



Community Profile

Rings: 1, 3, 5 mile radii

2311 Caroline St, Dallas, TX 75201, USA

Latitude: 32.7892
Longitude: -96.80608

	1 mile	3 mile	5 mile
Population Summary			
2010 Total Population	21,474	143,811	324,588
2020 Total Population	32,957	171,569	364,840
2020 Group Quarters	2,678	7,045	11,792
2022 Total Population	34,801	177,817	374,670
2022 Group Quarters	2,708	7,045	11,792
2027 Total Population	37,097	189,336	386,795
2022-2027 Annual Rate	1.29%	1.26%	0.64%
2022 Total Daytime Population	123,460	345,826	592,834
Workers	116,356	282,660	427,581
Residents	7,104	63,166	165,253
Household Summary			
2010 Households	10,990	65,205	131,555
2010 Average Household Size	1.45	2.02	2.35
2020 Total Households	20,555	94,018	166,865
2020 Average Household Size	1.47	1.75	2.12
2022 Total Households	21,669	98,007	172,140
2022 Average Household Size	1.48	1.74	2.11
2027 Total Households	23,211	105,114	179,570
2027 Average Household Size	1.48	1.73	2.09
2022-2027 Annual Rate	1.38%	1.41%	0.85%
2010 Families	1,972	23,636	63,604
2010 Average Family Size	2.28	3.23	3.39
2022 Families	3,902	33,265	76,565
2022 Average Family Size	2.47	2.76	3.16
2027 Families	4,250	36,250	79,921
2027 Average Family Size	2.43	2.71	3.11
2022-2027 Annual Rate	1.72%	1.73%	0.86%
Housing Unit Summary			
2000 Housing Units	5,621	60,208	136,018
Owner Occupied Housing Units	8.1%	22.9%	36.5%
Renter Occupied Housing Units	77.1%	67.2%	54.9%
Vacant Housing Units	14.8%	9.9%	8.5%
2010 Housing Units	13,051	77,003	151,518
Owner Occupied Housing Units	11.9%	24.3%	36.2%
Renter Occupied Housing Units	72.3%	60.4%	50.7%
Vacant Housing Units	15.8%	15.3%	13.2%
2020 Housing Units	23,791	106,643	185,757
Vacant Housing Units	13.6%	11.8%	10.2%
2022 Housing Units	25,484	112,797	193,441
Owner Occupied Housing Units	12.4%	21.1%	31.7%
Renter Occupied Housing Units	72.6%	65.8%	57.3%
Vacant Housing Units	15.0%	13.1%	11.0%
2027 Housing Units	27,115	120,395	202,207
Owner Occupied Housing Units	11.9%	20.4%	30.9%
Renter Occupied Housing Units	73.7%	66.9%	57.9%
Vacant Housing Units	14.4%	12.7%	11.2%
Median Household Income			
2022	\$106,892	\$79,963	\$75,842
2027	\$117,031	\$91,813	\$87,026
Median Home Value			
2022	\$450,907	\$389,726	\$382,512
2027	\$482,266	\$431,489	\$433,510
Per Capita Income			
2022	\$94,902	\$66,436	\$57,185
2027	\$106,539	\$75,845	\$65,465
Median Age			
2010	30.6	32.3	32.7
2022	33.7	34.5	34.6
2027	34.2	35.0	35.4

