



Business Summary

802 Baltimore Pike, Bel Air, Maryland, 21014
Rings: 1, 3, 5 mile radii

Prepared by KLNB
Latitude: 39.52044
Longitude: -76.36132

Data for all businesses in area	1 mile		3 miles		5 miles							
Total Businesses:	505		2,321		3,737							
Total Employees:	7,848		26,748		40,357							
Total Residential Population:	5,481		58,689		116,384							
Employee/Residential Population Ratio (per 100 Residents)	143		46		35							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	9	1.8%	101	1.3%	41	1.8%	316	1.2%	91	2.4%	647	1.6%
Construction	24	4.8%	137	1.7%	129	5.6%	693	2.6%	292	7.8%	1,829	4.5%
Manufacturing	10	2.0%	109	1.4%	30	1.3%	338	1.3%	64	1.7%	720	1.8%
Transportation	10	2.0%	37	0.5%	30	1.3%	138	0.5%	59	1.6%	297	0.7%
Communication	6	1.2%	23	0.3%	16	0.7%	122	0.5%	22	0.6%	142	0.4%
Utility	1	0.2%	1	0.0%	3	0.1%	9	0.0%	6	0.2%	18	0.0%
Wholesale Trade	10	2.0%	82	1.0%	39	1.7%	384	1.4%	79	2.1%	657	1.6%
Retail Trade Summary	145	28.7%	3,005	38.3%	495	21.3%	8,537	31.9%	750	20.1%	12,931	32.0%
Home Improvement	5	1.0%	234	3.0%	19	0.8%	392	1.5%	33	0.9%	639	1.6%
General Merchandise Stores	7	1.4%	575	7.3%	24	1.0%	1,049	3.9%	35	0.9%	1,820	4.5%
Food Stores	14	2.8%	214	2.7%	61	2.6%	1,440	5.4%	95	2.5%	2,595	6.4%
Auto Dealers, Gas Stations, Auto Aftermarket	10	2.0%	162	2.1%	43	1.9%	1,035	3.9%	58	1.6%	1,293	3.2%
Apparel & Accessory Stores	16	3.2%	129	1.6%	42	1.8%	285	1.1%	53	1.4%	417	1.0%
Furniture & Home Furnishings	12	2.4%	174	2.2%	28	1.2%	297	1.1%	52	1.4%	450	1.1%
Eating & Drinking Places	35	6.9%	1,033	13.2%	131	5.6%	2,978	11.1%	193	5.2%	4,200	10.4%
Miscellaneous Retail	47	9.3%	483	6.2%	147	6.3%	1,060	4.0%	232	6.2%	1,516	3.8%
Finance, Insurance, Real Estate Summary	41	8.1%	596	7.6%	272	11.7%	2,398	9.0%	409	10.9%	3,432	8.5%
Banks, Savings & Lending Institutions	9	1.8%	111	1.4%	51	2.2%	658	2.5%	88	2.4%	1,036	2.6%
Securities Brokers	5	1.0%	15	0.2%	41	1.8%	177	0.7%	59	1.6%	242	0.6%
Insurance Carriers & Agents	11	2.2%	214	2.7%	71	3.1%	558	2.1%	94	2.5%	653	1.6%
Real Estate, Holding, Other Investment Offices	17	3.4%	255	3.2%	110	4.7%	1,006	3.8%	168	4.5%	1,501	3.7%
Services Summary	210	41.6%	3,628	46.2%	998	43.0%	11,872	44.4%	1,544	41.3%	17,512	43.4%
Hotels & Lodging	1	0.2%	4	0.1%	3	0.1%	17	0.1%	6	0.2%	41	0.1%
Automotive Services	22	4.4%	107	1.4%	69	3.0%	317	1.2%	109	2.9%	545	1.4%
Motion Pictures & Amusements	12	2.4%	242	3.1%	65	2.8%	642	2.4%	126	3.4%	1,103	2.7%
Health Services	69	13.7%	2,158	27.5%	264	11.4%	4,879	18.2%	328	8.8%	5,658	14.0%
Legal Services	10	2.0%	50	0.6%	77	3.3%	368	1.4%	86	2.3%	397	1.0%
Education Institutions & Libraries	7	1.4%	392	5.0%	33	1.4%	1,719	6.4%	58	1.6%	3,025	7.5%
Other Services	89	17.6%	674	8.6%	487	21.0%	3,928	14.7%	830	22.2%	6,743	16.7%
Government	6	1.2%	119	1.5%	80	3.4%	1,887	7.1%	95	2.5%	2,065	5.1%
Unclassified Establishments	34	6.7%	10	0.1%	187	8.1%	54	0.2%	326	8.7%	108	0.3%
Totals	505	100.0%	7,848	100.0%	2,321	100.0%	26,748	100.0%	3,737	100.0%	40,357	100.0%

Source: Copyright 2020 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2020.

