

FULL DEMOGRAPHIC REPORT - POPSTATS

1990 - 2000 - 2010 Census, Q4 2022 Estimates & Q4 2027 Projections



Latitude/Longitude: 39.542034, -104.940269

9-Mar-2023

116680-Highlands Ranch S.C.

Highlands Ranch, CO

	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius		
POPULATION	2022 Estimated Population	17,767	114,456	229,958	703,802	
	2022 Daytime Population	14,866	103,042	300,578	875,108	
	2027 Population Forecast	17,288	115,066	237,960	732,785	
	2010 Census Population	16,367	103,435	197,852	607,964	
	2000 Census Population	14,266	84,058	165,788	510,148	
	1990 Census Population	859	39,044	97,691	365,587	
	Historical Annual Growth, 1990 to 2000	32.44%	7.97%	5.43%	3.39%	
	Historical Annual Growth, 2000 to 2010	1.38%	2.10%	1.78%	1.77%	
	CY Estimated Annual Growth, 2010 to 2022	0.65%	0.80%	1.19%	1.15%	
	FY Projected Annual Growth, 2022 to 2027	-0.55%	0.11%	0.69%	0.81%	
	HOUSEHOLDS	2022 Estimated Households	6,088	41,090	87,695	283,967
		2027 Households Forecast	5,928	41,292	91,010	295,126
2010 Census Households		5,590	37,328	75,055	245,685	
2000 Census Households		4,789	29,735	60,419	203,061	
1990 Census Households		309	13,335	34,180	146,683	
Historical Annual Growth, 1990 to 2000		31.55%	8.35%	5.86%	3.31%	
Historical Annual Growth, 2000 to 2010		1.56%	2.30%	2.19%	1.92%	
CY Estimated Annual Growth, 2010 to 2022		0.67%	0.76%	1.23%	1.14%	
FY Projected Annual Growth, 2022 to 2027		-0.53%	0.10%	0.74%	0.77%	
2022 % Households With Children		44%	38%	34%	29%	
2022 Persons per Household		2.92	2.78	2.62	2.45	
INCOME 2022		HH Income \$500,000 or more	2.71%	2.74%	2.65%	2.19%
	HH Income \$250,000 to \$499,999	3.25%	3.28%	3.17%	2.62%	
	HH Income \$200,000 to \$249,999	7.57%	7.65%	7.40%	6.13%	
	HH Income \$175,000 to \$199,999	14.51%	16.67%	14.74%	11.24%	
	HH Income \$150,000 to \$174,999	9.56%	10.61%	10.17%	8.35%	
	HH Income \$100,000 to \$149,999	25.17%	23.67%	23.11%	20.92%	
	HH Income \$75,000 to \$99,999	11.96%	11.25%	11.69%	12.86%	
	HH Income \$50,000 to \$74,999	13.26%	11.89%	12.63%	14.70%	
	HH Income \$35,000 to \$49,999	4.88%	5.24%	5.94%	7.88%	
	HH Income \$25,000 to \$34,999	2.84%	2.48%	3.25%	4.77%	
	HH Income \$15,000 to \$24,999	2.10%	1.99%	2.40%	3.79%	
	HH Income \$0 to \$14,999	2.17%	2.54%	2.86%	4.54%	
Current Year Average Household Income	\$149,554	\$159,626	\$153,194	\$136,617		
Current Year Median Household Income	\$128,146	\$131,084	\$122,912	\$103,167		
Per Capita Income	\$51,279	\$57,324	\$58,546	\$55,470		
2000 Average Household Income	\$97,612	\$103,012	\$96,248	\$82,167		
2000 Median Household Income	\$83,796	\$86,950	\$80,726	\$63,263		
2027 Projected Average Household Income	\$167,027	\$179,317	\$172,150	\$156,834		
2027 Projected Median Household Income	\$141,797	\$148,358	\$139,610	\$120,070		
WRKPLACE 2022	Workplace Establishments	410	2,968	9,871	29,098	
	Workplace Employees (Full Time Employees)	4,079	34,516	152,113	401,925	

