RETAIL SPACE

Molalla Market Square

1515-1585 W MAIN STREET / MOLALLA, OR 97038

Excellent retail opportunity available at prime intersection of Hwy 213 and Hwy 211

AVAILABLE SPACE

- Suite D – 746 SF
- Suite G – 1,200 SF
- Suite M – 1,750 SF
- Suite O – 1,000 SF
- Suite S – 1,500 SF (Available 3/1/26)
- Pad Site Build-to-Suit
  Approx 20,000 SF Building

LEASE RATE

Negotiable

HIGHLIGHTS

- Anchored by Safeway (the major grocery store for the Molalla trade area)
- Located at a signalized intersection with excellent visibility
- Plentiful parking

TRAFFIC COUNTS

Cascade Hwy S (OR Hwy 213) – 10,959 ADT ('22)
West Main St (OR Hwy 211) – 11,178 ADT ('22)

CONTACT

George Macoubray 503 504 2957 / gmacoubray@naielliott.com
Nick Stanton 503 784 0407 / nstanton@naielliott.com
Gael Zongazo 650 741 8058 / gzongazo@naielliott.com

NAI Elliott

Ideal location in the rapidly-growing Molalla trade area

Located in the bustling Molalla Market Center, co-tenants include: Safeway, Safeway Fuel Station, McDonald's, Taco Bell, Papa Murphy's, Verizon and many more.

RETAIL SPACE AVAILABLE:

- Suite D – 746 SF
- Suite G – 1,200 SF
- Suite M – 1,750 SF
- Suite O – 1,000 SF
- Suite S – 1,500 SF (Available 3/1/26)
- Pad Site BTS (Approx 20,000 SF building)