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: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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2022 Households by Income			
Household Income Base	21,668	98,002	172,129
<\$15,000	5.5%	8.1%	9.7%
\$15,000 - \$24,999	1.6%	4.9%	6.0%
\$25,000 - \$34,999	2.3%	5.5%	6.4%
\$35,000 - \$49,999	5.5%	9.8%	10.2%
\$50,000 - \$74,999	15.9%	18.3%	17.2%
\$75,000 - \$99,999	14.2%	13.7%	12.4%
\$100,000 - \$149,999	23.8%	17.7%	15.5%
\$150,000 - \$199,999	10.8%	8.2%	7.3%
\$200,000+	20.3%	13.8%	15.3%
Average Household Income	\$151,136	\$120,535	\$123,964
2027 Households by Income			
Household Income Base	23,210	105,109	179,559
<\$15,000	3.5%	5.8%	7.1%
\$15,000 - \$24,999	1.1%	3.7%	4.6%
\$25,000 - \$34,999	1.3%	4.2%	5.1%
\$35,000 - \$49,999	3.1%	8.2%	8.9%
\$50,000 - \$74,999	13.9%	17.4%	16.9%
\$75,000 - \$99,999	14.8%	14.6%	13.3%
\$100,000 - \$149,999	27.0%	20.4%	17.7%
\$150,000 - \$199,999	13.6%	10.5%	9.4%
\$200,000+	21.7%	15.2%	16.9%
Average Household Income	\$169,013	\$136,734	\$140,510
2022 Owner Occupied Housing Units by Value			
Total	3,152	23,836	61,316
<\$50,000	0.0%	3.1%	4.3%
\$50,000 - \$99,999	0.5%	6.6%	9.4%
\$100,000 - \$149,999	0.1%	4.6%	5.4%
\$150,000 - \$199,999	1.6%	4.8%	5.3%
\$200,000 - \$249,999	6.9%	5.1%	5.8%
\$250,000 - \$299,999	6.5%	6.4%	6.6%
\$300,000 - \$399,999	27.3%	21.6%	15.9%
\$400,000 - \$499,999	14.0%	15.6%	11.9%
\$500,000 - \$749,999	20.7%	17.6%	15.9%
\$750,000 - \$999,999	11.5%	6.8%	7.3%
\$1,000,000 - \$1,499,999	4.2%	3.5%	6.1%
\$1,500,000 - \$1,999,999	2.1%	1.3%	2.5%
\$2,000,000 +	4.7%	3.0%	3.4%
Average Home Value	\$619,851	\$498,757	\$526,513
2027 Owner Occupied Housing Units by Value			
Total	3,216	24,525	62,505
<\$50,000	0.0%	0.6%	1.2%
\$50,000 - \$99,999	0.0%	1.7%	2.5%
\$100,000 - \$149,999	0.0%	1.1%	3.1%
\$150,000 - \$199,999	0.2%	4.0%	4.8%
\$200,000 - \$249,999	2.6%	6.1%	6.7%
\$250,000 - \$299,999	4.1%	6.0%	7.5%
\$300,000 - \$399,999	27.4%	24.1%	18.9%
\$400,000 - \$499,999	18.9%	20.7%	16.1%
\$500,000 - \$749,999	26.1%	22.2%	19.9%
\$750,000 - \$999,999	7.6%	5.6%	6.5%
\$1,000,000 - \$1,499,999	7.0%	4.0%	7.1%
\$1,500,000 - \$1,999,999	2.1%	1.4%	2.7%
\$2,000,000 +	3.7%	2.6%	3.1%
Average Home Value	\$637,749	\$538,712	\$575,779

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: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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2010 Population by Age			
Total	21,471	143,809	324,589
0 - 4	1.4%	5.9%	7.2%
5 - 9	0.7%	4.8%	6.4%
10 - 14	0.5%	4.1%	5.7%
15 - 24	18.1%	14.1%	14.5%
25 - 34	43.5%	27.3%	20.7%
35 - 44	17.4%	16.3%	15.2%
45 - 54	10.6%	12.7%	13.2%
55 - 64	5.6%	8.3%	9.1%
65 - 74	1.5%	3.8%	4.5%
75 - 84	0.5%	1.8%	2.5%
85 +	0.2%	0.7%	1.1%
18 +	96.9%	82.8%	77.3%
2022 Population by Age			
Total	34,803	177,818	374,671
0 - 4	2.2%	5.0%	6.1%
5 - 9	1.8%	4.6%	6.0%
10 - 14	1.2%	4.1%	5.8%
15 - 24	9.5%	11.5%	13.2%
25 - 34	40.5%	26.2%	19.6%
35 - 44	19.7%	17.3%	15.3%
45 - 54	10.2%	11.4%	11.6%
55 - 64	7.4%	9.6%	10.5%
65 - 74	4.9%	6.5%	7.3%
75 - 84	2.0%	2.9%	3.3%
85 +	0.7%	1.1%	1.3%
18 +	93.9%	83.9%	78.9%
2027 Population by Age			
Total	37,097	189,335	386,794
0 - 4	2.4%	5.2%	6.1%
5 - 9	1.6%	4.4%	5.8%
10 - 14	1.2%	4.0%	5.5%
15 - 24	10.3%	12.1%	13.5%
25 - 34	37.4%	24.2%	18.5%
35 - 44	21.3%	17.9%	15.5%
45 - 54	10.5%	11.6%	11.9%
55 - 64	7.0%	9.1%	9.9%
65 - 74	5.1%	6.9%	7.9%
75 - 84	2.3%	3.4%	4.0%
85 +	0.7%	1.2%	1.4%
18 +	94.0%	84.1%	79.4%
2010 Population by Sex			
Males	12,740	79,688	169,363
Females	8,733	64,123	155,225
2022 Population by Sex			
Males	19,184	95,385	192,789
Females	15,617	82,432	181,882
2027 Population by Sex			
Males	20,184	100,541	198,187
Females	16,912	88,796	188,608