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by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	4	0.1%	5	0.2%	34	0.1%	13	0.3%	69	0.2%
Mining	2	0.4%	11	0.1%	3	0.1%	22	0.1%	3	0.1%	22	0.1%
Utilities	0	0.0%	0	0.0%	1	0.0%	4	0.0%	1	0.0%	4	0.0%
Construction	28	5.5%	171	2.2%	140	6.0%	752	2.8%	315	8.4%	1,939	4.8%
Manufacturing	12	2.4%	140	1.8%	35	1.5%	385	1.4%	70	1.9%	778	1.9%
Wholesale Trade	10	2.0%	78	1.0%	38	1.6%	379	1.4%	77	2.1%	649	1.6%
Retail Trade	107	21.2%	1,923	24.5%	349	15.0%	5,424	20.3%	536	14.3%	8,546	21.2%
Motor Vehicle & Parts Dealers	9	1.8%	158	2.0%	37	1.6%	1,010	3.8%	48	1.3%	1,228	3.0%
Furniture & Home Furnishings Stores	8	1.6%	75	1.0%	16	0.7%	128	0.5%	31	0.8%	244	0.6%
Electronics & Appliance Stores	4	0.8%	99	1.3%	9	0.4%	160	0.6%	15	0.4%	191	0.5%
Bldg Material & Garden Equipment & Supplies Dealers	5	1.0%	234	3.0%	19	0.8%	392	1.5%	33	0.9%	639	1.6%
Food & Beverage Stores	10	2.0%	168	2.1%	45	1.9%	1,283	4.8%	77	2.1%	2,420	6.0%
Health & Personal Care Stores	16	3.2%	127	1.6%	51	2.2%	404	1.5%	75	2.0%	653	1.6%
Gasoline Stations	1	0.2%	4	0.1%	6	0.3%	25	0.1%	10	0.3%	65	0.2%
Clothing & Clothing Accessories Stores	27	5.3%	190	2.4%	56	2.4%	366	1.4%	69	1.8%	505	1.3%
Sport Goods, Hobby, Book, & Music Stores	6	1.2%	134	1.7%	26	1.1%	274	1.0%	39	1.0%	307	0.8%
General Merchandise Stores	7	1.4%	575	7.3%	24	1.0%	1,049	3.9%	35	0.9%	1,820	4.5%
Miscellaneous Store Retailers	13	2.6%	156	2.0%	40	1.7%	321	1.2%	66	1.8%	440	1.1%
Nonstore Retailers	2	0.4%	2	0.0%	18	0.8%	12	0.0%	38	1.0%	33	0.1%
Transportation & Warehousing	4	0.8%	10	0.1%	17	0.7%	84	0.3%	41	1.1%	214	0.5%
Information	7	1.4%	24	0.3%	27	1.2%	195	0.7%	45	1.2%	348	0.9%
Finance & Insurance	25	5.0%	341	4.3%	164	7.1%	1,393	5.2%	243	6.5%	1,937	4.8%
Central Bank/Credit Intermediation & Related Activities	9	1.8%	111	1.4%	51	2.2%	658	2.5%	88	2.4%	1,036	2.6%
Securities, Commodity Contracts & Other Financial	5	1.0%	15	0.2%	42	1.8%	178	0.7%	61	1.6%	248	0.6%
Insurance Carriers & Related Activities; Funds, Trusts &	11	2.2%	214	2.7%	71	3.1%	558	2.1%	94	2.5%	653	1.6%
Real Estate, Rental & Leasing	20	4.0%	265	3.4%	112	4.8%	971	3.6%	185	5.0%	1,478	3.7%
Professional, Scientific & Tech Services	32	6.3%	231	2.9%	249	10.7%	1,659	6.2%	389	10.4%	2,719	6.7%
Legal Services	10	2.0%	51	0.6%	88	3.8%	406	1.5%	98	2.6%	436	1.1%
Management of Companies & Enterprises	1	0.2%	9	0.1%	6	0.3%	39	0.1%	8	0.2%	49	0.1%
Administrative & Support & Waste Management & Remediation	15	3.0%	78	1.0%	71	3.1%	340	1.3%	144	3.9%	810	2.0%
Educational Services	11	2.2%	414	5.3%	54	2.3%	1,847	6.9%	89	2.4%	3,213	8.0%
Health Care & Social Assistance	77	15.2%	2,305	29.4%	322	13.9%	5,834	21.8%	422	11.3%	7,399	18.3%
Arts, Entertainment & Recreation	10	2.0%	232	3.0%	45	1.9%	566	2.1%	83	2.2%	930	2.3%
Accommodation & Food Services	37	7.3%	1,058	13.5%	144	6.2%	3,086	11.5%	213	5.7%	4,370	10.8%
Accommodation	1	0.2%	4	0.1%	3	0.1%	17	0.1%	6	0.2%	41	0.1%
Food Services & Drinking Places	36	7.1%	1,054	13.4%	141	6.1%	3,069	11.5%	207	5.5%	4,329	10.7%
Other Services (except Public Administration)	67	13.3%	425	5.4%	273	11.8%	1,793	6.7%	440	11.8%	2,715	6.7%
Automotive Repair & Maintenance	17	3.4%	78	1.0%	52	2.2%	226	0.8%	87	2.3%	432	1.1%
Public Administration	6	1.2%	119	1.5%	80	3.4%	1,887	7.1%	94	2.5%	2,060	5.1%
Unclassified Establishments	34	6.7%	10	0.1%	187	8.1%	54	0.2%	326	8.7%	108	0.3%
Total	505	100.0%	7,848	100.0%	2,321	100.0%	26,748	100.0%	3,737	100.0%	40,357	100.0%

