



Community Profile

Eastwood
Area: 2.22 square miles

Prepared by Esri

Population Summary	
2000 Total Population	5,836
2010 Total Population	5,764
2020 Total Population	6,431
2020 Group Quarters	327
2025 Total Population	6,543
2020-2025 Annual Rate	0.35%
2020 Total Daytime Population	6,629
Workers	3,549
Residents	3,080
Household Summary	
2000 Households	2,806
2000 Average Household Size	1.87
2010 Households	2,937
2010 Average Household Size	1.86
2020 Households	3,289
2020 Average Household Size	1.86
2025 Households	3,350
2025 Average Household Size	1.86
2020-2025 Annual Rate	0.37%
2010 Families	1,323
2010 Average Family Size	2.62
2020 Families	1,499
2020 Average Family Size	2.61
2025 Families	1,525
2025 Average Family Size	2.61
2020-2025 Annual Rate	0.34%
Housing Unit Summary	
2000 Housing Units	2,956
Owner Occupied Housing Units	62.7%
Renter Occupied Housing Units	32.2%
Vacant Housing Units	5.1%
2010 Housing Units	3,185
Owner Occupied Housing Units	54.0%
Renter Occupied Housing Units	38.2%
Vacant Housing Units	7.8%
2020 Housing Units	3,645
Owner Occupied Housing Units	49.3%
Renter Occupied Housing Units	40.9%
Vacant Housing Units	9.8%
2025 Housing Units	3,735
Owner Occupied Housing Units	48.8%
Renter Occupied Housing Units	40.9%
Vacant Housing Units	10.3%
Median Household Income	
2020	\$60,681
2025	\$65,034
Median Home Value	
2020	\$223,373
2025	\$230,609
Per Capita Income	
2020	\$40,141
2025	\$44,639
Median Age	
2010	37.5
2020	39.9
2025	41.5

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



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2020 Households by Income

Household Income Base	3,289
<\$15,000	10.7%
\$15,000 - \$24,999	9.5%
\$25,000 - \$34,999	8.6%
\$35,000 - \$49,999	10.5%
\$50,000 - \$74,999	20.2%
\$75,000 - \$99,999	13.1%
\$100,000 - \$149,999	15.4%
\$150,000 - \$199,999	5.9%
\$200,000+	6.1%
Average Household Income	\$84,449

2025 Households by Income

Household Income Base	3,350
<\$15,000	9.9%
\$15,000 - \$24,999	8.9%
\$25,000 - \$34,999	8.0%
\$35,000 - \$49,999	9.7%
\$50,000 - \$74,999	19.7%
\$75,000 - \$99,999	13.5%
\$100,000 - \$149,999	16.1%
\$150,000 - \$199,999	6.9%
\$200,000+	7.4%
Average Household Income	\$94,707

2020 Owner Occupied Housing Units by Value

Total	1,797
<\$50,000	3.0%
\$50,000 - \$99,999	2.4%
\$100,000 - \$149,999	14.5%
\$150,000 - \$199,999	19.3%
\$200,000 - \$249,999	23.1%
\$250,000 - \$299,999	14.5%
\$300,000 - \$399,999	12.9%
\$400,000 - \$499,999	0.8%
\$500,000 - \$749,999	1.2%
\$750,000 - \$999,999	7.6%
\$1,000,000 - \$1,499,999	0.6%
\$1,500,000 - \$1,999,999	0.2%
\$2,000,000 +	0.0%
Average Home Value	\$278,949

2025 Owner Occupied Housing Units by Value

Total	1,822
<\$50,000	2.2%
\$50,000 - \$99,999	2.0%
\$100,000 - \$149,999	13.4%
\$150,000 - \$199,999	18.3%
\$200,000 - \$249,999	23.0%
\$250,000 - \$299,999	15.1%
\$300,000 - \$399,999	14.2%
\$400,000 - \$499,999	0.9%
\$500,000 - \$749,999	1.5%
\$750,000 - \$999,999	8.7%
\$1,000,000 - \$1,499,999	0.5%
\$1,500,000 - \$1,999,999	0.2%
\$2,000,000 +	0.0%
Average Home Value	\$292,348

