

Hoboken Portfolio
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.73888
Longitude: -74.03084

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	71,177	821,674	1,754,999
2020 Total Population	85,648	937,759	2,015,264
2020 Group Quarters	2,242	39,803	62,339
2024 Total Population	90,010	941,295	2,007,591
2024 Group Quarters	2,221	39,658	62,086
2029 Total Population	93,157	951,395	2,043,051
2024-2029 Annual Rate	0.69%	0.21%	0.35%
2024 Total Daytime Population	95,968	2,044,357	3,611,815
Workers	61,795	1,660,095	2,744,624
Residents	34,173	384,262	867,191
Household Summary			
2010 Households	33,988	394,816	828,388
2010 Average Household Size	2.04	2.00	2.05
2020 Total Households	39,782	450,481	947,920
2020 Average Household Size	2.10	1.99	2.06
2024 Households	41,990	459,021	957,943
2024 Average Household Size	2.09	1.96	2.03
2029 Households	43,987	473,734	994,544
2029 Average Household Size	2.07	1.92	1.99
2024-2029 Annual Rate	0.93%	0.63%	0.75%
2010 Families	14,133	153,174	349,813
2010 Average Family Size	2.75	2.94	2.98
2024 Families	17,895	181,880	412,641
2024 Average Family Size	2.78	2.87	2.93
2029 Families	18,789	187,571	427,601
2029 Average Family Size	2.75	2.82	2.87
2024-2029 Annual Rate	0.98%	0.62%	0.71%
Housing Unit Summary			
2000 Housing Units	28,503	376,769	831,214
Owner Occupied Housing Units	21.0%	19.5%	23.6%
Renter Occupied Housing Units	75.6%	75.0%	69.8%
Vacant Housing Units	3.4%	5.5%	6.6%
2010 Housing Units	36,674	436,482	925,686
Owner Occupied Housing Units	27.3%	21.2%	24.6%
Renter Occupied Housing Units	65.4%	69.3%	64.9%
Vacant Housing Units	7.3%	9.5%	10.5%
2020 Housing Units	43,132	503,007	1,060,935
Owner Occupied Housing Units	24.7%	19.9%	23.2%
Renter Occupied Housing Units	67.5%	69.6%	66.2%
Vacant Housing Units	8.0%	10.4%	10.6%
2024 Housing Units	45,370	524,235	1,098,236
Owner Occupied Housing Units	26.6%	20.3%	23.1%
Renter Occupied Housing Units	65.9%	67.3%	64.1%
Vacant Housing Units	7.4%	12.4%	12.8%
2029 Housing Units	47,671	541,551	1,138,300
Owner Occupied Housing Units	26.5%	20.2%	22.7%
Renter Occupied Housing Units	65.8%	67.3%	64.7%
Vacant Housing Units	7.7%	12.5%	12.6%

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 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

Hoboken Portfolio
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.73888
Longitude: -74.03084