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October 14, 2020



Demographic and Income Profile

802 Baltimore Pike, Bel Air, Maryland, 21014
 Ring: 1 mile radius

Prepared by KLNB
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Summary	Census 2010	2020	2025
Population	4,449	5,481	5,888
Households	1,973	2,513	2,701
Families	1,289	1,682	1,809
Average Household Size	2.22	2.16	2.16
Owner Occupied Housing Units	1,542	1,946	2,115
Renter Occupied Housing Units	431	567	586
Median Age	46.7	50.8	52.2
Trends: 2020-2025 Annual Rate	Area	State	National
Population	1.44%	0.51%	0.72%
Households	1.45%	0.48%	0.72%
Families	1.47%	0.42%	0.64%
Owner HHs	1.68%	0.53%	0.72%
Median Household Income	0.93%	1.24%	1.60%

Households by Income	2020		2025	
	Number	Percent	Number	Percent
<\$15,000	181	7.2%	179	6.6%
\$15,000 - \$24,999	139	5.5%	134	5.0%
\$25,000 - \$34,999	171	6.8%	171	6.3%
\$35,000 - \$49,999	265	10.5%	278	10.3%
\$50,000 - \$74,999	271	10.8%	284	10.5%
\$75,000 - \$99,999	347	13.8%	375	13.9%
\$100,000 - \$149,999	596	23.7%	649	24.0%
\$150,000 - \$199,999	292	11.6%	340	12.6%
\$200,000+	250	9.9%	290	10.7%
Median Household Income	\$89,885		\$94,134	
Average Household Income	\$110,557		\$119,072	
Per Capita Income	\$45,394		\$48,689	

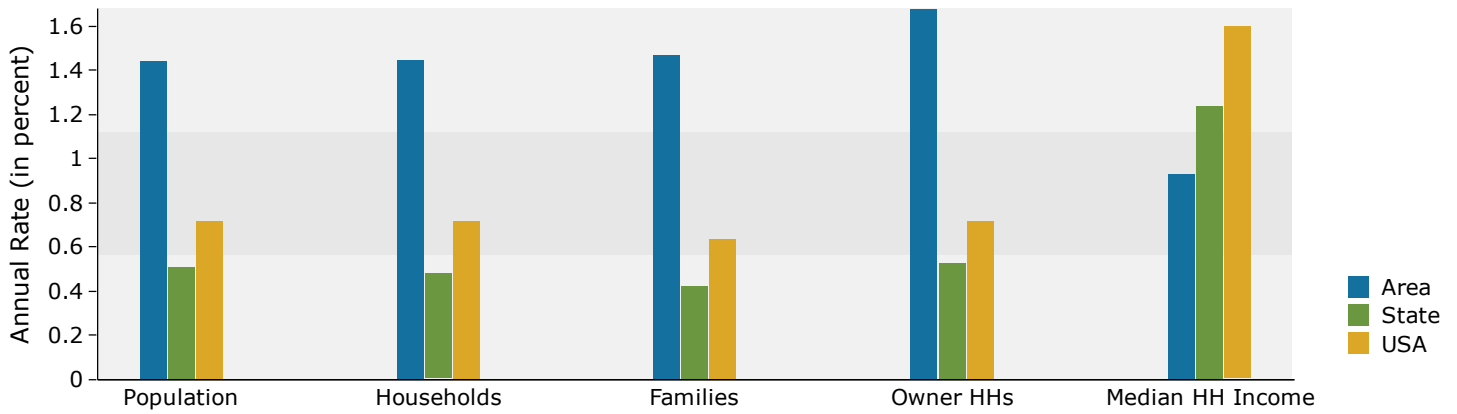
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	198	4.5%	211	3.8%	225	3.8%
5 - 9	254	5.7%	246	4.5%	260	4.4%
10 - 14	276	6.2%	272	5.0%	275	4.7%
15 - 19	270	6.1%	291	5.3%	265	4.5%
20 - 24	206	4.6%	247	4.5%	218	3.7%
25 - 34	371	8.3%	577	10.5%	588	10.0%
35 - 44	531	11.9%	519	9.5%	664	11.3%
45 - 54	729	16.4%	700	12.8%	644	10.9%
55 - 64	664	14.9%	949	17.3%	930	15.8%
65 - 74	463	10.4%	797	14.5%	954	16.2%
75 - 84	325	7.3%	455	8.3%	620	10.5%
85+	162	3.6%	218	4.0%	246	4.2%

Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,078	91.7%	4,910	89.6%	5,179	87.9%
Black Alone	138	3.1%	196	3.6%	233	4.0%
American Indian Alone	6	0.1%	8	0.1%	10	0.2%
Asian Alone	100	2.2%	159	2.9%	202	3.4%
Pacific Islander Alone	0	0.0%	0	0.0%	1	0.0%
Some Other Race Alone	52	1.2%	91	1.7%	117	2.0%
Two or More Races	74	1.7%	116	2.1%	147	2.5%
Hispanic Origin (Any Race)	152	3.4%	262	4.8%	340	5.8%