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

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2010 Population by Age	
Total	5,764
0 - 4	6.6%
5 - 9	4.2%
10 - 14	3.2%
15 - 24	9.6%
25 - 34	23.3%
35 - 44	11.9%
45 - 54	10.0%
55 - 64	8.6%
65 - 74	6.2%
75 - 84	7.8%
85 +	8.6%
18 +	84.0%
2020 Population by Age	
Total	6,432
0 - 4	5.8%
5 - 9	4.4%
10 - 14	4.0%
15 - 24	8.6%
25 - 34	19.9%
35 - 44	13.3%
45 - 54	9.7%
55 - 64	10.1%
65 - 74	8.8%
75 - 84	7.4%
85 +	8.0%
18 +	83.5%
2025 Population by Age	
Total	6,542
0 - 4	5.6%
5 - 9	4.3%
10 - 14	3.8%
15 - 24	8.8%
25 - 34	18.9%
35 - 44	12.7%
45 - 54	9.9%
55 - 64	9.8%
65 - 74	9.6%
75 - 84	8.8%
85 +	7.7%
18 +	84.1%
2010 Population by Sex	
Males	2,548
Females	3,216
2020 Population by Sex	
Males	2,880
Females	3,551
2025 Population by Sex	
Males	2,932
Females	3,611

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



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2010 Population by Race/Ethnicity

Total	5,763
White Alone	68.6%
Black Alone	27.6%
American Indian Alone	0.3%
Asian Alone	1.0%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.2%
Two or More Races	1.3%
Hispanic Origin	2.8%
Diversity Index	48.3

2020 Population by Race/Ethnicity

Total	6,432
White Alone	68.0%
Black Alone	27.5%
American Indian Alone	0.2%
Asian Alone	1.3%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.1%
Two or More Races	1.8%
Hispanic Origin	3.0%
Diversity Index	49.2

2025 Population by Race/Ethnicity

Total	6,545
White Alone	66.9%
Black Alone	28.1%
American Indian Alone	0.2%
Asian Alone	1.5%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.2%
Two or More Races	2.1%
Hispanic Origin	3.2%
Diversity Index	50.6

2010 Population by Relationship and Household Type

Total	5,764
In Households	94.6%
In Family Households	61.4%
Householder	22.3%
Spouse	14.1%
Child	20.6%
Other relative	3.0%
Nonrelative	1.3%
In Nonfamily Households	33.3%
In Group Quarters	5.4%
Institutionalized Population	5.3%
Noninstitutionalized Population	0.1%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

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2020 Population 25+ by Educational Attainment

Total	4,969
Less than 9th Grade	2.6%
9th - 12th Grade, No Diploma	4.5%
High School Graduate	15.6%
GED/Alternative Credential	3.4%
Some College, No Degree	12.5%
Associate Degree	7.8%
Bachelor's Degree	32.5%
Graduate/Professional Degree	21.0%

2020 Population 15+ by Marital Status

Total	5,522
Never Married	38.0%
Married	37.6%
Widowed	8.7%
Divorced	15.7%

2020 Civilian Population 16+ in Labor Force

Civilian Population 16+	3,849
Population 16+ Employed	87.6%
Population 16+ Unemployment rate	12.4%
Population 16-24 Employed	6.2%
Population 16-24 Unemployment rate	29.4%
Population 25-54 Employed	69.6%
Population 25-54 Unemployment rate	11.4%
Population 55-64 Employed	14.0%
Population 55-64 Unemployment rate	9.1%
Population 65+ Employed	10.3%
Population 65+ Unemployment rate	10.8%

