

FULL DEMOGRAPHIC REPORT - POPSTATS

1990 - 2000 - 2010 Census, Q4 2020 Estimates & Q4 2025 Projections

MANAGED BY AN AFFILIATE OF



Latitude/Longitude: 42.497451, -71.070357

12-Apr-2021

117310-North Ave. Plaza

Wakefield, MA

	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius		
POPULATION	2020 Estimated Population	14,133	94,330	261,134	1,266,425	
	2020 Daytime Population	17,718	96,577	269,248	1,623,611	
	2025 Population Forecast	14,446	95,688	265,426	1,283,677	
	2010 Census Population	13,127	88,082	241,939	1,180,513	
	2000 Census Population	12,937	88,078	234,688	1,143,353	
	1990 Census Population	13,485	87,909	231,222	1,091,175	
	Historical Annual Growth, 1990 to 2000	-0.41%	0.02%	0.15%	0.47%	
	Historical Annual Growth, 2000 to 2010	0.15%	0.00%	0.30%	0.32%	
	Estimated Annual Growth, 2010 to 2020	0.69%	0.64%	0.71%	0.66%	
	Projected Annual Growth, 2020 to 2025	0.44%	0.29%	0.33%	0.27%	
	HOUSEHOLDS	2020 Estimated Households	6,007	38,194	103,735	509,861
		2025 Households Forecast	6,142	38,769	105,559	517,600
2010 Census Households		5,592	35,611	95,791	473,011	
2000 Census Households		5,403	34,689	91,782	456,834	
1990 Census Households		5,281	33,212	86,796	427,327	
Historical Annual Growth, 1990 to 2000		0.23%	0.44%	0.56%	0.67%	
Historical Annual Growth, 2000 to 2010		0.34%	0.26%	0.43%	0.35%	
Estimated Annual Growth, 2010 to 2020		0.67%	0.65%	0.74%	0.70%	
Projected Annual Growth, 2020 to 2025		0.44%	0.30%	0.35%	0.30%	
2020 % Households With Children		24%	26%	27%	25%	
2020 Persons per Household		2.34	2.45	2.49	2.42	
INCOME 2020		HH Income \$500,000 or more	2.21%	3.19%	2.69%	2.74%
	HH Income \$250,000 to \$499,999	2.67%	3.85%	3.22%	3.28%	
	HH Income \$200,000 to \$249,999	6.26%	8.97%	7.52%	7.67%	
	HH Income \$175,000 to \$199,999	8.21%	7.84%	7.23%	6.42%	
	HH Income \$150,000 to \$174,999	8.71%	9.47%	8.39%	7.44%	
	HH Income \$100,000 to \$149,999	17.80%	18.52%	19.83%	18.56%	
	HH Income \$75,000 to \$99,999	12.42%	12.20%	12.26%	12.15%	
	HH Income \$50,000 to \$74,999	16.84%	12.93%	13.12%	13.53%	
	HH Income \$35,000 to \$49,999	10.16%	7.58%	8.02%	8.28%	
	HH Income \$25,000 to \$34,999	3.45%	4.90%	5.45%	5.84%	
	HH Income \$15,000 to \$24,999	5.64%	5.25%	5.49%	6.02%	
	HH Income \$0 to \$14,999	5.63%	5.30%	6.79%	8.07%	
Average Household Income	\$124,190	\$131,363	\$122,655	\$123,191		
Median Household Income	\$90,405	\$104,497	\$97,343	\$91,028		
Per Capita Income	\$53,036	\$53,591	\$49,090	\$50,461		
2000 Average Household Income	\$70,805	\$75,911	\$72,558	\$68,762		
2000 Median Household Income	\$58,583	\$63,950	\$60,667	\$53,183		
WRKPLACE 2020	Workplace Establishments	624	3,528	8,191	37,735	
	Workplace Employees (Full Time Employees)	9,794	49,506	129,750	843,218	

