

FULL DEMOGRAPHIC REPORT - POPSTATS

1990 - 2000 - 2010 Census, Q4 2021 Estimates & Q4 2026 Projections



Latitude/Longitude: 39.542034, -104.940269

20-Apr-2022

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	2021 Estimated Population	17,848	114,595	230,490	705,618	
	2021 Daytime Population	14,404	98,040	300,198	876,961	
	2026 Population Forecast	17,629	116,348	240,575	736,058	
	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 2021	0.74%	0.88%	1.31%	1.28%	
	FY Projected Annual Growth, 2021 to 2025	-0.25%	0.30%	0.86%	0.85%	
	HOUSEHOLDS	2021 Estimated Households	6,116	41,157	87,946	285,423
		2026 Households Forecast	6,046	41,776	92,067	297,303
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 2021		0.77%	0.83%	1.36%	1.28%	
FY Projected Annual Growth, 2021 to 2025		-0.23%	0.30%	0.92%	0.82%	
2021 % Households With Children		44%	40%	35%	30%	
2021 Persons per Household		2.92	2.78	2.62	2.45	
INCOME 2021		HH Income \$500,000 or more	4.26%	3.64%	3.41%	2.72%
	HH Income \$250,000 to \$499,999	5.14%	4.37%	4.08%	3.26%	
	HH Income \$200,000 to \$249,999	11.96%	10.20%	9.52%	7.61%	
	HH Income \$175,000 to \$199,999	6.49%	9.87%	8.69%	6.58%	
	HH Income \$150,000 to \$174,999	11.77%	11.20%	10.00%	7.91%	
	HH Income \$100,000 to \$149,999	26.38%	23.86%	23.59%	20.82%	
	HH Income \$75,000 to \$99,999	13.54%	12.14%	12.66%	13.43%	
	HH Income \$50,000 to \$74,999	10.27%	11.62%	12.78%	14.97%	
	HH Income \$35,000 to \$49,999	4.05%	5.26%	6.03%	8.27%	
	HH Income \$25,000 to \$34,999	2.62%	3.01%	3.66%	5.42%	
	HH Income \$15,000 to \$24,999	1.12%	2.22%	2.64%	4.19%	
	HH Income \$0 to \$14,999	2.39%	2.62%	2.94%	4.82%	
CY Average Household Income	\$155,176	\$154,943	\$147,348	\$129,751		
CY Median Household Income	\$129,951	\$126,316	\$118,354	\$97,688		
Per Capita Income	\$53,204	\$55,661	\$56,319	\$52,746		
2000 Average Household Income	\$97,612	\$103,012	\$96,248	\$82,167		
2000 Median Household Income	\$83,796	\$86,950	\$80,726	\$63,263		
2026 Projected Average Household Income	\$169,398	\$170,395	\$162,677	\$146,536		
2026 Projected Median Household Income	\$139,902	\$141,599	\$132,796	\$111,994		
WRKPLACE 2021	Workplace Establishments	408	2,908	9,899	29,312	
	Workplace Employees (Full Time Employees)	4,254	35,654	162,306	430,887	

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POPULATION BY AGE 2021	Count of Pop 0 to 4 years	1,004	6,111	12,631	43,151
	Count of Pop 5 to 14 years	2,127	12,394	24,667	80,469
	Count of Pop 14 to 22 years	2,535	14,837	27,245	78,478
	Count of Pop 22 to 30 years	2,105	13,427	25,567	69,935
	Count of Pop 30 to 45 years	2,386	14,642	32,072	120,060
	Count of Pop 45 to 60 years	4,368	26,558	50,976	144,660
	Count of Pop 60 to 75 years	2,685	20,896	43,226	125,734
	Count of Pop 75+ years	638	5,730	14,106	43,131
	Population 0 to 4 Years	5.62%	5.33%	5.48%	6.12%
	Population 5 to 13 Years	11.92%	10.82%	10.70%	11.40%
	Population 14 to 21 Years	14.21%	12.95%	11.82%	11.12%
	Population 22 to 29 Years	11.79%	11.72%	11.09%	9.91%
	Population 30 to 44 Years	13.37%	12.78%	13.91%	17.01%
	Population 45 to 59 Years	24.47%	23.18%	22.12%	20.50%
	Population 60 to 74 Years	15.04%	18.23%	18.75%	17.82%
	Population 74 Years Plus	3.57%	5.00%	6.12%	6.11%
	Median Age	38.4	41.4	42.1	40.5
GENDER 2021	Male Population	8,733	56,045	112,749	347,748
	Female Population	9,115	58,551	117,741	357,870
RACE 2021	2021 Estimated Population	17,848	114,595	230,490	705,618
	White	87.05%	88.52%	88.68%	85.12%
	Black or African American	1.33%	1.18%	1.41%	3.23%
	Asian or Pacific Islander	6.71%	5.61%	5.26%	5.07%
	Other Races	4.91%	4.69%	4.65%	6.58%
HISPANIC	2021 Hispanic Population	1,592	8,556	16,747	81,076
	2021 Hispanic Population %	8.92%	7.47%	7.27%	11.49%
	2026 Hispanic Population Forecast	1,588	8,869	17,703	83,999
	2026 Hispanic Population % Forecast	9.01%	7.62%	7.36%	11.41%
	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+) 2021	Adult Population (25 Years or Older)	11,331	75,851	155,734	475,961
	Elementary	0.97%	0.58%	0.54%	1.45%
	Some High School	1.20%	0.87%	1.03%	2.40%
	High School Graduate	10.24%	9.32%	10.52%	14.13%
	Some College	18.41%	17.05%	17.57%	19.07%
	Associates Degree	7.15%	7.52%	7.09%	7.27%
	Bachelors Degree	39.77%	39.97%	38.70%	34.78%
	Graduate Degree	22.27%	24.70%	24.55%	20.91%
	% College (4+)	62.03%	64.66%	63.25%	55.69%
HOUSING 2021	Total Housing Units	6,299	42,238	91,148	300,507
	Owner Occupied Percent	81.26%	81.27%	76.52%	64.81%
	Renter Occupied Percent	15.84%	16.17%	19.97%	30.17%
	Vacant Housing Percent	2.90%	2.56%	3.51%	5.02%