2020 Employed Population 16+ by Industry

Total	3,372
Agriculture/Mining	0.0%
Construction	8.5%
Manufacturing	4.4%
Wholesale Trade	3.4%
Retail Trade	4.9%
Transportation/Utilities	0.8%
Information	0.5%
Finance/Insurance/Real Estate	15.6%
Services	58.3%
Public Administration	3.7%

2020 Employed Population 16+ by Occupation

Total	3,370
White Collar	67.4%
Management/Business/Financial	19.7%
Professional	23.1%
Sales	12.5%
Administrative Support	12.0%
Services	20.6%
Blue Collar	12.0%
Farming/Forestry/Fishing	0.0%
Construction/Extraction	6.1%
Installation/Maintenance/Repair	1.5%
Production	1.6%
Transportation/Material Moving	2.7%

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2010 Households by Type

Total	2,936
Households with 1 Person	45.6%
Households with 2+ People	54.4%
Family Households	45.1%
Husband-wife Families	28.6%
With Related Children	9.8%
Other Family (No Spouse Present)	16.4%
Other Family with Male Householder	3.4%
With Related Children	1.4%
Other Family with Female Householder	13.0%
With Related Children	7.8%
Nonfamily Households	9.3%
All Households with Children	19.1%

Multigenerational Households	1.6%
Unmarried Partner Households	4.5%
Male-female	3.6%
Same-sex	0.9%

2010 Households by Size

Total	2,936
1 Person Household	45.6%
2 Person Household	32.9%
3 Person Household	11.8%
4 Person Household	6.4%
5 Person Household	2.2%
6 Person Household	0.7%
7 + Person Household	0.4%

2010 Households by Tenure and Mortgage Status

Total	2,937
Owner Occupied	58.6%
Owned with a Mortgage/Loan	41.2%
Owned Free and Clear	17.4%
Renter Occupied	41.4%

2020 Affordability, Mortgage and Wealth

Housing Affordability Index	157
Percent of Income for Mortgage	15.4%
Wealth Index	87

2010 Housing Units By Urban/ Rural Status

Total Housing Units	3,185
Housing Units Inside Urbanized Area	100.0%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	0.0%

2010 Population By Urban/ Rural Status

Total Population	5,764
Population Inside Urbanized Area	100.0%
Housing Units Inside Urbanized Cluster	0.0%
Rural Population	0.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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Top 3 Tapestry Segments

1. Retirement Communities
2. Old and Newcomers (8F)
3. Golden Years (9B)

2020 Consumer Spending

Apparel & Services: Total \$	\$6,679,192
Average Spent	\$2,030.77
Spending Potential Index	95
Education: Total \$	\$5,476,571
Average Spent	\$1,665.12
Spending Potential Index	93
Entertainment/Recreation: Total \$	\$9,867,029
Average Spent	\$3,000.01
Spending Potential Index	92
Food at Home: Total \$	\$16,554,591
Average Spent	\$5,033.32
Spending Potential Index	94
Food Away from Home: Total \$	\$11,739,997
Average Spent	\$3,569.47
Spending Potential Index	95
Health Care: Total \$	\$17,519,793
Average Spent	\$5,326.78
Spending Potential Index	93
HH Furnishings & Equipment: Total \$	\$6,680,775
Average Spent	\$2,031.25
Spending Potential Index	93
Personal Care Products & Services: Total \$	\$2,900,521
Average Spent	\$881.89
Spending Potential Index	96
Shelter: Total \$	\$61,826,506
Average Spent	\$18,797.96
Spending Potential Index	97
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$7,222,178
Average Spent	\$2,195.86
Spending Potential Index	94
Travel: Total \$	\$7,447,665
Average Spent	\$2,264.42
Spending Potential Index	94
Vehicle Maintenance & Repairs: Total \$	\$3,776,686
Average Spent	\$1,148.28
Spending Potential Index	99

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2017 and 2018 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

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