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MOLALLA TRADE AREA

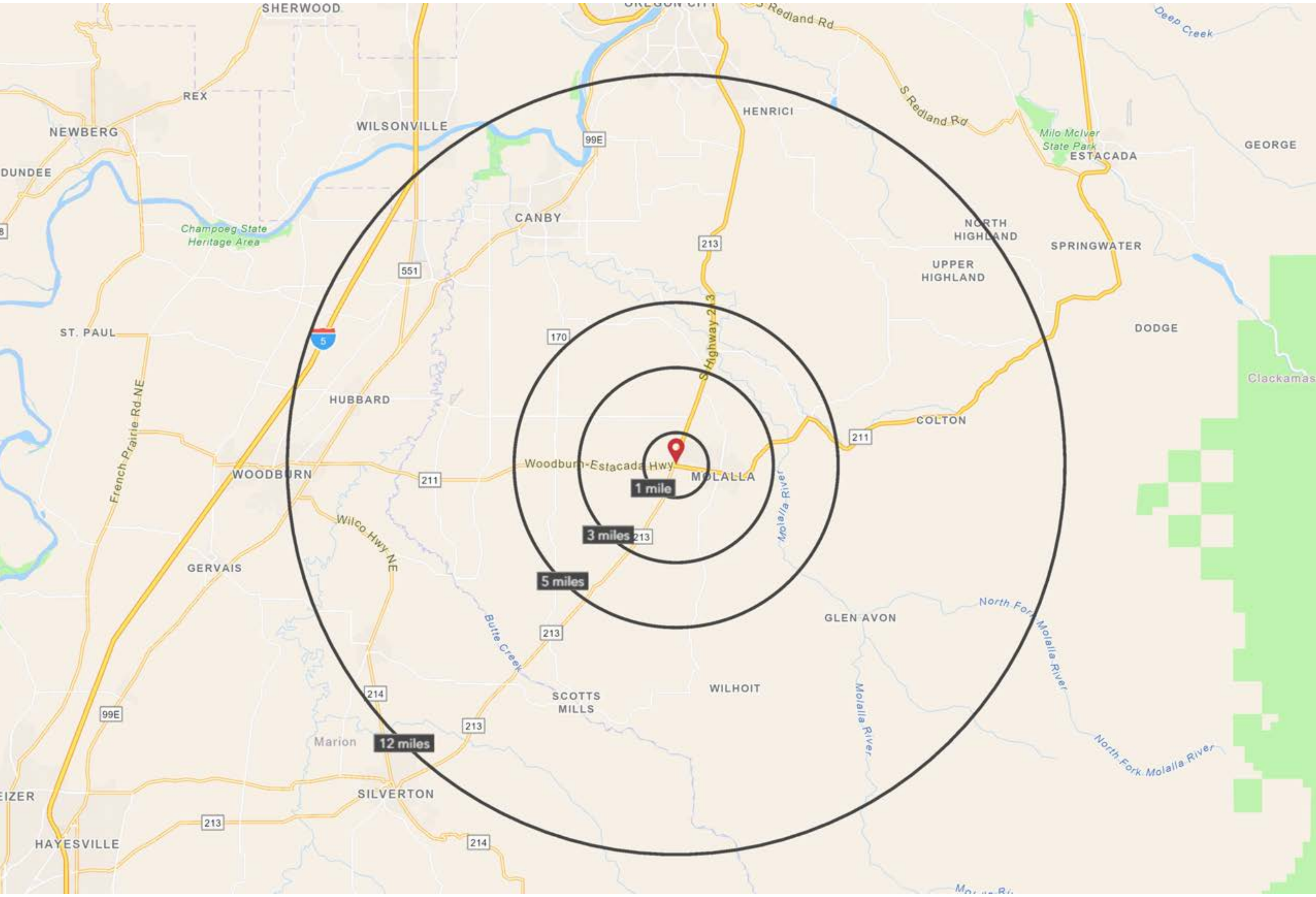
AERIAL


NAI Elliott
SAFEWAY
The Hair Parlor
Paris Nails
BenchMark PHYSICAL THERAPY
TAN REPUBLIC
CrossFit
Brax Laundry
RE/MAX
H&R BLOCK
San Blas Mexican Restaurant
Papa Murphy's TAKE 'N' BAKE PIZZA
Molalla Liquor
verizon
McDonald's
TACO BELL
WEST MAIN STREET – OR HWY 211

Site plan

NAI Elliott

Demographics summary



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	12 MILE
2025 Total Population	4,128	12,367	17,220	97,111
20230 Total Population	4,159	12,442	17,300	99,910
2025 Average HH Income	$107,927	$103,948	$110,471	$125,547
2025 Median Home Value	$459,843	$550,381	$635,424	$626,223
2025 Total Households	1,432	4,438	6,202	34,249
Daytime Population 16+	1,283	3,755	4,669	32,773
Some College or Higher	60%	58%	57%	62%

Source: Regis – SitesUSA (2024)

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NAI Elliott

THE SCIENCE OF WHERE®

Executive Summary (Esri 2025)

1585 W Main St, Molalla, Oregon, 97038
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.15082
Longitude: -122.60497

	1 mile	3 miles	5 miles
Population			
2010 Population	3,386	10,535	15,208
2020 Population	4,114	12,328	17,209
2025 Population	4,128	12,367	17,220
2030 Population	4,159	12,442	17,300
2010-2020 Annual Rate	1.97%	1.58%	1.24%
2020-2024 Annual Rate	0.06%	0.06%	0.01%
2024-2029 Annual Rate	0.15%	0.12%	0.09%
2020 Male Population	49.5%	49.6%	50.1%
2020 Female Population	50.5%	50.4%	49.9%
2020 Median Age	34.6	35.7	38.2
2025 Male Population	50.5%	50.4%	50.7%
2025 Female Population	49.5%	49.6%	49.3%
2025 Median Age	35.4	36.7	39.1

In the identified area, the current year population is 4,128. In 2020, the Census count in the area was 4,114. The rate of change since 2020 was 0.06% annually. The five-year projection for the population in the area is 4,159 representing a change of 0.15% annually from 2025 to 2030. Currently, the population is 50.5% male and 49.5% female.

Median Age

The median age in this area is 35.4, compared to U.S. median age of 39.3.

