



# Community Profile

RIVERVIEW  
Area: 0.45 square miles

Prepared by Esri

<b>Population Summary</b>	
2000 Total Population	4,137
2010 Total Population	4,012
2021 Total Population	4,121
2021 Group Quarters	46
2026 Total Population	4,177
2021-2026 Annual Rate	0.27%
2021 Total Daytime Population	3,441
Workers	1,376
Residents	2,065
<b>Household Summary</b>	
2000 Households	956
2000 Average Household Size	4.29
2010 Households	949
2010 Average Household Size	4.18
2021 Households	971
2021 Average Household Size	4.20
2026 Households	982
2026 Average Household Size	4.21
2021-2026 Annual Rate	0.23%
2010 Families	779
2010 Average Family Size	4.44
2021 Families	800
2021 Average Family Size	4.45
2026 Families	809
2026 Average Family Size	4.46
2021-2026 Annual Rate	0.22%
<b>Housing Unit Summary</b>	
2000 Housing Units	972
Owner Occupied Housing Units	61.2%
Renter Occupied Housing Units	37.1%
Vacant Housing Units	1.6%
2010 Housing Units	978
Owner Occupied Housing Units	58.4%
Renter Occupied Housing Units	38.7%
Vacant Housing Units	3.0%
2021 Housing Units	1,001
Owner Occupied Housing Units	54.5%
Renter Occupied Housing Units	42.5%
Vacant Housing Units	3.0%
2026 Housing Units	1,018
Owner Occupied Housing Units	54.2%
Renter Occupied Housing Units	42.2%
Vacant Housing Units	3.5%
<b>Median Household Income</b>	
2021	\$75,617
2026	\$90,847
<b>Median Home Value</b>	
2021	\$621,046
2026	\$658,974
<b>Per Capita Income</b>	
2021	\$26,199
2026	\$30,007
<b>Median Age</b>	
2010	30.0
2021	33.1
2026	35.8

**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.

October 21, 2021



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## 2021 Households by Income

Household Income Base	971
<\$15,000	2.3%
\$15,000 - \$24,999	5.1%
\$25,000 - \$34,999	5.1%
\$35,000 - \$49,999	13.0%
\$50,000 - \$74,999	24.1%
\$75,000 - \$99,999	11.2%
\$100,000 - \$149,999	12.5%
\$150,000 - \$199,999	16.8%
\$200,000+	9.9%
Average Household Income	\$106,743

## 2026 Households by Income

Household Income Base	982
<\$15,000	1.6%
\$15,000 - \$24,999	4.2%
\$25,000 - \$34,999	5.5%
\$35,000 - \$49,999	13.4%
\$50,000 - \$74,999	18.2%
\$75,000 - \$99,999	10.3%
\$100,000 - \$149,999	14.0%
\$150,000 - \$199,999	20.5%
\$200,000+	12.4%
Average Household Income	\$122,613

## 2021 Owner Occupied Housing Units by Value

Total	546
<\$50,000	0.5%
\$50,000 - \$99,999	0.0%
\$100,000 - \$149,999	0.0%
\$150,000 - \$199,999	0.0%
\$200,000 - \$249,999	0.4%
\$250,000 - \$299,999	0.4%
\$300,000 - \$399,999	2.6%
\$400,000 - \$499,999	9.9%
\$500,000 - \$749,999	75.3%
\$750,000 - \$999,999	8.2%
\$1,000,000 - \$1,499,999	1.1%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	2.0%
Average Home Value	\$654,699

## 2026 Owner Occupied Housing Units by Value

Total	552
<\$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	0.5%
\$400,000 - \$499,999	4.5%
\$500,000 - \$749,999	70.7%
\$750,000 - \$999,999	14.5%
\$1,000,000 - \$1,499,999	3.4%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	6.3%
Average Home Value	\$776,359

**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.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

October 21, 2021



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## 2010 Population by Age

Total	4,016
0 - 4	7.3%
5 - 9	7.4%
10 - 14	8.0%
15 - 24	18.9%
25 - 34	15.7%
35 - 44	14.2%
45 - 54	12.2%
55 - 64	8.2%
65 - 74	4.0%
75 - 84	2.8%
85 +	1.3%
18 +	71.3%

## 2021 Population by Age

Total	4,121
0 - 4	6.9%
5 - 9	7.3%
10 - 14	7.2%
15 - 24	13.3%
25 - 34	18.9%
35 - 44	14.7%
45 - 54	11.9%
55 - 64	9.7%
65 - 74	6.3%
75 - 84	2.6%
85 +	1.3%
18 +	74.4%

## 2026 Population by Age

Total	4,176
0 - 4	6.7%
5 - 9	6.6%
10 - 14	7.4%
15 - 24	12.8%
25 - 34	15.1%
35 - 44	17.6%
45 - 54	11.5%
55 - 64	11.1%
65 - 74	6.6%
75 - 84	3.3%
85 +	1.3%
18 +	75.1%