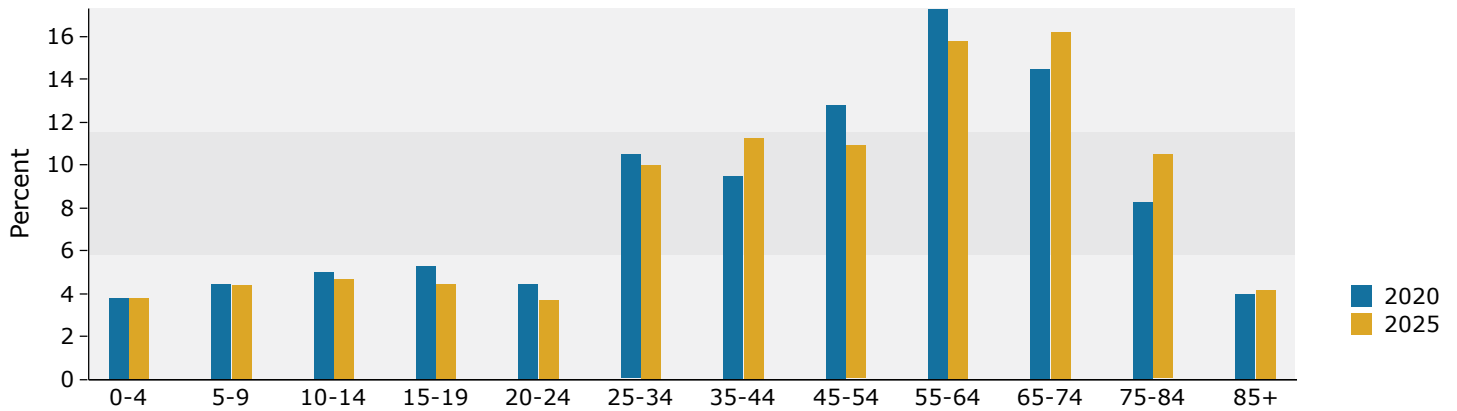
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

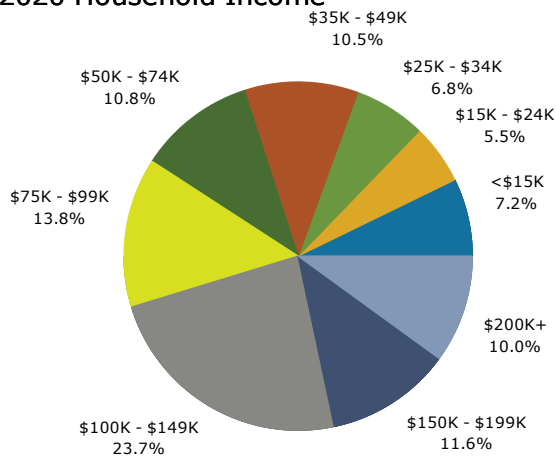
Trends 2020-2025



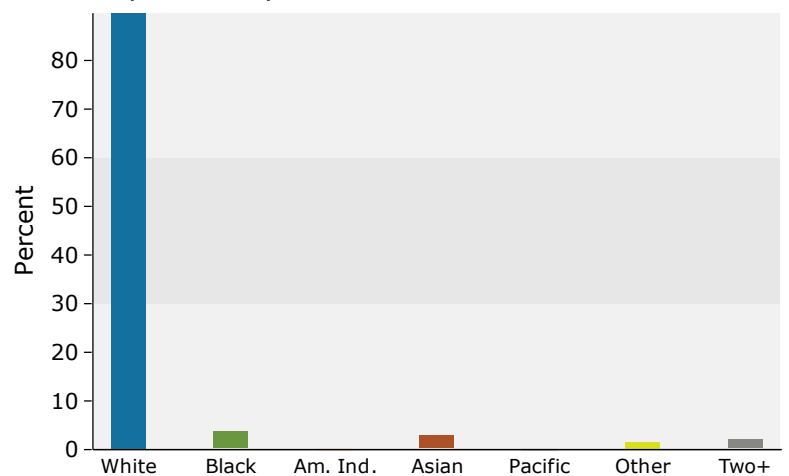
Population by Age



2020 Household Income



2020 Population by Race



2020 Percent Hispanic Origin: 4.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.



Demographic and Income Profile

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Summary	Census 2010	2020	2025
Population	54,057	58,689	60,829
Households	20,387	22,183	23,003
Families	14,555	15,713	16,239
Average Household Size	2.60	2.60	2.60
Owner Occupied Housing Units	16,305	17,614	18,402
Renter Occupied Housing Units	4,082	4,569	4,601
Median Age	41.0	43.0	43.6
Trends: 2020-2025 Annual Rate	Area	State	National
Population	0.72%	0.51%	0.72%
Households	0.73%	0.48%	0.72%
Families	0.66%	0.42%	0.64%
Owner HHs	0.88%	0.53%	0.72%
Median Household Income	1.03%	1.24%	1.60%

Households by Income	2020		2025	
	Number	Percent	Number	Percent
<\$15,000	1,052	4.7%	1,022	4.4%
\$15,000 - \$24,999	947	4.3%	905	3.9%
\$25,000 - \$34,999	1,263	5.7%	1,214	5.3%
\$35,000 - \$49,999	2,282	10.3%	2,277	9.9%
\$50,000 - \$74,999	2,846	12.8%	2,808	12.2%
\$75,000 - \$99,999	3,169	14.3%	3,218	14.0%
\$100,000 - \$149,999	4,825	21.8%	5,022	21.8%
\$150,000 - \$199,999	3,112	14.0%	3,477	15.1%
\$200,000+	2,686	12.1%	3,060	13.3%
Median Household Income	\$95,360		\$100,355	
Average Household Income	\$118,469		\$128,011	
Per Capita Income	\$45,035		\$48,681	