	1 mile	3 miles	5 miles
2024 Households by Income			
Household Income Base	41,990	459,002	957,894
<\$15,000	7.5%	11.5%	10.6%
\$15,000 - \$24,999	3.2%	4.9%	4.7%
\$25,000 - \$34,999	2.9%	4.1%	4.3%
\$35,000 - \$49,999	4.0%	6.0%	5.9%
\$50,000 - \$74,999	7.8%	10.0%	10.2%
\$75,000 - \$99,999	7.8%	9.2%	9.0%
\$100,000 - \$149,999	15.2%	13.5%	13.9%
\$150,000 - \$199,999	13.9%	10.3%	10.3%
\$200,000+	37.8%	30.4%	31.1%
Average Household Income	\$209,436	\$173,150	\$177,070
2029 Households by Income			
Household Income Base	43,987	473,715	994,504
<\$15,000	6.8%	10.2%	9.4%
\$15,000 - \$24,999	2.4%	3.7%	3.6%
\$25,000 - \$34,999	2.4%	3.4%	3.6%
\$35,000 - \$49,999	3.2%	5.0%	4.9%
\$50,000 - \$74,999	6.8%	9.1%	9.1%
\$75,000 - \$99,999	6.7%	8.7%	8.4%
\$100,000 - \$149,999	14.3%	13.7%	14.1%
\$150,000 - \$199,999	15.1%	11.5%	11.5%
\$200,000+	42.3%	34.7%	35.4%
Average Household Income	\$234,742	\$196,736	\$201,024
2024 Owner Occupied Housing Units by Value			
Total	12,062	106,075	253,114
<\$50,000	0.0%	1.6%	1.4%
\$50,000 - \$99,999	0.2%	0.9%	0.6%
\$100,000 - \$149,999	0.1%	1.1%	0.9%
\$150,000 - \$199,999	0.2%	0.7%	0.7%
\$200,000 - \$249,999	0.1%	0.8%	0.8%
\$250,000 - \$299,999	0.1%	0.9%	1.0%
\$300,000 - \$399,999	1.7%	3.1%	3.4%
\$400,000 - \$499,999	5.5%	7.3%	6.7%
\$500,000 - \$749,999	31.1%	24.6%	21.3%
\$750,000 - \$999,999	34.2%	20.9%	18.3%
\$1,000,000 - \$1,499,999	15.6%	14.1%	13.8%
\$1,500,000 - \$1,999,999	4.8%	7.3%	9.6%
\$2,000,000 +	6.3%	16.7%	21.5%
Average Home Value	\$946,265	\$1,068,450	\$1,167,143
2029 Owner Occupied Housing Units by Value			
Total	12,625	109,152	258,124
<\$50,000	0.0%	1.0%	0.8%
\$50,000 - \$99,999	0.0%	0.5%	0.3%
\$100,000 - \$149,999	0.0%	0.4%	0.4%
\$150,000 - \$199,999	0.0%	0.3%	0.2%
\$200,000 - \$249,999	0.0%	0.4%	0.4%
\$250,000 - \$299,999	0.0%	0.4%	0.5%
\$300,000 - \$399,999	0.9%	1.9%	2.2%
\$400,000 - \$499,999	3.9%	5.9%	5.5%
\$500,000 - \$749,999	29.0%	25.0%	21.9%
\$750,000 - \$999,999	37.6%	23.5%	20.4%
\$1,000,000 - \$1,499,999	17.2%	15.2%	14.7%
\$1,500,000 - \$1,999,999	5.2%	7.7%	9.8%
\$2,000,000 +	6.0%	17.8%	23.0%
Average Home Value	\$971,913	\$1,124,898	\$1,223,851

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 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

Hoboken Portfolio
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.73888
Longitude: -74.03084

	1 mile	3 miles	5 miles
Median Household Income			
2024	\$154,541	\$112,451	\$115,284
2029	\$170,948	\$132,451	\$135,575
Median Home Value			
2024	\$829,482	\$857,883	\$930,274
2029	\$856,033	\$901,628	\$969,555
Per Capita Income			
2024	\$97,399	\$85,009	\$84,870
2029	\$110,504	\$98,529	\$98,238
Median Age			
2010	31.4	34.2	35.1
2020	31.8	34.3	35.2
2024	32.9	34.8	35.8
2029	35.5	36.8	37.6
2020 Population by Age			
Total	85,648	937,759	2,015,264
0 - 4	6.8%	4.7%	5.2%
5 - 9	4.0%	3.7%	4.3%
10 - 14	2.8%	3.3%	4.0%
15 - 24	11.0%	12.8%	11.5%
25 - 34	36.0%	27.2%	24.5%
35 - 44	17.6%	15.6%	15.6%
45 - 54	8.8%	10.8%	11.0%
55 - 64	6.4%	9.6%	9.9%
65 - 74	3.9%	7.1%	7.8%
75 - 84	1.9%	3.7%	4.3%
85 +	0.7%	1.5%	1.8%
18 +	85.0%	86.5%	84.3%
2024 Population by Age			
Total	90,009	941,297	2,007,591
0 - 4	6.4%	4.6%	5.1%
5 - 9	5.0%	3.8%	4.4%
10 - 14	2.8%	3.1%	3.7%
15 - 24	8.3%	11.4%	10.8%
25 - 34	36.0%	27.8%	24.5%
35 - 44	19.8%	17.0%	16.8%
45 - 54	9.2%	10.7%	11.1%
55 - 64	6.1%	9.1%	9.4%
65 - 74	3.8%	7.0%	7.7%
75 - 84	1.9%	3.9%	4.7%
85 +	0.7%	1.6%	1.9%
18 +	84.4%	86.8%	84.8%
2029 Population by Age			
Total	93,157	951,393	2,043,051
0 - 4	5.7%	4.3%	4.9%
5 - 9	5.0%	3.8%	4.2%
10 - 14	4.5%	3.5%	4.0%
15 - 24	9.4%	11.5%	11.0%
25 - 34	23.7%	22.9%	20.5%
35 - 44	25.4%	19.1%	18.3%
45 - 54	11.4%	11.6%	11.9%
55 - 64	7.1%	9.2%	9.4%
65 - 74	4.4%	7.6%	8.2%
75 - 84	2.5%	4.8%	5.5%
85 +	0.9%	1.8%	2.1%
18 +	83.0%	86.5%	84.8%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