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POPULATION BY AGE 2020	Count of Pop 0 to 4 years	794	4,683	13,978	76,676
	Count of Pop 5 to 14 years	1,525	9,302	26,537	132,991
	Count of Pop 14 to 22 years	1,152	9,152	24,673	122,742
	Count of Pop 22 to 30 years	1,226	8,574	23,568	113,631
	Count of Pop 30 to 45 years	2,594	14,722	45,808	271,289
	Count of Pop 45 to 60 years	3,168	20,656	56,132	254,414
	Count of Pop 60 to 75 years	2,647	19,207	49,990	207,607
	Count of Pop 75+ years	1,027	8,034	20,448	87,076
	Population 0 to 4 Years	5.62%	4.96%	5.35%	6.05%
	Population 5 to 13 Years	10.79%	9.86%	10.16%	10.50%
	Population 14 to 21 Years	8.15%	9.70%	9.45%	9.69%
	Population 22 to 29 Years	8.68%	9.09%	9.03%	8.97%
	Population 30 to 44 Years	18.36%	15.61%	17.54%	21.42%
	Population 45 to 59 Years	22.42%	21.90%	21.50%	20.09%
	Population 60 to 74 Years	18.73%	20.36%	19.14%	16.39%
	Population 74 Years Plus	7.26%	8.52%	7.83%	6.88%
	Median Age	43.8	45.6	43.8	40.4
GENDER 2020	Male Population	6,854	45,275	126,085	617,358
	Female Population	7,278	49,055	135,050	649,067
RACE 2020	2020 Estimated Population	14,133	94,330	261,134	1,266,425
	White	92.59%	92.12%	83.37%	75.95%
	Black or African American	1.91%	1.75%	4.81%	6.26%
	Asian or Pacific Islander	3.01%	3.89%	7.94%	8.40%
	Other Races	2.49%	2.24%	3.88%	9.39%
HISPANIC	2020 Hispanic Population	475	2,818	12,620	174,510
	2020 Hispanic Population %	3.36%	2.99%	4.83%	13.78%
	2025 Hispanic Population Forecast	484	2,946	13,390	180,342
	2025 Hispanic Population % Projected	3.35%	3.08%	5.04%	14.05%
	2000 Hispanic Population %	1.03%	1.28%	2.10%	7.94%
1990 Hispanic Population %	1.35%	0.82%	1.43%	4.31%	
EDUCATION (AGE 25+) 2020	Adult Population (25 Years or Older)	10,182	67,825	186,775	889,558
	Elementary	2.33%	2.00%	3.05%	5.62%
	Some High School	2.74%	2.78%	2.99%	4.12%
	High School Graduate	20.81%	20.34%	23.63%	22.17%
	Some College	13.37%	14.24%	14.38%	12.93%
	Associates Degree	9.85%	8.07%	7.76%	5.90%
	Bachelors Degree	28.11%	29.25%	26.45%	25.26%
	Graduate Degree	22.79%	23.32%	21.74%	23.99%
% College (4+)	50.90%	52.56%	48.19%	49.25%	
HOUSING 2020	Total Housing Units	6,312	39,828	108,557	539,819
	Owner Occupied Percent	62.01%	68.58%	63.50%	51.35%
	Renter Occupied Percent	33.16%	27.32%	32.06%	43.10%
	Vacant Housing Percent	4.83%	4.10%	4.44%	5.55%

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HOMES BUILT BY YEAR 2020				
Homes Built 2010 or later	0.36%	0.12%	0.09%	0.12%
Homes Built 2000 to 2009	6.54%	6.92%	7.31%	6.56%
Homes Built 1990 to 1999	3.16%	4.62%	4.74%	4.31%
Homes Built 1980 to 1989	4.98%	8.76%	9.41%	7.64%
Homes Built 1970 to 1979	10.19%	10.01%	9.65%	8.35%
Homes Built 1960 to 1979	8.97%	10.04%	11.29%	9.20%
Homes Built 1950 to 1959	11.11%	16.74%	14.88%	10.76%
Homes Built 1940 to 1949	9.11%	7.02%	6.73%	5.77%
Homes Built 1939 or earlier	45.58%	35.77%	35.90%	47.29%
HOME VALUE (OWNER OCCUPIED) 2020				
Property Value \$1,000,000 or more	7.26%	8.24%	8.74%	11.03%
Property Value \$750,000 to \$999,999	21.92%	24.23%	20.12%	18.67%
Property Value \$500,000 to \$749,999	34.72%	36.80%	34.90%	29.93%
Property Value \$400,000 to \$499,999	16.73%	15.40%	18.64%	17.30%
Property Value \$300,000 to \$399,999	11.71%	8.76%	10.11%	11.13%
Property Value \$200,000 to \$299,999	3.89%	3.34%	3.54%	4.89%
Property Value \$150,000 to \$199,999	1.36%	0.61%	0.62%	0.88%
Property Value \$100,000 to \$149,999	0.34%	0.21%	0.27%	0.42%
Property Value \$60,000 to \$99,999	0.31%	0.23%	0.46%	0.40%
Property Value \$40,000 to \$59,999	0.12%	0.23%	0.39%	0.24%
Property Value \$0 to \$39,999	1.65%	0.78%	0.65%	0.79%
Median Home Value	\$600,064	\$634,870	\$604,156	\$598,472
Median Rent per Month (Census 2000)	\$771	\$792	\$790	\$804
OCCUPATION (EMPLOYED CIVILIANS AGE 16+) 2020				
Employed Civilian Population 16+ by Occupation	7,600	51,153	136,962	661,351
Managerial/Executive	22.39%	24.39%	21.84%	19.94%
Professional Specialty	30.74%	32.36%	31.49%	31.64%
Healthcare Support	1.94%	1.56%	2.64%	2.72%
Sales	11.16%	10.13%	9.49%	8.59%
Office & Administrative Support	10.49%	10.27%	10.34%	9.62%
Protective Service	2.74%	2.05%	1.74%	1.56%
Food Preparation	3.74%	3.50%	4.19%	6.00%
Building Maintenance & Cleaning	1.62%	1.68%	2.45%	3.60%
Personal Care	3.37%	2.55%	3.18%	2.91%
Farming, Fishing, & Forestry	0.00%	0.09%	0.06%	0.10%
Construction	4.08%	5.74%	5.91%	5.53%
Production & Transportation	7.73%	5.68%	6.68%	7.78%
Percent White Collar	76.72%	78.71%	75.80%	72.51%
Percent Blue Collar	23.28%	21.29%	24.20%	27.49%
Median Employee Salary	51,958	52,247	51,625	54,969
Average Employee Salary	62,208	63,617	62,368	68,399
UNEMPLOYMENT				
2000 Census Unemployed (Age 16 and Up)	236	1,130	3,742	25,008
2020 Estimated Unemployed (Age 16 and Up)	511	3,857	12,094	60,937
2020 Estimated Unemployed Rate (Age 16 and Up)	6.43%	6.89%	8.05%	8.46%