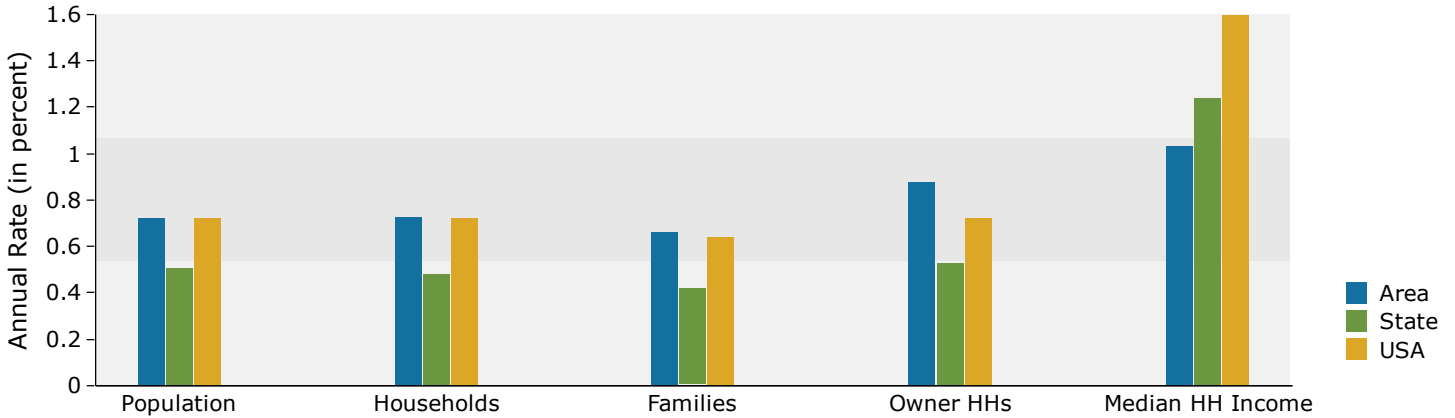
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,917	5.4%	2,840	4.8%	2,950	4.8%
5 - 9	3,445	6.4%	3,190	5.4%	3,195	5.3%
10 - 14	4,029	7.5%	3,561	6.1%	3,468	5.7%
15 - 19	3,838	7.1%	3,561	6.1%	3,372	5.5%
20 - 24	2,981	5.5%	3,271	5.6%	2,901	4.8%
25 - 34	5,763	10.7%	7,275	12.4%	7,457	12.3%
35 - 44	7,175	13.3%	6,985	11.9%	8,142	13.4%
45 - 54	8,971	16.6%	7,928	13.5%	7,313	12.0%
55 - 64	6,876	12.7%	8,628	14.7%	8,386	13.8%
65 - 74	4,047	7.5%	6,305	10.7%	7,229	11.9%
75 - 84	2,766	5.1%	3,519	6.0%	4,626	7.6%
85+	1,251	2.3%	1,625	2.8%	1,790	2.9%

Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	48,669	90.0%	51,016	86.9%	51,629	84.9%
Black Alone	2,407	4.5%	3,257	5.5%	3,808	6.3%
American Indian Alone	74	0.1%	97	0.2%	111	0.2%
Asian Alone	1,500	2.8%	2,185	3.7%	2,646	4.3%
Pacific Islander Alone	27	0.0%	35	0.1%	41	0.1%
Some Other Race Alone	427	0.8%	701	1.2%	884	1.5%
Two or More Races	953	1.8%	1,397	2.4%	1,710	2.8%
Hispanic Origin (Any Race)	1,599	3.0%	2,665	4.5%	3,433	5.6%

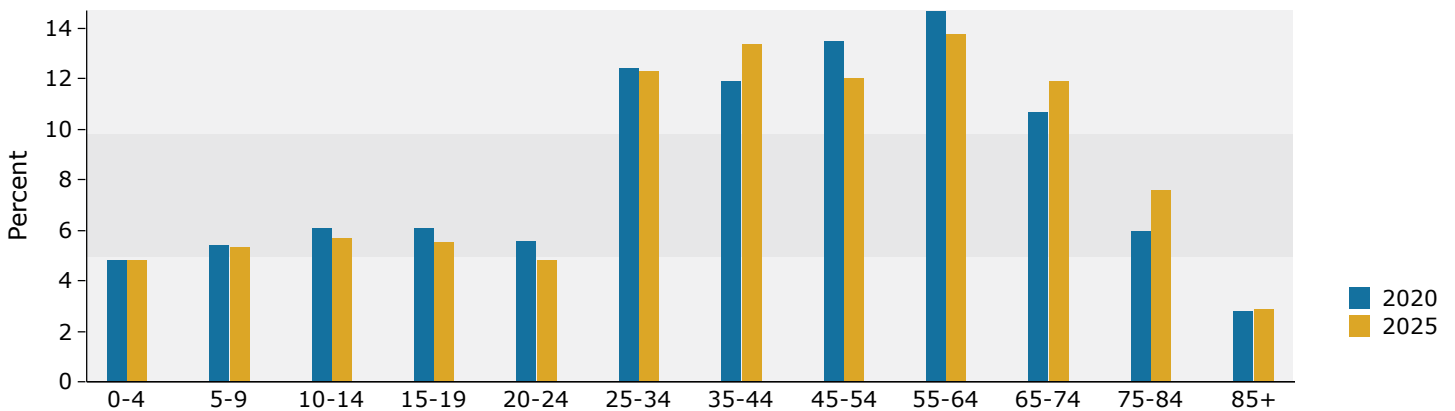
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