Hoboken Portfolio
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.73888
Longitude: -74.03084

	1 mile	3 miles	5 miles
2020 Population by Sex			
Males	43,363	461,786	970,696
Females	42,285	475,973	1,044,568
2024 Population by Sex			
Males	46,737	470,299	982,304
Females	43,273	470,996	1,025,287
2029 Population by Sex			
Males	47,985	471,896	994,528
Females	45,172	479,498	1,048,523
2010 Population by Race/Ethnicity			
Total	71,177	821,674	1,755,000
White Alone	67.3%	60.5%	64.8%
Black Alone	4.9%	7.7%	9.7%
American Indian Alone	0.3%	0.4%	0.4%
Asian Alone	16.8%	19.3%	13.8%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	7.6%	8.4%	7.7%
Two or More Races	3.0%	3.7%	3.5%
Hispanic Origin	20.1%	23.8%	22.8%
Diversity Index	66.7	73.4	70.5
2020 Population by Race/Ethnicity			
Total	85,648	937,759	2,015,264
White Alone	57.6%	50.0%	53.4%
Black Alone	4.6%	7.1%	8.5%
American Indian Alone	0.3%	0.5%	0.5%
Asian Alone	21.1%	21.0%	16.4%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	7.6%	10.8%	10.6%
Two or More Races	8.7%	10.4%	10.4%
Hispanic Origin	16.7%	22.4%	21.7%
Diversity Index	71.7	79.0	77.4
2024 Population by Race/Ethnicity			
Total	90,010	941,295	2,007,590
White Alone	55.4%	47.5%	51.1%
Black Alone	5.0%	7.4%	8.8%
American Indian Alone	0.4%	0.6%	0.6%
Asian Alone	21.5%	21.8%	17.3%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	8.2%	11.5%	11.2%
Two or More Races	9.4%	11.0%	10.9%
Hispanic Origin	18.2%	23.6%	22.8%
Diversity Index	73.9	80.5	79.0
2029 Population by Race/Ethnicity			
Total	93,158	951,395	2,043,052
White Alone	52.8%	44.9%	48.5%
Black Alone	5.2%	7.6%	9.0%
American Indian Alone	0.4%	0.6%	0.6%
Asian Alone	22.6%	23.1%	18.6%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	8.9%	12.1%	11.7%
Two or More Races	10.0%	11.5%	11.5%
Hispanic Origin	19.7%	24.8%	23.9%
Diversity Index	76.0	81.9	80.6

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: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