	1 mile	3 miles	5 miles
Race and Ethnicity			
2025 White Alone	78.5%	78.9%	80.5%
2025 Black Alone	0.8%	0.5%	0.5%
2025 American Indian/Alaska Native Alone	0.9%	1.0%	1.0%
2025 Asian Alone	1.3%	1.1%	1.1%
2025 Pacific Islander Alone	0.2%	0.3%	0.3%
2025 Other Race	9.1%	8.0%	6.8%
2025 Two or More Races	9.2%	10.1%	9.9%
2025 Hispanic Origin (Any Race)	17.3%	16.1%	13.9%

Persons of Hispanic origin represent 17.3% of the population in the identified area compared to 19.6% 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 54.9 in the identified area, compared to 72.5 for the U.S. as a whole.

	1 mile	3 miles	5 miles
Households			
2025 Wealth Index	84	78	93
2010 Households	1,184	3,753	5,440
2020 Households	1,407	4,360	6,112
2025 Households	1,432	4,438	6,202
2030 Households	1,455	4,509	6,290
2010-2020 Annual Rate	1.74%	1.51%	1.17%
2020-2024 Annual Rate	0.34%	0.34%	0.28%
2024-2029 Annual Rate	0.32%	0.32%	0.28%
2025 Average Household Size	2.85	2.76	2.76

The household count in this area has changed from 1,407 in 2020 to 1,432 in the current year, a change of 0.34% annually. The five-year projection of households is 1,455, a change of 0.32% annually from the current year total. Average household size is currently 2.85, compared to 2.89 in the year 2020. The number of families in the current year is 1,039 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

February 03, 2026

Demographics — full profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Executive Summary (Esri 2025)

1585 W Main St, Molalla, Oregon, 97038
Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Mortgage Income			
2025 Percent of Income for Mortgage	30.8%	38.6%	41.4%
Median Household Income			
2025 Median Household Income	$93,530	$89,330	$95,975
2030 Median Household Income	$102,285	$102,068	$107,104
2024-2029 Annual Rate	1.81%	2.70%	2.22%
Average Household Income			
2025 Average Household Income	$107,927	$103,948	$110,471
2030 Average Household Income	$119,136	$115,859	$123,341
2024-2029 Annual Rate	2.00%	2.19%	2.23%
Per Capita Income			
2025 Per Capita Income	$37,301	$37,089	$39,506
2030 Per Capita Income	$41,529	$41,729	$44,522
2024-2029 Annual Rate	2.17%	2.39%	2.42%
GINI Index			
2025 Gini Index	33.7	36.2	36.6
Households by Income			

Current median household income is $93,530 in the area, compared to $79,068 for all U.S. households. Median household income is projected to be $102,285 in five years, compared to $91,442 all U.S. households.

Current average household income is $107,927 in this area, compared to $113,185 for all U.S. households. Average household income is projected to be $119,136 in five years, compared to $130,581 for all U.S. households.

Current per capita income is $37,301 in the area, compared to the U.S. per capita income of $43,829. The per capita income is projected to be $41,529 in five years, compared to $51,203 for all U.S. households.

	1 mile	3 miles	5 miles
Housing			
2025 Housing Affordability Index	78	62	58
2010 Total Housing Units	1,244	3,970	5,765
2010 Owner Occupied Housing Units	827	2,580	3,964
2010 Renter Occupied Housing Units	357	1,173	1,476
2010 Vacant Housing Units	60	217	325
2020 Total Housing Units	1,444	4,523	6,337
2020 Owner Occupied Housing Units	1,023	2,960	4,431
2020 Renter Occupied Housing Units	384	1,400	1,681
2020 Vacant Housing Units	53	170	236
2025 Total Housing Units	1,466	4,592	6,414
2025 Owner Occupied Housing Units	1,066	3,100	4,608
2025 Renter Occupied Housing Units	366	1,338	1,594
2025 Vacant Housing Units	34	154	212
2030 Total Housing Units	1,492	4,669	6,512
2030 Owner Occupied Housing Units	1,093	3,180	4,713
2030 Renter Occupied Housing Units	361	1,329	1,577
2030 Vacant Housing Units	37	160	222
Socioeconomic Status Index			
2025 Socioeconomic Status Index	50.9	50.4	50.7