## 2010 Population by Sex

Males	2,020
Females	1,992

## 2021 Population by Sex

Males	2,069
Females	2,052

## 2026 Population by Sex

Males	2,111
Females	2,066

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October 21, 2021



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<b>2010 Population by Race/Ethnicity</b>	
Total	4,012
White Alone	51.6%
Black Alone	2.2%
American Indian Alone	0.9%
Asian Alone	5.1%
Pacific Islander Alone	0.3%
Some Other Race Alone	35.7%
Two or More Races	4.1%
Hispanic Origin	79.1%
Diversity Index	81.9
<b>2021 Population by Race/Ethnicity</b>	
Total	4,120
White Alone	49.0%
Black Alone	2.3%
American Indian Alone	0.8%
Asian Alone	6.1%
Pacific Islander Alone	0.3%
Some Other Race Alone	37.2%
Two or More Races	4.2%
Hispanic Origin	80.5%
Diversity Index	83.3
<b>2026 Population by Race/Ethnicity</b>	
Total	4,177
White Alone	48.3%
Black Alone	2.4%
American Indian Alone	0.8%
Asian Alone	6.8%
Pacific Islander Alone	0.3%
Some Other Race Alone	37.2%
Two or More Races	4.2%
Hispanic Origin	80.8%
Diversity Index	83.5
<b>2010 Population by Relationship and Household Type</b>	
Total	4,012
In Households	99.0%
In Family Households	92.1%
Householder	20.2%
Spouse	14.5%
Child	38.7%
Other relative	12.8%
Nonrelative	5.8%
In Nonfamily Households	6.9%
In Group Quarters	1.0%
Institutionalized Population	0.9%
Noninstitutionalized Population	0.1%

**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.

October 21, 2021



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## 2021 Population 25+ by Educational Attainment

Total	2,691
Less than 9th Grade	20.0%
9th - 12th Grade, No Diploma	13.6%
High School Graduate	23.4%
GED/Alternative Credential	2.0%
Some College, No Degree	20.5%
Associate Degree	4.3%
Bachelor's Degree	8.3%
Graduate/Professional Degree	8.0%

## 2021 Population 15+ by Marital Status

Total	3,239
Never Married	36.2%
Married	55.1%
Widowed	3.9%
Divorced	4.8%

## 2021 Civilian Population 16+ in Labor Force

Civilian Population 16+	2,378
Population 16+ Employed	88.1%
Population 16+ Unemployment rate	11.9%
Population 16-24 Employed	11.6%
Population 16-24 Unemployment rate	33.3%
Population 25-54 Employed	68.8%
Population 25-54 Unemployment rate	9.4%
Population 55-64 Employed	13.2%
Population 55-64 Unemployment rate	3.8%
Population 65+ Employed	6.3%
Population 65+ Unemployment rate	0.0%

## 2021 Employed Population 16+ by Industry

Total	2,096
Agriculture/Mining	0.7%
Construction	10.2%
Manufacturing	13.0%
Wholesale Trade	0.4%
Retail Trade	12.6%
Transportation/Utilities	5.3%
Information	0.4%
Finance/Insurance/Real Estate	5.3%
Services	50.0%
Public Administration	2.1%

## 2021 Employed Population 16+ by Occupation

Total	2,094
White Collar	55.2%
Management/Business/Financial	7.4%
Professional	21.3%
Sales	12.9%
Administrative Support	13.6%
Services	14.9%
Blue Collar	29.9%
Farming/Forestry/Fishing	0.6%
Construction/Extraction	9.4%
Installation/Maintenance/Repair	2.7%
Production	8.7%
Transportation/Material Moving	8.5%

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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<b>2010 Households by Type</b>	
Total	949
Households with 1 Person	11.1%
Households with 2+ People	88.9%
Family Households	82.1%
Husband-wife Families	58.8%
With Related Children	37.4%
Other Family (No Spouse Present)	23.3%
Other Family with Male Householder	7.5%
With Related Children	5.2%
Other Family with Female Householder	15.7%
With Related Children	9.5%
Nonfamily Households	6.8%
All Households with Children	52.8%
Multigenerational Households	15.0%
Unmarried Partner Households	5.6%
Male-female	5.1%
Same-sex	0.5%
<b>2010 Households by Size</b>	
Total	950
1 Person Household	11.1%
2 Person Household	20.9%
3 Person Household	16.3%
4 Person Household	15.6%
5 Person Household	14.2%
6 Person Household	8.2%
7 + Person Household	13.7%
<b>2010 Households by Tenure and Mortgage Status</b>	
Total	949
Owner Occupied	60.2%
Owned with a Mortgage/Loan	49.6%
Owned Free and Clear	10.4%
Renter Occupied	39.8%
<b>2021 Affordability, Mortgage and Wealth</b>	
Housing Affordability Index	69
Percent of Income for Mortgage	34.5%
Wealth Index	99
<b>2010 Housing Units By Urban/ Rural Status</b>	
Total Housing Units	978
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	4,012
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.
- 3.

## 2021 Consumer Spending

Apparel & Services: Total \$	\$2,209,556
Average Spent	\$2,275.55
Spending Potential Index	107
Education: Total \$	\$1,956,657
Average Spent	\$2,015.09
Spending Potential Index	117
Entertainment/Recreation: Total \$	\$3,392,692
Average Spent	\$3,494.02
Spending Potential Index	108
Food at Home: Total \$	\$5,810,891
Average Spent	\$5,984.44
Spending Potential Index	110
Food Away from Home: Total \$	\$4,344,072
Average Spent	\$4,473.81
Spending Potential Index	118
Health Care: Total \$	\$5,984,915
Average Spent	\$6,163.66
Spending Potential Index	99
HH Furnishings & Equipment: Total \$	\$2,370,314
Average Spent	\$2,441.11
Spending Potential Index	108
Personal Care Products & Services: Total \$	\$926,816
Average Spent	\$954.50
Spending Potential Index	106
Shelter: Total \$	\$25,069,728
Average Spent	\$25,818.46
Spending Potential Index	128
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$2,348,444
Average Spent	\$2,418.58
Spending Potential Index	101
Travel: Total \$	\$3,010,855
Average Spent	\$3,100.78
Spending Potential Index	123
Vehicle Maintenance & Repairs: Total \$	\$1,105,815
Average Spent	\$1,138.84
Spending Potential Index	103

**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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