	1 mile	3 miles	5 miles
2020 Population by Relationship and Household Type			
Total	85,648	937,759	2,015,264
In Households	97.4%	95.8%	96.9%
Householder	46.2%	48.0%	47.0%
Opposite-Sex Spouse	14.9%	12.7%	13.9%
Same-Sex Spouse	0.4%	0.7%	0.6%
Opposite-Sex Unmarried Partner	4.5%	3.6%	3.4%
Same-Sex Unmarried Partner	0.3%	0.5%	0.5%
Biological Child	17.2%	16.9%	19.7%
Adopted Child	0.2%	0.2%	0.3%
Stepchild	0.2%	0.3%	0.3%
Grandchild	0.6%	1.1%	1.2%
Brother or Sister	1.1%	1.3%	1.2%
Parent	0.9%	1.4%	1.3%
Parent-in-law	0.2%	0.2%	0.2%
Son-in-law or Daughter-in-law	0.1%	0.2%	0.2%
Other Relatives	0.6%	1.1%	1.1%
Foster Child	0.0%	0.0%	0.0%
Other Nonrelatives	10.0%	7.5%	6.0%
In Group Quarters	2.6%	4.2%	3.1%
Institutionalized	0.2%	0.4%	0.4%
Noninstitutionalized	2.4%	3.9%	2.7%
2024 Population 25+ by Educational Attainment			
Total	69,731	725,815	1,526,012
Less than 9th Grade	2.2%	4.8%	4.5%
9th - 12th Grade, No Diploma	2.3%	4.0%	3.9%
High School Graduate	8.2%	10.6%	11.0%
GED/Alternative Credential	1.1%	1.9%	2.0%
Some College, No Degree	5.8%	7.6%	8.0%
Associate Degree	2.3%	3.4%	3.7%
Bachelor's Degree	43.0%	38.2%	36.2%
Graduate/Professional Degree	35.1%	29.4%	30.8%
2024 Population 15+ by Marital Status			
Total	77,183	832,830	1,742,798
Never Married	51.4%	50.8%	46.6%
Married	41.0%	38.6%	42.0%
Widowed	2.3%	3.6%	4.0%
Divorced	5.3%	6.9%	7.5%
2024 Civilian Population 16+ in Labor Force			
Civilian Population 16+	58,735	590,481	1,212,402
Population 16+ Employed	96.5%	95.6%	95.4%
Population 16+ Unemployment rate	3.5%	4.4%	4.6%
Population 16-24 Employed	5.7%	9.3%	8.5%
Population 16-24 Unemployment rate	6.8%	7.7%	8.5%
Population 25-54 Employed	87.0%	76.3%	74.6%
Population 25-54 Unemployment rate	3.0%	3.6%	3.9%
Population 55-64 Employed	5.3%	9.6%	10.5%
Population 55-64 Unemployment rate	6.0%	6.3%	6.0%
Population 65+ Employed	2.1%	4.8%	6.4%
Population 65+ Unemployment rate	9.4%	6.0%	5.1%

	1 mile	3 miles	5 miles
2024 Employed Population 16+ by Industry			
Total	56,682	564,655	1,156,842
Agriculture/Mining	0.0%	0.1%	0.1%
Construction	2.4%	2.4%	2.6%
Manufacturing	6.5%	4.0%	3.9%
Wholesale Trade	2.2%	1.9%	1.9%
Retail Trade	5.9%	7.0%	6.9%
Transportation/Utilities	2.4%	3.4%	3.6%
Information	6.9%	6.7%	6.6%
Finance/Insurance/Real Estate	21.9%	17.9%	16.3%
Services	49.7%	53.7%	55.2%
Public Administration	2.2%	2.7%	2.8%
2024 Employed Population 16+ by Occupation			
Total	56,680	564,654	1,156,844
White Collar	89.7%	82.6%	82.2%
Management/Business/Financial	41.8%	34.2%	32.2%
Professional	33.0%	33.0%	35.3%
Sales	8.1%	8.5%	8.0%
Administrative Support	6.8%	6.8%	6.7%
Services	5.5%	10.0%	10.1%
Blue Collar	4.8%	7.4%	7.7%
Farming/Forestry/Fishing	0.0%	0.0%	0.0%
Construction/Extraction	1.0%	1.6%	1.7%
Installation/Maintenance/Repair	0.4%	0.7%	0.7%
Production	1.4%	1.6%	1.7%
Transportation/Material Moving	2.1%	3.5%	3.6%
2020 Households by Type			
Total	39,782	450,481	947,920
Married Couple Households	33.0%	28.0%	30.8%
With Own Children <18	14.4%	10.2%	11.8%
Without Own Children <18	18.6%	17.8%	19.0%
Cohabiting Couple Households	10.4%	8.6%	8.3%
With Own Children <18	0.8%	0.9%	0.9%
Without Own Children <18	9.5%	7.7%	7.4%
Male Householder, No Spouse/Partner	26.7%	28.5%	25.3%
Living Alone	16.5%	20.6%	18.4%
65 Years and over	1.8%	3.6%	3.7%
With Own Children <18	1.3%	1.1%	1.1%
Without Own Children <18, With Relatives	2.0%	2.3%	2.2%
No Relatives Present	6.8%	4.5%	3.5%
Female Householder, No Spouse/Partner	30.0%	35.0%	35.7%
Living Alone	17.2%	22.3%	23.2%
65 Years and over	3.7%	6.5%	7.7%
With Own Children <18	2.9%	3.2%	3.6%
Without Own Children <18, With Relatives	3.6%	4.9%	5.2%
No Relatives Present	6.2%	4.6%	3.7%
2020 Households by Size			
Total	39,782	450,481	947,920
1 Person Household	33.7%	42.9%	41.6%
2 Person Household	38.0%	33.1%	32.7%
3 Person Household	15.8%	12.4%	12.5%
4 Person Household	9.0%	7.5%	8.2%
5 Person Household	2.1%	2.6%	2.9%
6 Person Household	0.9%	1.0%	1.2%
7 + Person Household	0.4%	0.6%	1.0%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