Currently, 72.7% of the 1,466 housing units in the area are owner occupied; 25.0%, renter occupied; and 2.3% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 1,444 housing units in the area and 3.7% vacant housing units. The annual rate of change in housing units since 2020 is 0.29%. Median home value in the area is $459,843, compared to a median home value of $355,577 for the U.S. In five years, median value is projected to change by 5.96% annually to $614,247.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

February 03, 2026

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Executive Summary (Esri 2025)

1585 W Main St, Molalla, Oregon, 97038 2
1585 W Main St, Molalla, Oregon, 97038
Rings: 12 mile radii

Prepared by Esri
Latitude: 45.15082
Longitude: -122.60497

	12 miles
Population	
2010 Population	86,533
2020 Population	93,466
2025 Population	97,111
2030 Population	99,910
2010-2020 Annual Rate	0.77%
2020-2024 Annual Rate	0.73%
2024-2029 Annual Rate	0.57%
2020 Male Population	50.0%
2020 Female Population	50.0%
2020 Median Age	39.9
2025 Male Population	50.5%
2025 Female Population	49.5%
2025 Median Age	40.5

In the identified area, the current year population is 97,111. In 2020, the Census count in the area was 93,466. The rate of change since 2020 was 0.73% annually. The five-year projection for the population in the area is 99,910 representing a change of 0.57% annually from 2025 to 2030. Currently, the population is 50.5% male and 49.5% female.

Median Age

The median age in this area is 40.5, compared to U.S. median age of 39.3.

Race and Ethnicity	
2025 White Alone	73.0%
2025 Black Alone	0.6%
2025 American Indian/Alaska Native Alone	1.5%
2025 Asian Alone	1.4%
2025 Pacific Islander Alone	0.2%
2025 Other Race	11.5%
2025 Two or More Races	11.8%
2025 Hispanic Origin (Any Race)	22.4%

Persons of Hispanic origin represent 22.4% of the population in the identified area compared to 19.6% 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 63.5 in the identified area, compared to 72.5 for the U.S. as a whole.

Households	
2025 Wealth Index	120
2010 Households	30,024
2020 Households	32,431
2025 Households	34,249
2030 Households	35,536
2010-2020 Annual Rate	0.77%
2020-2024 Annual Rate	1.04%
2024-2029 Annual Rate	0.74%
2025 Average Household Size	2.81

The household count in this area has changed from 32,431 in 2020 to 34,249 in the current year, a change of 1.04% annually. The five-year projection of households is 35,536, a change of 0.74% annually from the current year total. Average household size is currently 2.81, compared to 2.85 in the year 2020. The number of families in the current year is 25,389 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

February 03, 2026

Demographics — full profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Executive Summary (Esri 2025)

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1585 W Main St, Molalla, Oregon, 97038
Rings: 12 mile radii

Prepared by Esri
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	12 miles
Mortgage Income	
2025 Percent of Income for Mortgage	38.3%
Median Household Income	
2025 Median Household Income	$102,267
2030 Median Household Income	$115,612
2024-2029 Annual Rate	2.48%
Average Household Income	
2025 Average Household Income	$125,547
2030 Average Household Income	$141,089
2024-2029 Annual Rate	2.36%
Per Capita Income	
2025 Per Capita Income	$44,148
2030 Per Capita Income	$50,026
2024-2029 Annual Rate	2.53%
GINI Index	
2025 Gini Index	40.5
Households by Income	

Current median household income is $102,267 in the area, compared to $79,068 for all U.S. households. Median household income is projected to be $115,612 in five years, compared to $91,442 all U.S. households.

Current average household income is $125,547 in this area, compared to $113,185 for all U.S. households. Average household income is projected to be $141,089 in five years, compared to $130,581 for all U.S. households.