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POPULATION BY AGE 2022	Count of Pop 0 to 4 years	994	6,115	12,574	42,393	
	Count of Pop 5 to 14 years	2,041	12,055	24,232	79,819	
	Count of Pop 14 to 22 years	2,432	14,152	26,045	76,720	
	Count of Pop 22 to 30 years	2,192	13,962	26,430	71,750	
	Count of Pop 30 to 45 years	2,364	14,787	32,163	117,652	
	Count of Pop 45 to 60 years	4,248	25,684	49,376	142,032	
	Count of Pop 60 to 75 years	2,816	21,492	44,135	127,673	
	Count of Pop 75+ years	680	6,209	15,002	45,763	
	Population 0 to 4 Years	5.60%	5.34%	5.47%	6.02%	
	Population 5 to 13 Years	11.49%	10.53%	10.54%	11.34%	
	Population 14 to 21 Years	13.69%	12.36%	11.33%	10.90%	
	Population 22 to 29 Years	12.34%	12.20%	11.49%	10.19%	
	Population 30 to 44 Years	13.31%	12.92%	13.99%	16.72%	
	Population 45 to 59 Years	23.91%	22.44%	21.47%	20.18%	
	Population 60 to 74 Years	15.85%	18.78%	19.19%	18.14%	
	Population 74 Years Plus	3.83%	5.42%	6.52%	6.50%	
	Median Age	38.4	41.4	42.2	40.7	
	GENDER 2022	Male Population	8,690	55,938	112,466	346,810
		Female Population	9,077	58,518	117,492	356,993
RACE 2022	2022 Estimated Population	17,767	114,456	229,958	703,802	
	White	87.00%	87.79%	87.35%	83.42%	
	Black or African American	1.22%	1.18%	1.40%	3.20%	
	Asian or Pacific Islander	6.11%	5.55%	5.50%	5.10%	
	Other Races	5.67%	5.48%	5.75%	8.29%	
HISPANIC	2022 Hispanic Population	1,534	8,025	16,726	80,930	
	2022 Hispanic Population %	8.63%	7.01%	7.27%	11.50%	
	2027 Hispanic Population Forecast	1,481	8,053	17,559	84,063	
	2027 Hispanic Population % Forecast	8.56%	7.00%	7.38%	11.47%	
	2000 Hispanic Population %	5.98%	4.45%	4.60%	8.21%	
1990 Hispanic Population %	3.49%	2.94%	3.16%	5.39%		
EDUCATION (AGE 25+) 2022	Adult Population (25 Years or Older)	11,419	76,548	156,588	476,584	
	Elementary	0.31%	0.40%	0.51%	1.32%	
	Some High School	1.20%	0.92%	1.04%	2.14%	
	High School Graduate	11.26%	10.09%	10.57%	13.72%	
	Some College	17.80%	16.19%	16.56%	17.95%	
	Associates Degree	7.18%	7.21%	6.81%	7.06%	
	Bachelors Degree	37.51%	39.97%	39.63%	36.08%	
	Graduate Degree	24.75%	25.22%	24.88%	21.72%	
% College (4+)	62.26%	65.20%	64.50%	57.80%		
HOUSING 2022	Total Housing Units	6,284	42,217	90,990	298,687	
	Owner Occupied Percent	81.09%	81.19%	76.44%	65.12%	
	Renter Occupied Percent	15.79%	16.14%	19.94%	29.95%	
	Vacant Housing Percent	3.11%	2.67%	3.62%	4.93%	

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HOMES BUILT BY YEAR 2022	Homes Built 2010 or later	0.17%	0.21%	0.21%	0.27%
	Homes Built 2000 to 2009	18.86%	21.80%	20.57%	18.62%
	Homes Built 1990 to 1999	73.80%	40.60%	32.45%	21.30%
	Homes Built 1980 to 1989	6.35%	27.50%	20.16%	17.65%
	Homes Built 1970 to 1979	0.07%	7.94%	16.65%	20.94%
	Homes Built 1960 to 1979	0.46%	1.51%	7.54%	9.67%
	Homes Built 1950 to 1959	0.08%	0.20%	1.95%	7.39%
	Homes Built 1940 to 1949	0.00%	0.09%	0.16%	1.78%
	Homes Built 1939 or earlier	0.20%	0.17%	0.30%	2.38%
HOME VALUE (OWNER OCCUPIED) 2022	Property Value \$1,000,000 or more	31.99%	39.47%	36.39%	32.60%
	Property Value \$750,000 to \$999,999	29.69%	26.88%	25.92%	21.95%
	Property Value \$500,000 to \$749,999	19.79%	16.44%	20.08%	25.08%
	Property Value \$400,000 to \$499,999	2.08%	2.05%	2.46%	5.26%
	Property Value \$300,000 to \$399,999	0.94%	0.95%	1.29%	3.18%
	Property Value \$200,000 to \$299,999	0.31%	0.38%	0.65%	1.62%
	Property Value \$150,000 to \$199,999	0.20%	0.11%	0.23%	0.42%
	Property Value \$100,000 to \$149,999	0.26%	0.31%	0.38%	0.45%
	Property Value \$60,000 to \$99,999	0.17%	0.18%	0.31%	0.42%
	Property Value \$40,000 to \$59,999	0.00%	0.03%	0.12%	0.25%
	Property Value \$0 to \$39,999	0.15%	0.46%	0.45%	0.57%
	CY Median Home Value	\$909,053	\$961,328	\$925,299	\$848,454
CY Median Rent per Month (Census 2000)	\$1,700	\$1,370	\$1,225	\$793	
OCCUPATION (EMPLOYED CIVILIANS AGE 16+) 2022	Employed Civilian Population 16+ by Occupation	10,084	65,431	130,980	390,585
	Managerial/Executive	25.67%	28.16%	27.58%	25.18%
	Professional Specialty	33.62%	31.68%	32.23%	29.49%
	Healthcare Support	1.26%	1.17%	1.23%	1.72%
	Sales	12.36%	13.47%	12.74%	11.75%
	Office & Administrative Support	6.96%	8.14%	8.68%	9.90%
	Protective Service	1.75%	1.68%	1.60%	1.74%
	Food Preparation	3.99%	3.71%	3.53%	4.19%
	Building Maintenance & Cleaning	1.57%	0.92%	0.78%	1.40%
	Personal Care	2.97%	2.29%	2.39%	2.67%
	Farming, Fishing, & Forestry	0.00%	0.02%	0.08%	0.18%
	Construction	3.14%	3.36%	3.54%	4.81%
	Production & Transportation	6.72%	5.40%	5.63%	6.97%
	Percent White Collar	79.86%	82.63%	82.45%	78.04%
	Percent Blue Collar	20.14%	17.37%	17.55%	21.96%
	CY Median Employee Salary	\$49,838	\$49,513	\$54,553	\$54,145
	CY Average Employee Salary	\$58,556	\$58,899	\$66,183	\$65,064
UNEMPLOYMENT	2000 Census Unemployed (Age 16 and Up)	202	985	2,027	8,615
	2022 Estimated Unemployed (Age 16 and Up)	205	1,772	3,615	11,269
	2022 Estimated Unemployed Rate (Age 16 and Up)	2.35%	2.59%	2.64%	2.79%