	1 mile	3 miles	5 miles
2020 Households by Tenure and Mortgage Status			
Total	39,782	450,481	947,920
Owner Occupied	26.8%	22.2%	25.9%
Owned with a Mortgage/Loan	22.2%	14.2%	15.7%
Owned Free and Clear	4.6%	8.1%	10.2%
Renter Occupied	73.2%	77.8%	74.1%
2024 Affordability, Mortgage and Wealth			
Housing Affordability Index	66	51	49
Percent of Income for Mortgage	33.6%	47.8%	50.5%
Wealth Index	118	102	113
2020 Housing Units By Urban/ Rural Status			
Total	43,132	503,007	1,060,935
Urban Housing Units	100.0%	100.0%	100.0%
Rural Housing Units	0.0%	0.0%	0.0%
2020 Population By Urban/ Rural Status			
Total	85,648	937,759	2,015,264
Urban Population	100.0%	100.0%	100.0%
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.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Laptops and Lattes (3A)	Laptops and Lattes (3A)	Laptops and Lattes (3A)
2.	Metro Renters (3B)	Metro Renters (3B)	Trendsetters (3C)
3.	Trendsetters (3C)	Trendsetters (3C)	Metro Renters (3B)
2024 Consumer Spending			
Apparel & Services: Total \$	\$197,211,440	\$1,818,790,965	\$3,850,349,107
Average Spent	\$4,696.63	\$3,962.33	\$4,019.39
Spending Potential Index	197	166	169
Education: Total \$	\$148,739,922	\$1,321,690,547	\$2,843,206,856
Average Spent	\$3,542.27	\$2,879.37	\$2,968.03
Spending Potential Index	205	167	172
Entertainment/Recreation: Total \$	\$303,016,288	\$2,748,744,851	\$5,867,782,323
Average Spent	\$7,216.39	\$5,988.28	\$6,125.40
Spending Potential Index	176	146	150
Food at Home: Total \$	\$568,205,605	\$5,284,284,283	\$11,198,355,939
Average Spent	\$13,531.93	\$11,512.08	\$11,690.00
Spending Potential Index	185	158	160
Food Away from Home: Total \$	\$321,418,825	\$2,943,518,540	\$6,221,657,245
Average Spent	\$7,654.65	\$6,412.60	\$6,494.81
Spending Potential Index	197	165	167
Health Care: Total \$	\$496,429,170	\$4,618,434,814	\$9,832,855,392
Average Spent	\$11,822.56	\$10,061.49	\$10,264.55
Spending Potential Index	154	131	133
HH Furnishings & Equipment: Total \$	\$230,314,480	\$2,109,238,895	\$4,482,250,613
Average Spent	\$5,484.98	\$4,595.08	\$4,679.04
Spending Potential Index	173	145	148
Personal Care Products & Services: Total \$	\$81,143,229	\$747,411,711	\$1,579,038,243
Average Spent	\$1,932.44	\$1,628.27	\$1,648.36
Spending Potential Index	194	164	166
Shelter: Total \$	\$2,185,566,808	\$19,948,257,809	\$42,383,142,017
Average Spent	\$52,049.70	\$43,458.27	\$44,243.91
Spending Potential Index	195	163	166
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$216,827,237	\$1,958,443,889	\$4,240,265,677
Average Spent	\$5,163.78	\$4,266.57	\$4,426.43
Spending Potential Index	147	122	126
Travel: Total \$	\$242,622,803	\$2,151,776,685	\$4,618,471,542
Average Spent	\$5,778.11	\$4,687.75	\$4,821.24
Spending Potential Index	190	155	159
Vehicle Maintenance & Repairs: Total \$	\$102,681,281	\$969,403,580	\$2,038,121,025
Average Spent	\$2,445.37	\$2,111.89	\$2,127.60
Spending Potential Index	165	143	144

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 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.