

**3-5-10 Mile Radius
Population & Households**



Market Profile

Crossroads at Stafford
1010 Jefferson Davis Hwy, Fredericksburg, Virginia, 22405
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 38.37282
Longitude: -77.45424

	3 miles	5 miles	10 miles
Population Summary			
2000 Total Population	9,285	35,675	153,813
2010 Total Population	15,058	53,555	208,756
2016 Total Population	16,867	60,919	230,025
2016 Group Quarters	547	3,588	6,705
2021 Total Population	18,578	68,603	252,346
2016-2021 Annual Rate	1.95%	2.40%	1.87%
Household Summary			
2000 Households	3,482	12,783	53,362
2000 Average Household Size	2.64	2.63	2.81
2010 Households	5,423	18,151	70,677
2010 Average Household Size	2.69	2.77	2.86
2016 Households	6,016	20,551	77,662
2016 Average Household Size	2.71	2.79	2.88
2021 Households	6,644	23,207	85,268
2021 Average Household Size	2.71	2.80	2.88
2016-2021 Annual Rate	2.01%	2.46%	1.89%
2010 Families	3,917	12,975	52,485
2010 Average Family Size	3.12	3.22	3.29
2016 Families	4,332	14,580	57,097
2016 Average Family Size	3.16	3.26	3.32
2021 Families	4,773	16,411	62,323
2021 Average Family Size	3.16	3.28	3.33
2016-2021 Annual Rate	1.96%	2.39%	1.77%
Housing Unit Summary			
2000 Housing Units	3,704	13,649	56,137
Owner Occupied Housing Units	62.7%	60.2%	69.0%
Renter Occupied Housing Units	31.3%	33.4%	26.0%
Vacant Housing Units	6.0%	6.3%	4.9%
2010 Housing Units	5,743	19,463	74,963
Owner Occupied Housing Units	65.9%	61.5%	67.1%
Renter Occupied Housing Units	28.5%	31.8%	27.1%
Vacant Housing Units	5.6%	6.7%	5.7%
2016 Housing Units	6,371	22,003	82,491
Owner Occupied Housing Units	65.3%	60.5%	65.5%
Renter Occupied Housing Units	29.1%	32.9%	28.6%
Vacant Housing Units	5.6%	6.6%	5.9%
2021 Housing Units	7,022	24,819	90,515
Owner Occupied Housing Units	65.6%	60.3%	65.1%
Renter Occupied Housing Units	29.0%	33.2%	29.1%
Vacant Housing Units	5.4%	6.5%	5.8%
Median Household Income			
2016	\$76,828	\$81,095	\$85,446
2021	\$84,289	\$88,832	\$93,621
Median Home Value			
2016	\$295,390	\$332,081	\$313,933
2021	\$354,015	\$387,036	\$363,274

3-5-10 Mile Radius Household Income



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2016 Households by Income			
Household Income Base	6,016	20,551	77,662
<\$15,000	3.6%	6.8%	6.0%
\$15,000 - \$24,999	3.8%	5.6%	5.0%
\$25,000 - \$34,999	8.0%	7.1%	5.9%
\$35,000 - \$49,999	12.0%	10.5%	10.4%
\$50,000 - \$74,999	21.3%	16.2%	15.9%
\$75,000 - \$99,999	13.4%	12.8%	13.9%
\$100,000 - \$149,999	20.4%	20.5%	22.4%
\$150,000 - \$199,999	10.6%	10.7%	11.5%
\$200,000+	6.9%	9.9%	9.0%
Average Household Income	\$96,583	\$101,830	\$102,539
2021 Households by Income			
Household Income Base	6,644	23,207	85,268
<\$15,000	4.0%	7.7%	6.7%
\$15,000 - \$24,999	3.6%	5.2%	4.7%
\$25,000 - \$34,999	7.7%	6.4%	5.1%
\$35,000 - \$49,999	15.1%	13.3%	13.3%
\$50,000 - \$74,999	13.0%	9.4%	9.2%
\$75,000 - \$99,999	14.6%	13.0%	14.0%
\$100,000 - \$149,999	21.4%	21.6%	23.6%
\$150,000 - \$199,999	12.4%	12.5%	13.5%
\$200,000+	8.0%	10.9%	9.9%
Average Household Income	\$104,368	\$109,255	\$110,026
2016 Owner Occupied Housing Units by Value			
Total	4,160	13,319	54,033
<\$50,000	3.3%	2.9%	4.1%
\$50,000 - \$99,999	2.1%	1.6%	1.5%
\$100,000 - \$149,999	2.6%	2.5%	3.6%
\$150,000 - \$199,999	10.9%	8.6%	9.9%
\$200,000 - \$249,999	16.4%	11.2%	12.4%
\$250,000 - \$299,999	16.0%	14.8%	14.8%
\$300,000 - \$399,999	25.1%	26.0%	26.5%
\$400,000 - \$499,999	11.2%	14.7%	12.7%
\$500,000 - \$749,999	8.9%	11.6%	9.4%
\$750,000 - \$999,999	2.7%	4.4%	3.6%
\$1,000,000 +	0.6%	1.7%	1.5%
Average Home Value	\$331,110	\$374,825	\$351,759
2021 Owner Occupied Housing Units by Value			
Total	4,609	14,956	58,955
<\$50,000	3.1%	2.5%	4.0%
\$50,000 - \$99,999	4.5%	3.0%	2.8%
\$100,000 - \$149,999	4.7%	4.1%	5.5%
\$150,000 - \$199,999	8.7%	6.2%	7.0%
\$200,000 - \$249,999	4.4%	2.8%	4.2%
\$250,000 - \$299,999	9.4%	8.0%	8.6%
\$300,000 - \$399,999	28.1%	26.8%	28.2%
\$400,000 - \$499,999	19.5%	23.4%	20.7%
\$500,000 - \$749,999	13.0%	15.2%	12.4%
\$750,000 - \$999,999	3.8%	5.8%	4.6%
\$1,000,000 +	0.8%	2.1%	2.0%
Average Home Value	\$371,142	\$418,319	\$389,807