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TRANSPORTATION TO WORK 2022	Drive to Work Alone	80.88%	78.99%	78.97%	78.04%
	Drive to Work Carpool	6.56%	6.80%	6.49%	7.01%
	Travel to Work by Public Transportation	1.85%	2.62%	2.81%	4.04%
	Drive to Work on Motorcycle	0.00%	0.25%	0.22%	0.27%
	Drive to Work on Bicycle	0.00%	0.38%	0.42%	0.57%
	Walk to Work	1.78%	1.20%	1.29%	1.77%
	Other Means	0.35%	0.70%	0.71%	0.77%
	Work at Home	8.56%	9.03%	9.07%	7.50%
TRAVEL TIME TO WORK 2022	Travel Time in Less than 5 minutes	2.03%	2.17%	2.32%	2.17%
	Travel to Work in 5 to 9 minutes	8.80%	8.33%	8.78%	8.23%
	Travel to Work in 10 to 14 minutes	13.12%	14.14%	14.46%	12.80%
	Travel to Work in 15 to 19 minutes	13.52%	16.59%	16.38%	15.29%
	Travel to Work in 20 to 29 minutes	21.64%	24.07%	24.51%	25.11%
	Travel to Work in 30 to 44 minutes	23.67%	21.20%	20.94%	22.77%
	Travel to Work in 45 to 59 minutes	11.51%	8.64%	8.09%	8.45%
	Travel to Work in 60 minutes or more	5.71%	4.85%	4.51%	5.18%
Average Travel Time to Work	25.8	24.1	23.8	24.1	
SPENDING PATTERNS 2022	Grocery Store Market Basket Weekly Per Capita Spending	\$68.98	\$69.50	\$69.69	\$69.53
	Apparel and Related Services	\$11.95	\$11.83	\$11.73	\$11.46
	Transportation	\$93.61	\$92.42	\$91.64	\$89.26
	Healthcare	\$50.35	\$51.34	\$51.89	\$51.52
	Entertainment	\$20.75	\$20.92	\$20.86	\$20.37
SPENDING 2022	Med Disposable Inc-Inc minus taxes	\$105,967	\$108,723	\$102,489	\$87,185
	Avg Disposable Inc-Inc minus taxes	\$110,897	\$112,745	\$108,801	\$97,040
	Med Discretionary-Disp less food/shelter/clothing	\$78,309	\$82,902	\$78,313	\$65,054
	Avg Discretionary-Disp less food/shelter/clothing	\$80,505	\$83,665	\$80,662	\$70,745
LIFESTYLE SEGMENTATION 2022	Category A - Crème de la Crème	9,892	64,894	119,173	259,835
	Category B - Urban Cliff Climbers	0	0	0	11,046
	Category C - Urban Cliff Dwellers	0	1,316	3,613	13,697
	Category D - Seasoned Urban Dwellers	0	0	2,705	4,175
	Category E - Thriving Alone	0	3,069	10,344	100,121
	Category F - Going it Alone	0	1,466	7,991	64,998
	Category G - Struggling Alone	0	0	0	2,400
	Category H - Single in the Suburbs	2,835	3,634	3,637	39,032
	Category I - Married in the Suburbs	3,176	28,090	51,366	125,846
	Category J - Retired in the Suburbs	1,856	11,954	26,922	52,594
	Category K - Living with Nature	0	0	0	0
	Category L - Working with Nature	0	0	0	2,477
	Category M - Harlem Gateway	0	0	0	0
	Category N - Espaniola	0	0	0	9,770
	Category O - Specialties	0	0	3,702	10,435

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