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HOMES BUILT BY YEAR 2021				
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) 2021				
Property Value \$1,000,000 or more	17.36%	22.92%	22.03%	20.07%
Property Value \$750,000 to \$999,999	29.93%	27.78%	25.29%	19.45%
Property Value \$500,000 to \$749,999	36.92%	32.10%	33.98%	33.17%
Property Value \$400,000 to \$499,999	3.74%	4.87%	5.68%	9.14%
Property Value \$300,000 to \$399,999	0.90%	2.18%	2.66%	6.38%
Property Value \$200,000 to \$299,999	0.03%	0.62%	1.21%	3.20%
Property Value \$150,000 to \$199,999	0.00%	0.14%	0.28%	0.73%
Property Value \$100,000 to \$149,999	0.27%	0.17%	0.26%	0.55%
Property Value \$60,000 to \$99,999	0.10%	0.16%	0.23%	0.30%
Property Value \$40,000 to \$59,999	0.00%	0.07%	0.19%	0.27%
Property Value \$0 to \$39,999	0.38%	0.51%	0.43%	0.61%
CY Median Home Value	\$770,694	\$794,424	\$761,855	\$694,176
CY Median Rent per Month (Census 2000)	\$1,700	\$1,370	\$1,225	\$793
OCCUPATION (EMPLOYED CIVILIANS AGE 16+) 2021				
Employed Civilian Population 16+ by Occupation	9,807	64,703	128,704	384,645
Managerial/Executive	26.02%	26.78%	26.83%	24.39%
Professional Specialty	31.29%	31.28%	31.16%	28.57%
Healthcare Support	0.77%	0.93%	1.14%	1.69%
Sales	12.87%	14.33%	13.23%	12.20%
Office & Administrative Support	8.18%	8.69%	9.44%	10.32%
Protective Service	1.85%	1.79%	1.65%	1.73%
Food Preparation	4.71%	4.30%	4.22%	4.65%
Building Maintenance & Cleaning	1.80%	1.09%	0.97%	1.76%
Personal Care	2.74%	2.29%	2.23%	2.74%
Farming, Fishing, & Forestry	0.00%	0.02%	0.08%	0.18%
Construction	4.33%	3.32%	3.61%	5.20%
Production & Transportation	5.45%	5.20%	5.44%	6.57%
Percent White Collar	79.13%	82.00%	81.80%	77.17%
Percent Blue Collar	20.87%	18.00%	18.20%	22.83%
CY Median Employee Salary	\$49,198	\$49,127	\$52,573	\$52,341
CY Average Employee Salary	\$57,130	\$57,595	\$63,915	\$62,951
UNEMPLOYMENT				
2000 Census Unemployed (Age 16 and Up)	202	985	2,027	8,615
2021 Estimated Unemployed (Age 16 and Up)	332	2,454	5,115	16,765
2021 Estimated Unemployed Rate (Age 16 and Up)	3.68%	3.60%	3.76%	4.16%

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TRANSPORTATION TO WORK 2021				
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 2021				
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 2021				
Grocery Store Market Basket Weekly Per Capita Spending	\$60.52	\$61.05	\$61.20	\$61.00
Apparel and Related Services	\$15.42	\$15.42	\$15.20	\$14.67
Transportation	\$99.24	\$99.94	\$98.72	\$95.24
Healthcare	\$62.17	\$64.05	\$64.56	\$63.51
Entertainment	\$22.82	\$23.12	\$22.93	\$22.17
SPENDING 2021				
Med Disposable Inc-Inc minus taxes	\$107,836	\$105,351	\$98,900	\$83,336
Avg Disposable Inc-Inc minus taxes	\$118,233	\$113,643	\$108,899	\$95,875
Med Discretionary-Disp less food/shelter/clothing	\$82,791	\$82,138	\$76,973	\$62,912
Avg Discretionary-Disp less food/shelter/clothing	\$86,978	\$84,630	\$81,016	\$70,111
LIFESTYLE SEGMENTATION 2021				
Category A - Crème de la Crème	11,154	62,719	104,028	242,893
Category B - Urban Cliff Climbers	2,861	3,361	10,325	35,812
Category C - Urban Cliff Dwellers	0	826	2,869	13,085
Category D - Seasoned Urban Dwellers	0	0	1,277	3,159
Category E - Thriving Alone	0	3,387	11,594	94,885
Category F - Going it Alone	0	10	7,699	52,702
Category G - Struggling Alone	0	0	0	9,670
Category H - Single in the Suburbs	0	2,257	2,260	42,857
Category I - Married in the Suburbs	1,962	28,136	54,717	121,767
Category J - Retired in the Suburbs	1,862	13,866	33,691	59,958
Category K - Living with Nature	0	0	0	0
Category M - Harlem Gateway	0	0	0	0
Category N - Espaniola	0	0	0	9,000
Category O - Specialties	0	0	1,523	10,283

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