



# Executive Summary

Development Opportunity, Horse Cave, KY 42749  
 Serena Ct, Horse Cave, Kentucky, 42749  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 37.20485  
 Longitude: -85.93844

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	26	2,348	6,453
2020 Population	26	2,371	6,466
2022 Population	26	2,346	6,414
2027 Population	25	2,315	6,344
2010-2020 Annual Rate	0.00%	0.10%	0.02%
2020-2022 Annual Rate	0.00%	-0.47%	-0.36%
2022-2027 Annual Rate	-0.78%	-0.27%	-0.22%
2022 Male Population	46.2%	47.3%	47.9%
2022 Female Population	53.8%	52.7%	52.1%
2022 Median Age	37.5	42.6	42.9

In the identified area, the current year population is 6,414. In 2020, the Census count in the area was 6,466. The rate of change since 2020 was -0.36% annually. The five-year projection for the population in the area is 6,344 representing a change of -0.22% annually from 2022 to 2027. Currently, the population is 47.9% male and 52.1% female.

### Median Age

The median age in this area is 42.9, compared to U.S. median age of 38.9.

### Race and Ethnicity

2022 White Alone	80.0%	83.3%	86.1%
2022 Black Alone	12.0%	8.7%	6.3%
2022 American Indian/Alaska Native Alone	0.0%	0.4%	0.3%
2022 Asian Alone	0.0%	0.3%	0.6%
2022 Pacific Islander Alone	0.0%	0.0%	0.0%
2022 Other Race	0.0%	1.2%	1.2%
2022 Two or More Races	8.0%	6.1%	5.5%
2022 Hispanic Origin (Any Race)	0.0%	2.1%	2.3%

Persons of Hispanic origin represent 2.3% of the population in the identified area compared to 19.0% 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 28.5 in the identified area, compared to 71.6 for the U.S. as a whole.

### Households

2022 Wealth Index	38	41	44
2010 Households	7	973	2,611
2020 Households	7	981	2,635
2022 Households	7	974	2,620
2027 Households	7	962	2,592
2010-2020 Annual Rate	0.00%	0.08%	0.09%
2020-2022 Annual Rate	0.00%	-0.32%	-0.25%
2022-2027 Annual Rate	0.00%	-0.25%	-0.21%
2022 Average Household Size	3.43	2.34	2.41

The household count in this area has changed from 2,635 in 2020 to 2,620 in the current year, a change of -0.25% annually. The five-year projection of households is 2,592, a change of -0.21% annually from the current year total. Average household size is currently 2.41, compared to 2.42 in the year 2020. The number of families in the current year is 1,702 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.

**Source:** U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



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<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	0.0%	14.2%	13.2%
<b>Median Household Income</b>			
2022 Median Household Income	\$29,226	\$36,677	\$41,851
2027 Median Household Income	\$29,226	\$41,218	\$47,312
2022-2027 Annual Rate	0.00%	2.36%	2.48%
<b>Average Household Income</b>			
2022 Average Household Income	\$46,975	\$55,692	\$60,751
2027 Average Household Income	\$53,699	\$63,249	\$70,100
2022-2027 Annual Rate	2.71%	2.58%	2.90%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$16,377	\$22,422	\$25,146
2027 Per Capita Income	\$19,303	\$25,484	\$29,023
2022-2027 Annual Rate	3.34%	2.59%	2.91%

### Households by Income

Current median household income is \$41,851 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$47,312 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$60,751 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$70,100 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$25,146 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$29,023 in five years, compared to \$47,064 for all U.S. households

<b>Housing</b>			
2022 Housing Affordability Index	0	166	179
2010 Total Housing Units	7	1,118	2,975
2010 Owner Occupied Housing Units	4	632	1,721
2010 Renter Occupied Housing Units	3	340	890
2010 Vacant Housing Units	0	145	364
2020 Total Housing Units	7	1,169	3,042
2020 Vacant Housing Units	0	188	407
2022 Total Housing Units	7	1,168	3,041
2022 Owner Occupied Housing Units	4	629	1,748
2022 Renter Occupied Housing Units	3	345	872
2022 Vacant Housing Units	0	194	421
2027 Total Housing Units	7	1,169	3,047
2027 Owner Occupied Housing Units	4	629	1,737
2027 Renter Occupied Housing Units	3	334	855
2027 Vacant Housing Units	0	207	455

Currently, 57.5% of the 3,041 housing units in the area are owner occupied; 28.7%, renter occupied; and 13.8% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 3,042 housing units in the area and 13.4% vacant housing units. The annual rate of change in housing units since 2020 is -0.01%. Median home value in the area is \$105,168, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 1.23% annually to \$111,772.

**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.

**Source:** U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.