



Executive Summary

Lot 5, Sonora Hardin Springs Road, Eastview, KY
11101-11343 Sonora Hardin Springs Rd, Eastview, Kentucky, 42732
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 37.57412
Longitude: -86.03745

	1 mile	3 miles	5 miles
Population			
2010 Population	203	1,411	3,446
2020 Population	211	1,442	3,568
2022 Population	213	1,460	3,616
2027 Population	215	1,484	3,675
2010-2020 Annual Rate	0.39%	0.22%	0.35%
2020-2022 Annual Rate	0.42%	0.55%	0.60%
2022-2027 Annual Rate	0.19%	0.33%	0.32%
2022 Male Population	51.6%	52.5%	51.3%
2022 Female Population	48.4%	47.5%	48.6%
2022 Median Age	44.6	45.4	43.6

In the identified area, the current year population is 3,616. In 2020, the Census count in the area was 3,568. The rate of change since 2020 was 0.60% annually. The five-year projection for the population in the area is 3,675 representing a change of 0.32% annually from 2022 to 2027. Currently, the population is 51.3% male and 48.6% female.

Median Age

The median age in this area is 43.6, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	93.4%	93.6%	93.4%
2022 Black Alone	0.5%	0.6%	0.7%
2022 American Indian/Alaska Native Alone	0.5%	0.3%	0.2%
2022 Asian Alone	0.5%	0.4%	0.4%
2022 Pacific Islander Alone	0.0%	0.0%	0.1%
2022 Other Race	0.5%	0.4%	0.4%
2022 Two or More Races	4.7%	4.7%	4.7%
2022 Hispanic Origin (Any Race)	1.9%	1.5%	1.7%

Persons of Hispanic origin represent 1.7% of the population in the identified area compared to 19.0% 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 15.3 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	69	69	71
2010 Households	66	519	1,327
2020 Households	68	537	1,382
2022 Households	69	545	1,402
2027 Households	71	556	1,430
2010-2020 Annual Rate	0.30%	0.34%	0.41%
2020-2022 Annual Rate	0.65%	0.66%	0.64%
2022-2027 Annual Rate	0.57%	0.40%	0.40%
2022 Average Household Size	3.09	2.68	2.58

The household count in this area has changed from 1,382 in 2020 to 1,402 in the current year, a change of 0.64% annually. The five-year projection of households is 1,430, a change of 0.40% annually from the current year total. Average household size is currently 2.58, compared to 2.58 in the year 2020. The number of families in the current year is 1,048 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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



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Mortgage Income			
2022 Percent of Income for Mortgage	14.3%	15.4%	15.2%
Median Household Income			
2022 Median Household Income	\$62,426	\$60,188	\$61,203
2027 Median Household Income	\$75,000	\$72,401	\$72,582
2022-2027 Annual Rate	3.74%	3.76%	3.47%
Average Household Income			
2022 Average Household Income	\$79,798	\$78,925	\$80,053
2027 Average Household Income	\$95,434	\$96,226	\$96,121
2022-2027 Annual Rate	3.64%	4.04%	3.73%
Per Capita Income			
2022 Per Capita Income	\$31,291	\$30,759	\$30,704
2027 Per Capita Income	\$38,216	\$37,694	\$37,032
2022-2027 Annual Rate	4.08%	4.15%	3.82%

Current median household income is \$61,203 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$72,582 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$80,053 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$96,121 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$30,704 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$37,032 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	171	159	161
2010 Total Housing Units	83	622	1,475
2010 Owner Occupied Housing Units	55	428	1,106
2010 Renter Occupied Housing Units	11	91	221
2010 Vacant Housing Units	17	103	148
2020 Total Housing Units	86	643	1,529
2020 Vacant Housing Units	18	106	147
2022 Total Housing Units	87	655	1,555
2022 Owner Occupied Housing Units	58	450	1,178
2022 Renter Occupied Housing Units	11	95	225
2022 Vacant Housing Units	18	110	153
2027 Total Housing Units	89	669	1,588
2027 Owner Occupied Housing Units	60	463	1,211
2027 Renter Occupied Housing Units	11	93	220
2027 Vacant Housing Units	18	113	158

Currently, 75.8% of the 1,555 housing units in the area are owner occupied; 14.5%, renter occupied; and 9.8% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 1,529 housing units in the area and 9.6% vacant housing units. The annual rate of change in housing units since 2020 is 0.75%. Median home value in the area is \$177,049, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 10.84% annually to \$296,171.

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Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.