49 Derry St, Hudson, New Hampshire, 03051
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.77089
Longitude: -71.44200

	1 mile	3 miles	5 miles
Population			
2010 Population	8,718	61,576	117,369
2020 Population	9,497	65,317	123,690
2023 Population	9,588	65,997	124,699
2028 Population	9,658	66,544	125,841
2010-2020 Annual Rate	0.86%	0.59%	0.53%
2020-2023 Annual Rate	0.29%	0.32%	0.25%
2023-2028 Annual Rate	0.15%	0.17%	0.18%
2023 Male Population	49.8%	49.4%	49.5%
2023 Female Population	50.2%	50.6%	50.5%
2023 Median Age	40.1	39.4	40.7

In the identified area, the current year population is 124,699. In 2020, the Census count in the area was 123,690. The rate of change since 2020 was 0.25% annually. The five-year projection for the population in the area is 125,841 representing a change of 0.18% annually from 2023 to 2028. Currently, the population is 49.5% male and 50.5% female.

Median Age			

The median age in this area is 40.7, compared to U.S. median age of 39.1.

	1 mile	3 miles	5 miles
Race and Ethnicity			
2023 White Alone	75.7%	74.9%	76.2%
2023 Black Alone	2.8%	3.3%	2.8%
2023 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2023 Asian Alone	2.8%	3.1%	6.2%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	8.5%	8.4%	5.9%
2023 Two or More Races	9.8%	9.9%	8.5%
2023 Hispanic Origin (Any Race)	17.4%	17.6%	12.6%

Persons of Hispanic origin represent 12.6% of the population in the identified area compared to 19.4% 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 53.5 in the identified area, compared to 72.1 for the U.S. as a whole.

	1 mile	3 miles	5 miles
Households			
2023 Wealth Index	87	101	120
2010 Households	3,593	24,343	46,214
2020 Households	4,011	26,675	50,523
2023 Households	4,068	27,115	51,378
2028 Households	4,130	27,587	52,351
2010-2020 Annual Rate	1.11%	0.92%	0.90%
2020-2023 Annual Rate	0.44%	0.50%	0.52%
2023-2028 Annual Rate	0.30%	0.35%	0.38%
2023 Average Household Size	2.34	2.40	2.40

The household count in this area has changed from 50,523 in 2020 to 51,378 in the current year, a change of 0.52% annually. The five-year projection of households is 52,351, a change of 0.38% annually from the current year total. Average household size is currently 2.40, compared to 2.42 in the year 2020. The number of families in the current year is 32,824 in the specified area.

June 21, 2023

Executive Summary

49 Derry St, Hudson, New Hampshire, 03051
Rings: 1, 3, 5 mile radii

Prepared by Esri
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	1 mile	3 miles	5 miles
Mortgage Income			
2023 Percent of Income for Mortgage	29.9%	27.1%	24.7%
Median Household Income			
2023 Median Household Income	$73,411	$83,838	$95,487
2028 Median Household Income	$89,813	$99,959	$108,043
2023-2028 Annual Rate	4.12%	3.58%	2.50%
Average Household Income			
2023 Average Household Income	$99,696	$111,331	$122,975
2028 Average Household Income	$117,287	$127,956	$140,392
2023-2028 Annual Rate	3.30%	2.82%	2.68%
Per Capita Income			
2023 Per Capita Income	$42,049	$45,277	$50,452
2028 Per Capita Income	$49,896	$52,509	$58,151
2023-2028 Annual Rate	3.48%	3.01%	2.88%
GINI Index			
2023 Gini Index	41.1	38.7	36.0
Households by Income			

Current median household income is $95,487 in the area, compared to $72,603 for all U.S. households. Median household income is projected to be $108,043 in five years, compared to $82,410 for all U.S. households

Current average household income is $122,975 in this area, compared to $107,008 for all U.S. households. Average household income is projected to be $140,392 in five years, compared to $122,048 for all U.S. households

Current per capita income is $50,452 in the area, compared to the U.S. per capita income of $41,310. The per capita income is projected to be $58,151 in five years, compared to $47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	71	78	85
2010 Total Housing Units	3,856	25,907	48,735
2010 Owner Occupied Housing Units	1,951	14,023	29,829
2010 Renter Occupied Housing Units	1,642	10,321	16,386
2010 Vacant Housing Units	263	1,564	2,521
2020 Total Housing Units	4,164	27,720	52,251
2020 Vacant Housing Units	153	1,045	1,728
2023 Total Housing Units	4,221	28,185	53,086
2023 Owner Occupied Housing Units	2,038	15,170	31,817
2023 Renter Occupied Housing Units	2,030	11,945	19,561
2023 Vacant Housing Units	153	1,070	1,708
2028 Total Housing Units	4,284	28,654	54,021
2028 Owner Occupied Housing Units	2,111	15,758	32,859
2028 Renter Occupied Housing Units	2,019	11,829	19,492
2028 Vacant Housing Units	154	1,067	1,670
Socioeconomic Status Index			
2023 Socioeconomic Status Index	46.4	49.4	54.2

Currently, 59.9% of the 53,086 housing units in the area are owner occupied; 36.8%, renter occupied; and 3.2% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 52,251 housing units in the area and 3.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.49%. Median home value in the area is $393,201, compared to a median home value of $308,943 for the U.S. In five years, median value is projected to change by 2.06% annually to $435,340.

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 2023 and 2028. Esri converted Census 2010 data into 2020 geography.

June 21, 2023