%

## 2021 Employed Population 16+ by Industry

Total	1,298
Agriculture/Mining	0.2%
Construction	5.0%
Manufacturing	14.6%
Wholesale Trade	2.9%
Retail Trade	12.6%
Transportation/Utilities	3.6%
Information	2.8%
Finance/Insurance/Real Estate	5.2%
Services	50.6%
Public Administration	2.7%

## 2021 Employed Population 16+ by Occupation

Total	1,300
White Collar	66.4%
Management/Business/Financial	17.6%
Professional	23.4%
Sales	10.3%
Administrative Support	15.1%
Services	8.2%
Blue Collar	25.5%
Farming/Forestry/Fishing	0.2%
Construction/Extraction	2.2%
Installation/Maintenance/Repair	3.0%
Production	11.2%
Transportation/Material Moving	9.0%

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<b>2010 Households by Type</b>	
Total	846
Households with 1 Person	20.7%
Households with 2+ People	79.3%
Family Households	72.9%
Husband-wife Families	50.5%
With Related Children	27.0%
Other Family (No Spouse Present)	22.5%
Other Family with Male Householder	6.1%
With Related Children	3.5%
Other Family with Female Householder	16.3%
With Related Children	9.0%
Nonfamily Households	6.4%
All Households with Children	39.8%
Multigenerational Households	6.6%
Unmarried Partner Households	6.4%
Male-female	5.9%
Same-sex	0.5%
<b>2010 Households by Size</b>	
Total	848
1 Person Household	20.6%
2 Person Household	28.3%
3 Person Household	18.5%
4 Person Household	17.2%
5 Person Household	8.5%
6 Person Household	3.1%
7 + Person Household	3.8%
<b>2010 Households by Tenure and Mortgage Status</b>	
Total	846
Owner Occupied	57.1%
Owned with a Mortgage/Loan	43.3%
Owned Free and Clear	13.8%
Renter Occupied	42.9%
<b>2021 Affordability, Mortgage and Wealth</b>	
Housing Affordability Index	63
Percent of Income for Mortgage	38.9%
Wealth Index	86
<b>2010 Housing Units By Urban/ Rural Status</b>	
Total Housing Units	871
Housing Units Inside Urbanized Area	100.0%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	0.0%
<b>2010 Population By Urban/ Rural Status</b>	
Total Population	2,608
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. City Lights (8A)
- 3.

## 2021 Consumer Spending

Apparel & Services: Total \$	\$1,782,564
Average Spent	\$2,165.93
Spending Potential Index	102
Education: Total \$	\$1,670,205
Average Spent	\$2,029.41
Spending Potential Index	118
Entertainment/Recreation: Total \$	\$2,651,010
Average Spent	\$3,221.15
Spending Potential Index	100
Food at Home: Total \$	\$4,588,246
Average Spent	\$5,575.03
Spending Potential Index	102
Food Away from Home: Total \$	\$3,343,611
Average Spent	\$4,062.71
Spending Potential Index	107
Health Care: Total \$	\$4,671,033
Average Spent	\$5,675.62
Spending Potential Index	91
HH Furnishings & Equipment: Total \$	\$1,847,996
Average Spent	\$2,245.44
Spending Potential Index	100
Personal Care Products & Services: Total \$	\$741,862
Average Spent	\$901.41
Spending Potential Index	100
Shelter: Total \$	\$19,349,100
Average Spent	\$23,510.45
Spending Potential Index	117
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$1,761,341
Average Spent	\$2,140.15
Spending Potential Index	90
Travel: Total \$	\$2,273,355
Average Spent	\$2,762.28
Spending Potential Index	109
Vehicle Maintenance & Repairs: Total \$	\$844,072
Average Spent	\$1,025.60
Spending Potential Index	93

**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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