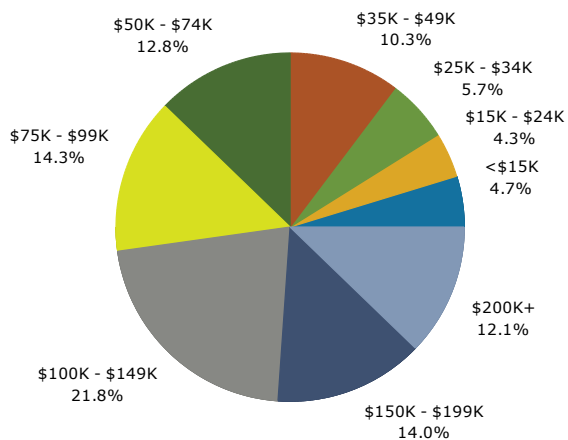
Trends 2020-2025



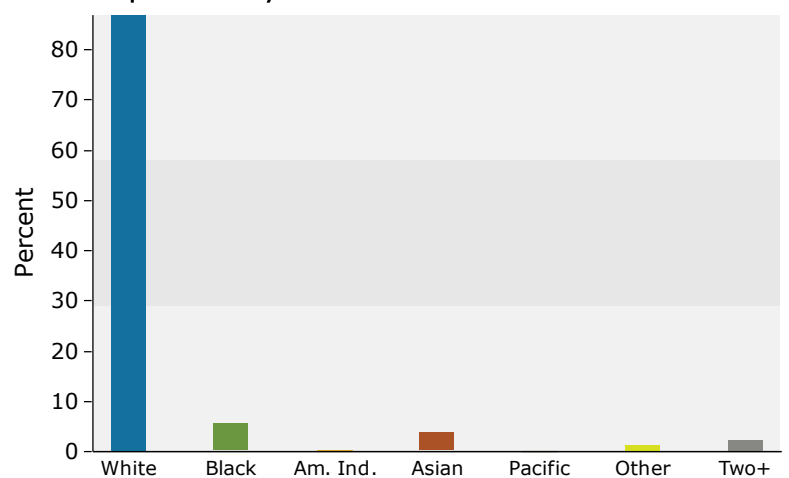
Population by Age



2020 Household Income



2020 Population by Race



2020 Percent Hispanic Origin: 4.5%



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Summary	Census 2010	2020	2025
Population	108,859	116,384	119,887
Households	40,250	43,163	44,482
Families	29,694	31,495	32,320
Average Household Size	2.67	2.67	2.67
Owner Occupied Housing Units	33,779	35,918	37,134
Renter Occupied Housing Units	6,471	7,245	7,348
Median Age	39.6	41.3	42.0
Trends: 2020-2025 Annual Rate	Area	State	National
Population	0.59%	0.51%	0.72%
Households	0.60%	0.48%	0.72%
Families	0.52%	0.42%	0.64%
Owner HHs	0.67%	0.53%	0.72%
Median Household Income	0.69%	1.24%	1.60%

Households by Income	2020		2025	
	Number	Percent	Number	Percent
<\$15,000	2,100	4.9%	2,070	4.7%
\$15,000 - \$24,999	1,650	3.8%	1,574	3.5%
\$25,000 - \$34,999	2,239	5.2%	2,120	4.8%
\$35,000 - \$49,999	3,714	8.6%	3,662	8.2%
\$50,000 - \$74,999	5,611	13.0%	5,449	12.2%
\$75,000 - \$99,999	6,259	14.5%	6,279	14.1%
\$100,000 - \$149,999	9,773	22.6%	10,022	22.5%
\$150,000 - \$199,999	6,276	14.5%	6,924	15.6%
\$200,000+	5,542	12.8%	6,382	14.3%
Median Household Income	\$100,028		\$103,506	
Average Household Income	\$121,982		\$132,287	
Per Capita Income	\$45,225		\$49,066	

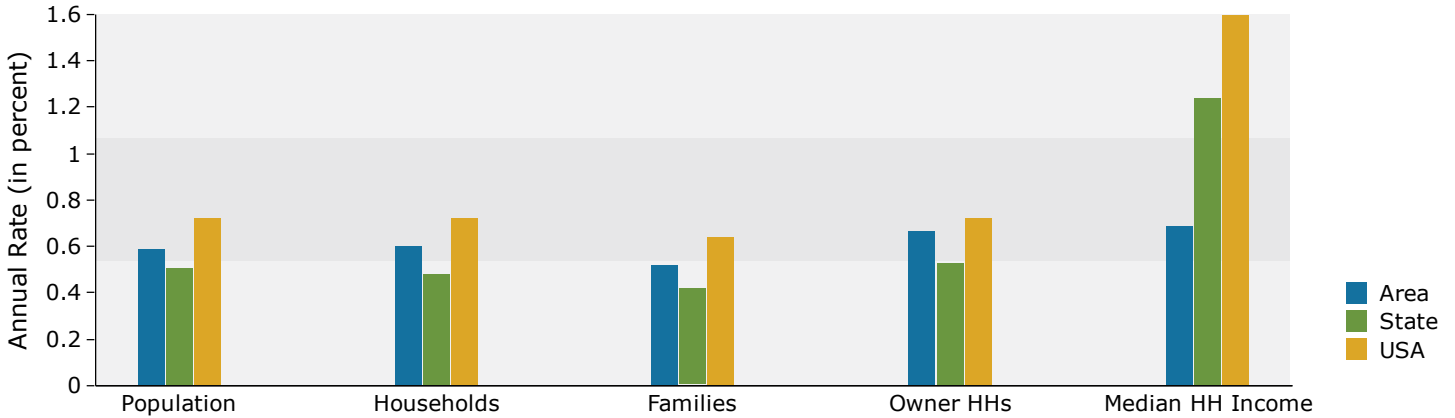
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,422	5.9%	6,117	5.3%	6,352	5.3%
5 - 9	7,497	6.9%	6,909	5.9%	6,827	5.7%
10 - 14	8,457	7.8%	7,724	6.6%	7,347	6.1%
15 - 19	7,591	7.0%	7,301	6.3%	6,939	5.8%
20 - 24	5,654	5.2%	6,378	5.5%	5,656	4.7%
25 - 34	12,251	11.3%	14,534	12.5%	15,400	12.8%
35 - 44	15,543	14.3%	14,601	12.5%	16,330	13.6%
45 - 54	18,163	16.7%	16,267	14.0%	14,937	12.5%
55 - 64	13,162	12.1%	16,505	14.2%	16,124	13.4%
65 - 74	7,590	7.0%	11,524	9.9%	13,257	11.1%
75 - 84	4,631	4.3%	6,005	5.2%	7,907	6.6%
85+	1,896	1.7%	2,517	2.2%	2,811	2.3%

Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	97,361	89.4%	100,109	86.0%	100,488	83.8%
Black Alone	5,452	5.0%	7,398	6.4%	8,624	7.2%
American Indian Alone	198	0.2%	252	0.2%	286	0.2%
Asian Alone	3,140	2.9%	4,558	3.9%	5,488	4.6%
Pacific Islander Alone	51	0.0%	64	0.1%	76	0.1%
Some Other Race Alone	751	0.7%	1,216	1.0%	1,527	1.3%
Two or More Races	1,907	1.8%	2,786	2.4%	3,398	2.8%
Hispanic Origin (Any Race)	3,146	2.9%	5,206	4.5%	6,690	5.6%

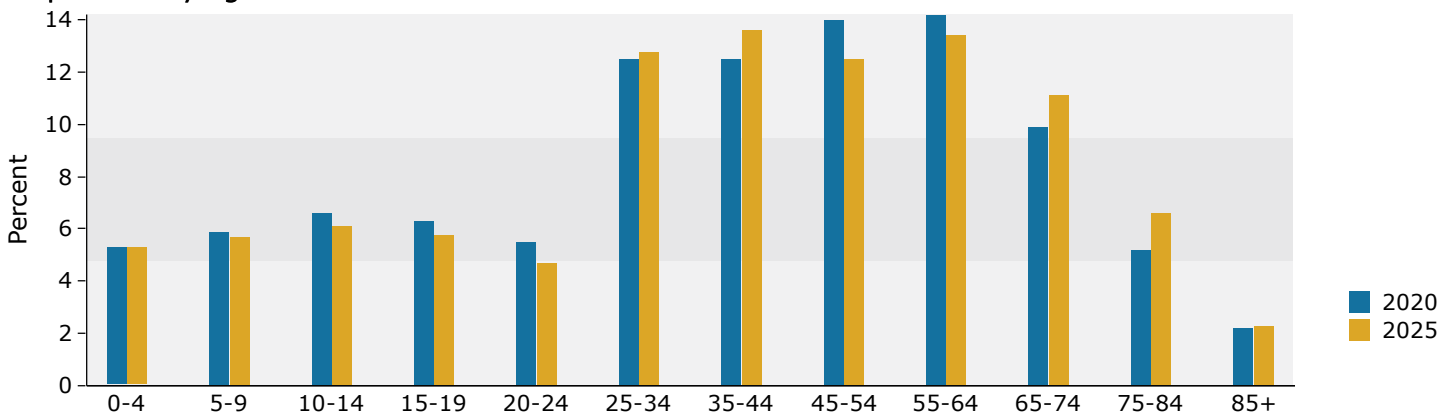
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