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TRANSPORTATION TO WORK 2020	Drive to Work Alone	76.61%	78.65%	74.17%	61.29%
	Drive to Work Carpool	6.91%	6.64%	7.69%	8.00%
	Travel to Work by Public Transportation	9.64%	9.05%	11.79%	16.86%
	Drive to Work on Motorcycle	0.00%	0.04%	0.04%	0.09%
	Drive to Work on Bicycle	0.17%	0.24%	0.39%	1.55%
	Walk to Work	1.85%	1.47%	1.71%	7.32%
	Other Means	0.34%	0.30%	0.42%	0.79%
	Work at Home	4.48%	3.54%	3.70%	3.88%
TRAVEL TIME TO WORK 2020	Travel Time in Less than 5 minutes	4.29%	3.87%	2.55%	2.12%
	Travel to Work in 5 to 9 minutes	9.50%	9.88%	7.97%	7.58%
	Travel to Work in 10 to 14 minutes	10.47%	11.40%	11.03%	11.90%
	Travel to Work in 15 to 19 minutes	9.74%	11.97%	12.98%	13.30%
	Travel to Work in 20 to 29 minutes	18.79%	18.05%	18.60%	19.61%
	Travel to Work in 30 to 44 minutes	20.50%	22.64%	24.54%	25.57%
	Travel to Work in 45 to 59 minutes	14.56%	11.78%	11.61%	10.29%
	Travel to Work in 60 minutes or more	12.15%	10.41%	10.72%	9.64%
Average Travel Time to Work	25.6	25.5	26.3	26.5	
SPENDING PATTERNS 2020	Grocery Store Market Basket Weekly Per Capita Spending	\$61.47	\$61.92	\$61.61	\$61.62
	Apparel and Related Services	\$16.21	\$16.70	\$16.42	\$16.23
	Transportation	\$99.21	\$101.37	\$99.34	\$97.94
	Healthcare	\$64.96	\$65.80	\$64.11	\$62.75
	Entertainment	\$25.52	\$26.41	\$26.02	\$25.66
LIFESTYLE SEGMENTATION 2020	Category A - Crème de la Crème	8,232	66,853	133,335	389,600
	Category B - Urban Cliff Climbers	0	0	2,813	2,813
	Category C - Urban Cliff Dwellers	972	977	20,329	70,136
	Category D - Seasoned Urban Dwellers	79	2,952	11,337	25,214
	Category E - Thriving Alone	4,773	16,370	32,694	293,435
	Category F - Going it Alone	0	2,467	40,229	228,660
	Category G - Struggling Alone	0	0	2,234	37,381
	Category H - Single in the Suburbs	0	0	0	2,369
	Category I - Married in the Suburbs	0	2,761	12,831	50,103
	Category J - Retired in the Suburbs	0	0	1,856	13,191
	Category K - Living with Nature	0	0	0	0
	Category L - Working with Nature	0	0	0	1,602
	Category M - Harlem Gateway	0	0	0	3,054
	Category N - Espaniola	0	0	0	87,090
	Category O - Specialties	0	1,058	1,058	26,819

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