



Executive Summary

8430 Sudley Rd Manassas VA 20109
 8430 Sudley Rd Manassas VA 20109
 Rings: 1, 3, 5 mile radii

Latitude: 38.7724
 Longitude: -77.4988

	1 mile	3 mile	5 mile
Population			
2000 Population	13,845	79,128	118,209
2010 Population	15,753	93,281	155,908
2016 Population	17,078	100,292	170,336
2021 Population	18,327	107,862	183,847
2000-2010 Annual Rate	1.30%	1.66%	2.81%
2010-2016 Annual Rate	1.30%	1.17%	1.43%
2016-2021 Annual Rate	1.42%	1.47%	1.54%
2016 Male Population	51.1%	50.7%	50.4%
2016 Female Population	48.9%	49.3%	49.6%
2016 Median Age	32.4	32.4	33.2

In the identified area, the current year population is 170,336. In 2010, the Census count in the area was 155,908. The rate of change since 2010 was 1.43% annually. The five-year projection for the population in the area is 183,847 representing a change of 1.54% annually from 2016 to 2021. Currently, the population is 50.4% male and 49.6% female.

Median Age

The median age in this area is 32.4, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	47.2%	52.1%	56.1%
2016 Black Alone	15.7%	14.4%	13.3%
2016 American Indian/Alaska Native Alone	0.7%	0.7%	0.6%
2016 Asian Alone	7.0%	6.6%	10.2%
2016 Pacific Islander Alone	0.3%	0.2%	0.1%
2016 Other Race	23.2%	20.3%	14.1%
2016 Two or More Races	5.8%	5.8%	5.5%
2016 Hispanic Origin (Any Race)	43.4%	40.6%	30.6%

Persons of Hispanic origin represent 30.6% of the population in the identified area compared to 17.9% 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 80.3 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	4,850	27,205	39,624
2010 Households	5,205	30,145	49,644
2016 Total Households	5,544	31,845	53,460
2021 Total Households	5,901	33,967	57,319
2000-2010 Annual Rate	0.71%	1.03%	2.28%
2010-2016 Annual Rate	1.01%	0.88%	1.19%
2016-2021 Annual Rate	1.26%	1.30%	1.40%
2016 Average Household Size	3.06	3.13	3.16

The household count in this area has changed from 49,644 in 2010 to 53,460 in the current year, a change of 1.19% annually. The five-year projection of households is 57,319, a change of 1.40% annually from the current year total. Average household size is currently 3.16, compared to 3.11 in the year 2010. The number of families in the current year is 39,607 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



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Median Household Income			
2016 Median Household Income	\$59,929	\$71,018	\$91,686
2021 Median Household Income	\$64,939	\$79,314	\$101,505
2016-2021 Annual Rate	1.62%	2.23%	2.06%
Average Household Income			
2016 Average Household Income	\$74,531	\$84,991	\$109,322
2021 Average Household Income	\$80,491	\$91,952	\$117,594
2016-2021 Annual Rate	1.55%	1.59%	1.47%
Per Capita Income			
2016 Per Capita Income	\$24,227	\$27,419	\$34,657
2021 Per Capita Income	\$25,927	\$29,451	\$37,006
2016-2021 Annual Rate	1.37%	1.44%	1.32%

Current median household income is \$91,686 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$101,505 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$109,322 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$117,594 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$34,657 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$37,006 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	5,004	28,117	40,762
2000 Owner Occupied Housing Units	2,511	17,175	27,847
2000 Renter Occupied Housing Units	2,339	10,030	11,777
2000 Vacant Housing Units	154	912	1,138
2010 Total Housing Units	5,503	31,756	51,945
2010 Owner Occupied Housing Units	2,495	17,238	33,361
2010 Renter Occupied Housing Units	2,710	12,907	16,283
2010 Vacant Housing Units	298	1,611	2,301
2016 Total Housing Units	5,831	33,453	55,695
2016 Owner Occupied Housing Units	2,553	17,566	34,977
2016 Renter Occupied Housing Units	2,991	14,279	18,483
2016 Vacant Housing Units	287	1,608	2,235
2021 Total Housing Units	6,198	35,691	59,753
2021 Owner Occupied Housing Units	2,678	18,709	37,443
2021 Renter Occupied Housing Units	3,223	15,259	19,876
2021 Vacant Housing Units	297	1,724	2,434

Currently, 62.8% of the 55,695 housing units in the area are owner occupied; 33.2%, renter occupied; and 4.0% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 51,945 housing units in the area - 64.2% owner occupied, 31.3% renter occupied, and 4.4% vacant. The annual rate of change in housing units since 2010 is 3.15%. Median home value in the area is \$334,763, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 2.56% annually to \$379,826.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.