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

August 01, 2022



Community Profile

Rings: 1, 3, 5 mile radii

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2010 Population by Race/Ethnicity			
Total	21,475	143,811	324,588
White Alone	73.1%	60.1%	59.5%
Black Alone	19.5%	17.0%	19.0%
American Indian Alone	0.5%	0.7%	0.7%
Asian Alone	3.4%	3.4%	2.4%
Pacific Islander Alone	0.1%	0.1%	0.0%
Some Other Race Alone	1.8%	16.2%	15.9%
Two or More Races	1.7%	2.5%	2.5%
Hispanic Origin	12.1%	38.4%	39.5%
Diversity Index	54.8	78.0	78.2
2020 Population by Race/Ethnicity			
Total	32,957	171,569	364,840
White Alone	66.7%	53.5%	48.9%
Black Alone	14.2%	16.4%	17.3%
American Indian Alone	0.5%	1.0%	1.0%
Asian Alone	6.4%	5.2%	4.1%
Pacific Islander Alone	0.1%	0.1%	0.0%
Some Other Race Alone	2.9%	11.0%	14.2%
Two or More Races	9.3%	12.9%	14.5%
Hispanic Origin	13.9%	27.3%	33.5%
Diversity Index	63.6	79.2	82.7
2022 Population by Race/Ethnicity			
Total	34,801	177,817	374,671
White Alone	65.1%	52.1%	47.9%
Black Alone	14.7%	16.7%	17.3%
American Indian Alone	0.5%	1.0%	1.0%
Asian Alone	6.6%	5.2%	4.1%
Pacific Islander Alone	0.1%	0.1%	0.0%
Some Other Race Alone	3.1%	11.2%	14.3%
Two or More Races	10.0%	13.7%	15.3%
Hispanic Origin	14.7%	28.1%	34.2%
Diversity Index	65.5	80.1	83.2
2027 Population by Race/Ethnicity			
Total	37,096	189,336	386,796
White Alone	62.0%	49.0%	45.2%
Black Alone	15.2%	17.0%	17.4%
American Indian Alone	0.5%	1.1%	1.1%
Asian Alone	7.1%	5.6%	4.5%
Pacific Islander Alone	0.0%	0.1%	0.0%
Some Other Race Alone	3.4%	11.6%	14.6%
Two or More Races	11.7%	15.6%	17.1%
Hispanic Origin	15.5%	29.2%	34.9%
Diversity Index	68.4	81.8	84.3
2010 Population by Relationship and Household Type			
Total	21,474	143,811	324,588
In Households	74.1%	91.7%	95.3%
In Family Households	21.2%	55.2%	68.8%
Householder	9.2%	16.4%	19.6%
Spouse	7.1%	10.3%	12.6%
Child	3.4%	21.2%	28.4%
Other relative	1.2%	5.1%	5.9%
Nonrelative	0.3%	2.2%	2.4%
In Nonfamily Households	52.8%	36.5%	26.5%
In Group Quarters	25.9%	8.3%	4.7%
Institutionalized Population	24.6%	6.1%	2.9%
Noninstitutionalized Population	1.3%	2.2%	1.8%

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.