Current per capita income is $44,148 in the area, compared to the U.S. per capita income of $43,829. The per capita income is projected to be $50,026 in five years, compared to $51,203 for all U.S. households.

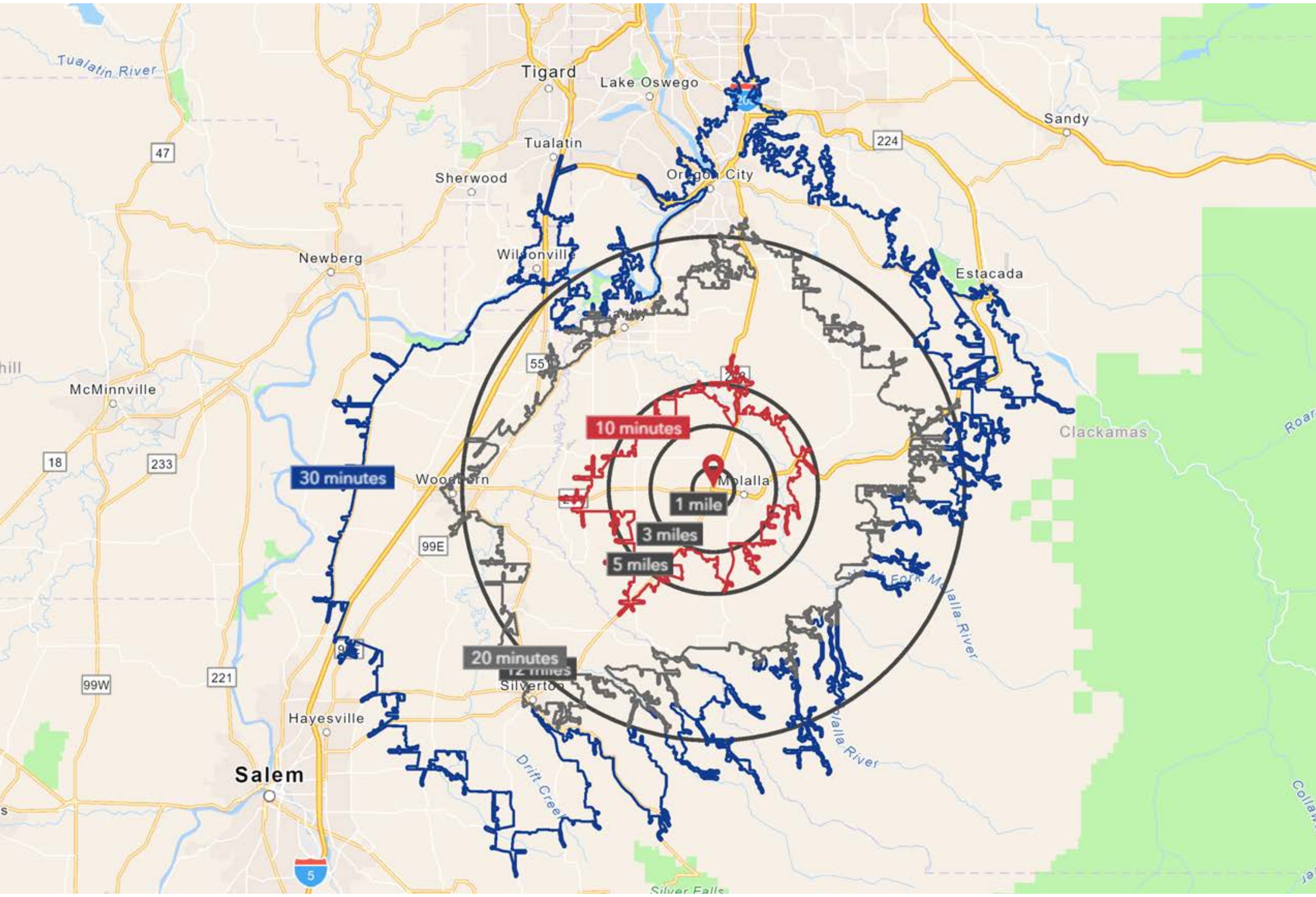
Housing	
2025 Housing Affordability Index	63
2010 Total Housing Units	31,782
2010 Owner Occupied Housing Units	22,133
2010 Renter Occupied Housing Units	7,892
2010 Vacant Housing Units	1,758
2020 Total Housing Units	33,644
2020 Owner Occupied Housing Units	24,040
2020 Renter Occupied Housing Units	8,391
2020 Vacant Housing Units	1,228
2025 Total Housing Units	35,647
2025 Owner Occupied Housing Units	25,588
2025 Renter Occupied Housing Units	8,661
2025 Vacant Housing Units	1,398
2030 Total Housing Units	36,912
2030 Owner Occupied Housing Units	26,610
2030 Renter Occupied Housing Units	8,926
2030 Vacant Housing Units	1,376
Socioeconomic Status Index	
2025 Socioeconomic Status Index	49.4

