



## Executive Summary

1217 Pacific Ave, Atlantic City, New Jersey, 08401  
Rings: 1, 3, 5 mile radii

Prepared by Joshua Levin, CCIM

Latitude: 39.36143

Longitude: -74.42562

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	20,068	46,467	63,804
2020 Population	19,611	44,105	59,165
2024 Population	19,736	43,867	58,972
2029 Population	19,673	43,065	57,753
2010-2020 Annual Rate	-0.23%	-0.52%	-0.75%
2020-2024 Annual Rate	0.15%	-0.13%	-0.08%
2024-2029 Annual Rate	-0.06%	-0.37%	-0.42%
2020 Male Population	48.0%	48.7%	48.5%
2020 Female Population	52.0%	51.3%	51.5%
2020 Median Age	38.6	39.8	43.8
2024 Male Population	48.9%	49.2%	49.0%
2024 Female Population	51.1%	50.8%	51.0%
2024 Median Age	40.0	41.0	44.5

In the identified area, the current year population is 58,972. In 2020, the Census count in the area was 59,165. The rate of change since 2020 was -0.08% annually. The five-year projection for the population in the area is 57,753 representing a change of -0.42% annually from 2024 to 2029. Currently, the population is 49.0% male and 51.0% female.

### Median Age

The median age in this area is 44.5, compared to U.S. median age of 39.3.

### Race and Ethnicity

2024 White Alone	14.5%	25.2%	39.5%
2024 Black Alone	51.7%	31.3%	24.0%
2024 American Indian/Alaska Native Alone	0.5%	0.6%	0.5%
2024 Asian Alone	8.4%	15.6%	12.7%
2024 Pacific Islander Alone	0.6%	0.5%	0.4%
2024 Other Race	14.2%	16.2%	13.4%
2024 Two or More Races	10.0%	10.5%	9.5%
2024 Hispanic Origin (Any Race)	26.0%	28.8%	24.1%

Persons of Hispanic origin represent 24.1% 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 83.7 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	28	49	82
2010 Households	8,605	18,536	26,258
2020 Households	8,933	18,618	25,630
2024 Households	9,254	18,968	26,009
2029 Households	9,446	19,108	26,121
2010-2020 Annual Rate	0.37%	0.04%	-0.24%
2020-2024 Annual Rate	0.83%	0.44%	0.35%
2024-2029 Annual Rate	0.41%	0.15%	0.09%
2024 Average Household Size	2.09	2.27	2.23

The household count in this area has changed from 25,630 in 2020 to 26,009 in the current year, a change of 0.35% annually. The five-year projection of households is 26,121, a change of 0.09% annually from the current year total. Average household size is currently 2.23, compared to 2.27 in the year 2020. The number of families in the current year is 13,736 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 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

May 02, 2025



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<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	41.1%	50.4%	47.7%
<b>Median Household Income</b>			
2024 Median Household Income	\$28,216	\$39,732	\$51,509
2029 Median Household Income	\$31,077	\$44,986	\$56,911
2024-2029 Annual Rate	1.95%	2.51%	2.01%
<b>Average Household Income</b>			
2024 Average Household Income	\$51,214	\$68,235	\$87,650
2029 Average Household Income	\$58,037	\$77,146	\$98,948
2024-2029 Annual Rate	2.53%	2.49%	2.45%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$23,803	\$29,654	\$38,881
2029 Per Capita Income	\$27,622	\$34,371	\$44,985
2024-2029 Annual Rate	3.02%	3.00%	2.96%
<b>GINI Index</b>			
2024 Gini Index	51.2	48.8	47.8
<b>Households by Income</b>			

Current median household income is \$51,509 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$56,911 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$87,650 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$98,948 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$38,881 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$44,985 in five years, compared to \$51,203 for all U.S. households.

<b>Housing</b>			
2024 Housing Affordability Index	50	41	43
2010 Total Housing Units	10,642	26,449	40,135
2010 Owner Occupied Housing Units	1,704	6,039	11,507
2010 Renter Occupied Housing Units	6,901	12,497	14,751
2010 Vacant Housing Units	2,037	7,913	13,877
2020 Total Housing Units	10,720	27,002	40,730
2020 Owner Occupied Housing Units	1,264	5,168	10,150
2020 Renter Occupied Housing Units	7,669	13,450	15,480
2020 Vacant Housing Units	1,798	8,325	15,143
2024 Total Housing Units	11,002	27,155	40,851
2024 Owner Occupied Housing Units	1,486	5,741	10,995
2024 Renter Occupied Housing Units	7,768	13,227	15,014
2024 Vacant Housing Units	1,748	8,187	14,842
2029 Total Housing Units	11,051	27,206	40,902
2029 Owner Occupied Housing Units	1,755	6,430	11,900
2029 Renter Occupied Housing Units	7,691	12,678	14,221
2029 Vacant Housing Units	1,605	8,098	14,781
<b>Socioeconomic Status Index</b>			
2024 Socioeconomic Status Index	30.6	34.3	38.2

Currently, 26.9% of the 40,851 housing units in the area are owner occupied; 36.8%, renter occupied; and 36.3% 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 40,730 housing units in the area and 37.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.07%. Median home value in the area is \$392,259, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 3.04% annually to \$455,597.

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