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2022 Population 25+ by Educational Attainment			
Total	29,688	133,083	258,231
Less than 9th Grade	0.5%	5.3%	8.0%
9th - 12th Grade, No Diploma	2.0%	5.5%	6.9%
High School Graduate	4.5%	10.7%	14.1%
GED/Alternative Credential	1.5%	2.5%	2.6%
Some College, No Degree	9.3%	12.4%	12.6%
Associate Degree	3.9%	4.7%	4.3%
Bachelor's Degree	49.1%	36.7%	31.5%
Graduate/Professional Degree	29.2%	22.1%	20.0%
2022 Population 15+ by Marital Status			
Total	32,979	153,511	307,779
Never Married	63.0%	53.7%	47.4%
Married	26.8%	33.1%	39.1%
Widowed	1.0%	2.7%	3.7%
Divorced	9.3%	10.4%	9.8%
2022 Civilian Population 16+ in Labor Force			
Civilian Population 16+	26,067	115,978	217,420
Population 16+ Employed	97.7%	96.7%	95.9%
Population 16+ Unemployment rate	2.3%	3.3%	4.1%
Population 16-24 Employed	8.6%	11.7%	13.0%
Population 16-24 Unemployment rate	5.4%	4.8%	6.4%
Population 25-54 Employed	80.4%	72.7%	68.4%
Population 25-54 Unemployment rate	1.5%	2.8%	3.5%
Population 55-64 Employed	7.2%	10.1%	12.2%
Population 55-64 Unemployment rate	9.1%	5.4%	4.8%
Population 65+ Employed	3.9%	5.4%	6.3%
Population 65+ Unemployment rate	0.0%	2.3%	3.7%
2022 Employed Population 16+ by Industry			
Total	25,458	112,191	208,560
Agriculture/Mining	0.9%	0.6%	0.6%
Construction	3.0%	7.1%	9.0%
Manufacturing	5.8%	6.5%	6.7%
Wholesale Trade	3.0%	3.2%	3.0%
Retail Trade	8.0%	8.5%	8.6%
Transportation/Utilities	5.3%	5.7%	5.7%
Information	2.5%	2.6%	2.2%
Finance/Insurance/Real Estate	16.3%	12.2%	11.8%
Services	53.8%	51.8%	50.6%
Public Administration	1.4%	1.7%	1.8%
2022 Employed Population 16+ by Occupation			
Total	25,458	112,191	208,560
White Collar	89.4%	73.3%	68.5%
Management/Business/Financial	38.3%	28.0%	25.6%
Professional	32.2%	26.6%	24.2%
Sales	12.6%	11.1%	10.6%
Administrative Support	6.3%	7.6%	8.1%
Services	5.9%	12.2%	13.0%
Blue Collar	4.7%	14.5%	18.5%
Farming/Forestry/Fishing	0.0%	0.2%	0.2%
Construction/Extraction	1.3%	5.2%	7.1%
Installation/Maintenance/Repair	0.6%	1.5%	1.7%
Production	0.6%	2.6%	3.3%
Transportation/Material Moving	2.1%	5.0%	6.3%