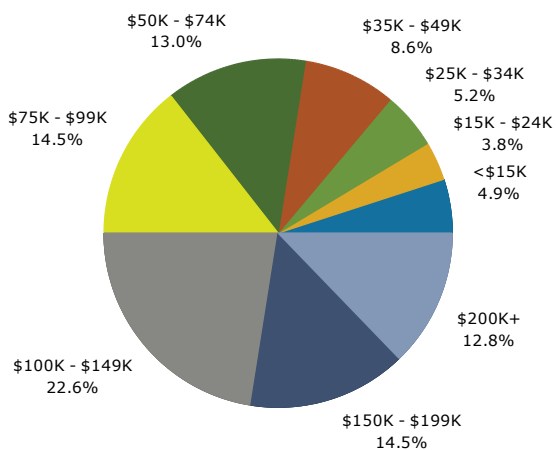
Trends 2020-2025



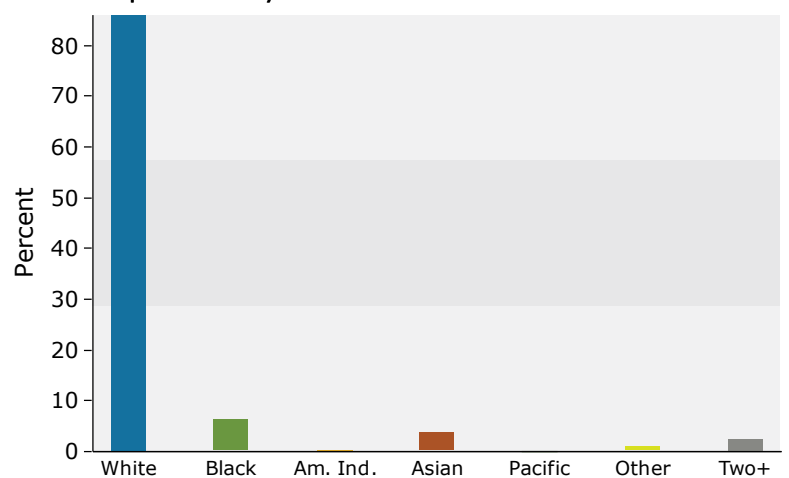
Population by Age



2020 Household Income



2020 Population by Race



2020 Percent Hispanic Origin: 4.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.



Executive Summary

802 Baltimore Pike, Bel Air, Maryland, 21014
Rings: 1, 3, 5 mile radii

Prepared by KLNB
Latitude: 39.52044
Longitude: -76.36132

	1 mile	3 miles	5 miles
Population			
2000 Population	4,065	47,724	93,554
2010 Population	4,449	54,057	108,859
2020 Population	5,481	58,689	116,384
2025 Population	5,888	60,829	119,887
2000-2010 Annual Rate	0.91%	1.25%	1.53%
2010-2020 Annual Rate	2.06%	0.81%	0.65%
2020-2025 Annual Rate	1.44%	0.72%	0.59%
2020 Male Population	48.4%	48.8%	48.7%
2020 Female Population	51.6%	51.2%	51.3%
2020 Median Age	50.8	43.0	41.3

In the identified area, the current year population is 116,384. In 2010, the Census count in the area was 108,859. The rate of change since 2010 was 0.65% annually. The five-year projection for the population in the area is 119,887 representing a change of 0.59% annually from 2020 to 2025. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 50.8, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	89.6%	86.9%	86.0%
2020 Black Alone	3.6%	5.5%	6.4%
2020 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2020 Asian Alone	2.9%	3.7%	3.9%
2020 Pacific Islander Alone	0.0%	0.1%	0.1%
2020 Other Race	1.7%	1.2%	1.0%
2020 Two or More Races	2.1%	2.4%	2.4%
2020 Hispanic Origin (Any Race)	4.8%	4.5%	4.5%

Persons of Hispanic origin represent 4.5% of the population in the identified area compared to 18.8% 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 31.8 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	156	156	161
2000 Households	1,738	17,633	34,116
2010 Households	1,973	20,387	40,250
2020 Total Households	2,513	22,183	43,163
2025 Total Households	2,701	23,003	44,482
2000-2010 Annual Rate	1.28%	1.46%	1.67%
2010-2020 Annual Rate	2.39%	0.83%	0.68%
2020-2025 Annual Rate	1.45%	0.73%	0.60%
2020 Average Household Size	2.16	2.60	2.67

The household count in this area has changed from 40,250 in 2010 to 43,163 in the current year, a change of 0.68% annually. The five-year projection of households is 44,482, a change of 0.60% annually from the current year total. Average household size is currently 2.67, compared to 2.67 in the year 2010. The number of families in the current year is 31,495 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, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



Executive Summary

802 Baltimore Pike, Bel Air, Maryland, 21014
Rings: 1, 3, 5 mile radii

Prepared by KLNB
Latitude: 39.52044
Longitude: -76.36132

	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	16.0%	14.7%	13.7%
Median Household Income			
2020 Median Household Income	\$89,885	\$95,360	\$100,028
2025 Median Household Income	\$94,134	\$100,355	\$103,506
2020-2025 Annual Rate	0.93%	1.03%	0.69%
Average Household Income			
2020 Average Household Income	\$110,557	\$118,469	\$121,982
2025 Average Household Income	\$119,072	\$128,011	\$132,287
2020-2025 Annual Rate	1.50%	1.56%	1.64%
Per Capita Income			
2020 Per Capita Income	\$45,394	\$45,035	\$45,225
2025 Per Capita Income	\$48,689	\$48,681	\$49,066
2020-2025 Annual Rate	1.41%	1.57%	1.64%

Households by Income

Current median household income is \$100,028 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$103,506 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$121,982 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$132,287 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$45,225 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$49,066 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	139	153	164
2000 Total Housing Units	1,810	18,168	35,111
2000 Owner Occupied Housing Units	1,367	14,411	28,620
2000 Renter Occupied Housing Units	370	3,222	5,496
2000 Vacant Housing Units	73	535	995
2010 Total Housing Units	2,067	21,309	41,925
2010 Owner Occupied Housing Units	1,542	16,305	33,779
2010 Renter Occupied Housing Units	431	4,082	6,471
2010 Vacant Housing Units	94	922	1,675
2020 Total Housing Units	2,651	23,262	45,100
2020 Owner Occupied Housing Units	1,946	17,614	35,918
2020 Renter Occupied Housing Units	567	4,569	7,245
2020 Vacant Housing Units	138	1,079	1,937
2025 Total Housing Units	2,861	24,283	46,804
2025 Owner Occupied Housing Units	2,115	18,402	37,134
2025 Renter Occupied Housing Units	586	4,601	7,348
2025 Vacant Housing Units	160	1,280	2,322

Currently, 79.6% of the 45,100 housing units in the area are owner occupied; 16.1%, renter occupied; and 4.3% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 41,925 housing units in the area - 80.6% owner occupied, 15.4% renter occupied, and 4.0% vacant. The annual rate of change in housing units since 2010 is 3.30%. Median home value in the area is \$328,069, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.61% annually to \$355,315.

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, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.