Currently, 71.8% of the 35,647 housing units in the area are owner occupied; 24.3%, renter occupied; and 3.9% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 33,644 housing units in the area and 3.6% vacant housing units. The annual rate of change in housing units since 2020 is 1.11%. Median home value in the area is $626,223, compared to a median home value of $355,577 for the U.S. In five years, median value is projected to change by 2.08% annually to $694,246.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

February 03, 2026

Demographics summary – drive times



DEMOGRAPHICS	10 MIN DRIVE TIMES	20 MIN DRIVE TIMES	30 MIN DRIVE TIMES
Estimated Total Population 2025	15,803	89,783	232,345
Projected Population 2030	15,860	92,016	238,089
2025 Average HH Income	$109,718	$120,331	$123,667
2025 Median Home Value	$617,978	$603,063	$602,990
2025 Total Households	5,651	31,011	85,290
Daytime Population 16+	4,423	30,834	102,392
Some College or Higher	58%	60%	64%

Source: Regis – SitesUSA (2024)

CONTACT

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Demographics—full profile

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Executive Summary (Esri 2025)

1585 W Main St, Molalla, Oregon, 97038 3
1585 W Main St, Molalla, Oregon, 97038
Drive time: 10, 20, 30 minute radii

Prepared by Esri
Latitude: 45.15082
Longitude: -122.60497

	10 minutes	20 minutes	30 minutes
Population			
2010 Population	13,859	81,104	206,323
2020 Population	15,787	87,047	226,391
2025 Population	15,803	89,783	232,345
2030 Population	15,860	92,016	238,089
2010-2020 Annual Rate	1.31%	0.71%	0.93%
2020-2024 Annual Rate	0.02%	0.59%	0.50%
2024-2029 Annual Rate	0.07%	0.49%	0.49%
2020 Male Population	50.0%	49.9%	49.5%
2020 Female Population	50.0%	50.1%	50.5%
2020 Median Age	37.4	38.7	39.9
2025 Male Population	50.6%	50.4%	50.1%
2025 Female Population	49.4%	49.6%	49.9%
2025 Median Age	38.3	39.5	40.8

In the identified area, the current year population is 15,803. In 2020, the Census count in the area was 15,787. The rate of change since 2020 was 0.02% annually. The five-year projection for the population in the area is 15,860 representing a change of 0.07% annually from 2025 to 2030. Currently, the population is 50.6% male and 49.4% female.

Median Age

The median age in this area is 38.3, compared to U.S. median age of 39.3.

	10 minutes	20 minutes	30 minutes
Race and Ethnicity			
2025 White Alone	79.9%	70.1%	72.7%
2025 Black Alone	0.5%	0.6%	0.9%
2025 American Indian/Alaska Native Alone	1.0%	1.8%	1.7%
2025 Asian Alone	1.1%	1.2%	2.1%
2025 Pacific Islander Alone	0.3%	0.2%	0.2%
2025 Other Race	7.3%	13.7%	10.4%
2025 Two or More Races	10.0%	12.3%	12.0%
2025 Hispanic Origin (Any Race)	14.7%	26.2%	21.5%

Persons of Hispanic origin represent 14.7% of the population in the identified area compared to 19.6% 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 51.0 in the identified area, compared to 72.5 for the U.S. as a whole.