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2010 Households by Type			
Total	10,990	65,206	131,555
Households with 1 Person	62.7%	49.2%	40.3%
Households with 2+ People	37.3%	50.8%	59.7%
Family Households	17.9%	36.2%	48.3%
Husband-wife Families	13.9%	22.8%	31.0%
With Related Children	2.0%	10.3%	16.1%
Other Family (No Spouse Present)	4.1%	13.4%	17.3%
Other Family with Male Householder	1.5%	4.6%	5.1%
With Related Children	0.4%	2.1%	2.5%
Other Family with Female Householder	2.6%	8.9%	12.2%
With Related Children	1.4%	5.9%	7.9%
Nonfamily Households	19.4%	14.6%	11.4%
All Households with Children	3.8%	18.5%	26.8%
Multigenerational Households	0.2%	2.9%	4.4%
Unmarried Partner Households	7.3%	8.7%	7.8%
Male-female	5.7%	6.1%	5.7%
Same-sex	1.6%	2.6%	2.1%
2010 Households by Size			
Total	10,989	65,205	131,555
1 Person Household	62.7%	49.2%	40.3%
2 Person Household	32.0%	28.2%	27.7%
3 Person Household	4.1%	8.8%	11.4%
4 Person Household	0.9%	6.0%	9.3%
5 Person Household	0.2%	3.9%	5.7%
6 Person Household	0.1%	2.0%	2.8%
7 + Person Household	0.1%	1.9%	2.8%
2010 Households by Tenure and Mortgage Status			
Total	10,990	65,206	131,555
Owner Occupied	14.2%	28.7%	41.7%
Owned with a Mortgage/Loan	12.1%	20.1%	27.8%
Owned Free and Clear	2.1%	8.5%	13.9%
Renter Occupied	85.8%	71.3%	58.3%
2022 Affordability, Mortgage and Wealth			
Housing Affordability Index	105	87	84
Percent of Income for Mortgage	22.2%	25.7%	26.6%
Wealth Index	90	82	98
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	13,051	77,003	151,518
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%
2010 Population By Urban/ Rural Status			
Total Population	21,474	143,811	324,588
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	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.

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Top 3 Tapestry Segments			
1.	Metro Renters (3B)	Metro Renters (3B)	Metro Renters (3B)
2.	Laptops and Lattes (3A)	NeWest Residents (13C)	NeWest Residents (13C)
3.	Unclassified (15)	Young and Restless (11B)	Forging Opportunity (7D)
2022 Consumer Spending			
Apparel & Services: Total \$	\$81,805,387	\$293,483,748	\$519,968,239
Average Spent	\$3,775.23	\$2,994.52	\$3,020.61
Spending Potential Index	157	124	125
Education: Total \$	\$67,317,234	\$234,726,585	\$420,711,853
Average Spent	\$3,106.61	\$2,395.00	\$2,444.01
Spending Potential Index	158	122	125
Entertainment/Recreation: Total \$	\$108,395,572	\$393,888,464	\$715,055,692
Average Spent	\$5,002.33	\$4,018.98	\$4,153.92
Spending Potential Index	136	109	113
Food at Home: Total \$	\$193,292,043	\$713,623,285	\$1,281,519,336
Average Spent	\$8,920.21	\$7,281.35	\$7,444.63
Spending Potential Index	144	118	120
Food Away from Home: Total \$	\$148,061,145	\$530,819,248	\$937,696,416
Average Spent	\$6,832.86	\$5,416.14	\$5,447.29
Spending Potential Index	158	126	126
Health Care: Total \$	\$189,047,057	\$713,799,139	\$1,322,488,906
Average Spent	\$8,724.31	\$7,283.14	\$7,682.64
Spending Potential Index	123	103	108
HH Furnishings & Equipment: Total \$	\$75,671,104	\$278,917,048	\$506,923,825
Average Spent	\$3,492.14	\$2,845.89	\$2,944.83
Spending Potential Index	136	111	115
Personal Care Products & Services: Total \$	\$32,551,227	\$117,599,437	\$211,060,300
Average Spent	\$1,502.20	\$1,199.91	\$1,226.10
Spending Potential Index	147	118	120
Shelter: Total \$	\$771,540,856	\$2,756,340,190	\$4,921,037,807
Average Spent	\$35,605.74	\$28,123.91	\$28,587.42
Spending Potential Index	155	123	125
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$67,600,399	\$262,920,261	\$491,812,661
Average Spent	\$3,119.68	\$2,682.67	\$2,857.05
Spending Potential Index	115	99	105
Travel: Total \$	\$84,540,374	\$304,422,443	\$556,663,797
Average Spent	\$3,901.44	\$3,106.13	\$3,233.79
Spending Potential Index	136	108	113
Vehicle Maintenance & Repairs: Total \$	\$37,216,523	\$139,548,270	\$251,489,608
Average Spent	\$1,717.50	\$1,423.86	\$1,460.96
Spending Potential Index	136	113	116

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: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.