	10 minutes	20 minutes	30 minutes
Households			
2025 Wealth Index	91	111	115
2010 Households	4,924	27,511	75,210
2020 Households	5,569	29,600	82,096
2025 Households	5,651	31,011	85,290
2030 Households	5,727	32,062	88,079
2010-2020 Annual Rate	1.24%	0.73%	0.88%
2020-2024 Annual Rate	0.28%	0.89%	0.73%
2024-2029 Annual Rate	0.27%	0.67%	0.65%
2025 Average Household Size	2.78	2.86	2.69

The household count in this area has changed from 5,569 in 2020 to 5,651 in the current year, a change of 0.28% annually. The five-year projection of households is 5,727, a change of 0.27% annually from the current year total. Average household size is currently 2.78, compared to 2.81 in the year 2020. The number of families in the current year is 4,040 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
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	10 minutes	20 minutes	30 minutes
Mortgage Income			
2025 Percent of Income for Mortgage	40.7%	39.2%	39.1%
Median Household Income			
2025 Median Household Income	$95,067	$96,237	$96,617
2030 Median Household Income	$106,445	$110,581	$109,854
2024-2029 Annual Rate	2.29%	2.82%	2.60%
Average Household Income			
2025 Average Household Income	$109,718	$120,331	$123,667
2030 Average Household Income	$122,393	$135,548	$139,145
2024-2029 Annual Rate	2.21%	2.41%	2.39%
Per Capita Income			
2025 Per Capita Income	$39,198	$41,842	$45,318
2030 Per Capita Income	$44,148	$47,531	$51,371
2024-2029 Annual Rate	2.41%	2.58%	2.54%
GINI Index			
2025 Gini Index	36.6	41.6	42.9
Households by Income			

Current median household income is $95,067 in the area, compared to $79,068 for all U.S. households. Median household income is projected to be $106,445 in five years, compared to $91,442 all U.S. households.

Current average household income is $109,718 in this area, compared to $113,185 for all U.S. households. Average household income is projected to be $122,393 in five years, compared to $130,581 for all U.S. households.

Current per capita income is $39,198 in the area, compared to the U.S. per capita income of $43,829. The per capita income is projected to be $44,148 in five years, compared to $51,203 for all U.S. households.

	10 minutes	20 minutes	30 minutes
Housing			
2025 Housing Affordability Index	59	61	61
2010 Total Housing Units	5,221	29,209	80,202
2010 Owner Occupied Housing Units	3,525	19,237	51,571
2010 Renter Occupied Housing Units	1,399	8,274	23,639
2010 Vacant Housing Units	297	1,698	4,992
2020 Total Housing Units	5,781	30,789	85,587
2020 Owner Occupied Housing Units	3,960	21,028	56,614
2020 Renter Occupied Housing Units	1,609	8,572	25,482
2020 Vacant Housing Units	215	1,200	3,430
2025 Total Housing Units	5,851	32,382	89,042
2025 Owner Occupied Housing Units	4,122	22,165	60,060
2025 Renter Occupied Housing Units	1,529	8,846	25,230
2025 Vacant Housing Units	200	1,371	3,752
2030 Total Housing Units	5,936	33,424	91,815
2030 Owner Occupied Housing Units	4,213	22,992	62,149
2030 Renter Occupied Housing Units	1,513	9,070	25,930
2030 Vacant Housing Units	209	1,362	3,736
Socioeconomic Status Index			
2025 Socioeconomic Status Index	50.4	47.2	48.7

Currently, 70.4% of the 5,851 housing units in the area are owner occupied; 26.1%, renter occupied; and 3.4% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 5,781 housing units in the area and 3.7% vacant housing units. The annual rate of change in housing units since 2020 is 0.23%. Median home value in the area is $617,978, compared to a median home value of $355,577 for the U.S. In five years, median value is projected to change by 3.20% annually to $723,293.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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