Community Profile

Compass Creek
20175, Leesburg, Virginia
Rings: 1, 3, 5 mile radii

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	1,223	37,031	102,291
2020 Total Population	1,320	43,667	117,293
2020 Group Quarters	10	138	495
2024 Total Population	1,293	47,207	123,354
2024 Group Quarters	10	142	495
2029 Total Population	1,355	50,637	130,693
2024-2029 Annual Rate	0.94%	1.41%	1.16%
2024 Total Daytime Population	4,137	56,018	120,834
Workers	3,561	35,950	67,934
Residents	576	20,068	52,900
Household Summary			
2010 Households	341	12,532	34,029
2010 Average Household Size	3.35	2.93	2.99
2020 Total Households	374	14,655	38,597
2020 Average Household Size	3.50	2.97	3.03
2024 Households	384	15,875	40,922
2024 Average Household Size	3.34	2.96	3.00
2029 Households	403	17,064	43,645
2029 Average Household Size	3.34	2.96	2.98
2024-2029 Annual Rate	0.97%	1.45%	1.30%
2010 Families	270	9,187	26,281
2010 Average Family Size	3.78	3.41	3.41
2024 Families	311	11,668	31,395
2024 Average Family Size	3.75	3.51	3.48
2029 Families	326	12,506	33,332
2029 Average Family Size	3.75	3.50	3.46
2024-2029 Annual Rate	0.95%	1.40%	1.20%
Housing Unit Summary			
2000 Housing Units	118	8,556	18,992
Owner Occupied Housing Units	84.7%	64.9%	73.7%
Renter Occupied Housing Units	8.5%	31.4%	22.3%
Vacant Housing Units	6.8%	3.7%	4.0%
2010 Housing Units	375	13,178	35,451
Owner Occupied Housing Units	73.3%	65.5%	74.6%
Renter Occupied Housing Units	17.6%	29.6%	21.4%
Vacant Housing Units	9.1%	4.9%	4.0%
2020 Housing Units	392	15,188	39,778
Owner Occupied Housing Units	84.9%	65.9%	74.3%
Renter Occupied Housing Units	10.5%	30.6%	22.8%
Vacant Housing Units	2.3%	3.4%	2.8%
2024 Housing Units	399	16,304	41,821
Owner Occupied Housing Units	87.2%	69.5%	76.8%
Renter Occupied Housing Units	9.0%	27.8%	21.1%
Vacant Housing Units	3.8%	2.6%	2.1%
2029 Housing Units	418	17,467	44,523
Owner Occupied Housing Units	87.8%	69.8%	77.0%
Renter Occupied Housing Units	8.6%	27.9%	21.0%
Vacant Housing Units	3.6%	2.3%	2.0%

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: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

January 31, 2025

Community Profile

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20175, Leesburg, Virginia
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.07585
Longitude: -77.56236

	1 mile	3 miles	5 miles
2024 Households by Income			
Household Income Base	384	15,875	40,922
<$15,000	1.0%	2.1%	1.8%
$15,000 - $24,999	1.0%	2.5%	1.7%
$25,000 - $34,999	1.0%	3.0%	2.1%
$35,000 - $49,999	2.1%	4.9%	3.6%
$50,000 - $74,999	3.1%	8.6%	6.8%
$75,000 - $99,999	3.1%	10.8%	8.7%
$100,000 - $149,999	13.8%	19.3%	17.2%
$150,000 - $199,999	20.6%	16.1%	16.9%
$200,000+	53.9%	32.7%	41.2%
Average Household Income	$244,146	$184,562	$212,260
2029 Households by Income			
Household Income Base	403	17,064	43,645
<$15,000	0.7%	1.7%	1.5%
$15,000 - $24,999	0.7%	1.8%	1.3%
$25,000 - $34,999	0.7%	2.2%	1.5%
$35,000 - $49,999	1.2%	3.8%	2.8%
$50,000 - $74,999	2.2%	7.4%	5.8%
$75,000 - $99,999	2.2%	9.9%	7.6%
$100,000 - $149,999	12.4%	19.7%	16.7%
$150,000 - $199,999	20.3%	17.7%	18.0%
$200,000+	59.3%	35.8%	44.8%
Average Household Income	$268,506	$203,401	$232,598
2024 Owner Occupied Housing Units by Value			
Total	348	11,334	32,108
<$50,000	0.0%	0.5%	0.6%
$50,000 - $99,999	2.0%	0.5%	0.2%
$100,000 - $149,999	0.3%	0.2%	0.2%
$150,000 - $199,999	0.3%	1.2%	0.9%
$200,000 - $249,999	0.0%	0.8%	0.8%
$250,000 - $299,999	1.4%	2.0%	1.4%
$300,000 - $399,999	4.3%	6.2%	4.5%
$400,000 - $499,999	10.9%	12.8%	8.8%
$500,000 - $749,999	35.3%	34.6%	28.6%
$750,000 - $999,999	26.7%	29.0%	35.3%
$1,000,000 - $1,499,999	6.3%	7.9%	13.4%
$1,500,000 - $1,999,999	6.6%	2.3%	3.2%
$2,000,000 +	6.0%	2.1%	2.0%
Average Home Value	$853,295	$745,026	$820,544
2029 Owner Occupied Housing Units by Value			
Total	367	12,188	34,274
<$50,000	0.0%	0.2%	0.3%
$50,000 - $99,999	0.5%	0.1%	0.1%
$100,000 - $149,999	0.0%	0.0%	0.0%
$150,000 - $199,999	0.0%	0.2%	0.2%
$200,000 - $249,999	0.0%	0.2%	0.2%
$250,000 - $299,999	0.5%	0.7%	0.6%
$300,000 - $399,999	2.2%	3.5%	2.8%
$400,000 - $499,999	8.4%	10.1%	6.6%
$500,000 - $749,999	34.3%	31.1%	24.5%
$750,000 - $999,999	31.1%	35.2%	39.3%
$1,000,000 - $1,499,999	8.2%	12.3%	18.0%
$1,500,000 - $1,999,999	8.2%	3.3%	4.7%
$2,000,000 +	6.3%	2.8%	2.6%
Average Home Value	$922,678	$839,972	$906,228

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.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Latitude: 39.07585
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Median Household Income			
2024	$200,001	$145,668	$170,222
2029	$200,001	$157,375	$182,229
Median Home Value			
2024	$718,496	$686,990	$778,041
2029	$780,702	$776,307	$843,208
Per Capita Income			
2024	$78,166	$61,690	$70,462
2029	$86,201	$68,149	$77,716
Median Age			
2010	32.8	33.2	34.7
2020	37.9	35.5	37.3
2024	38.7	36.4	38.3
2029	39.1	37.1	39.0
2020 Population by Age			
Total	1,320	43,667	117,293
0 - 4	5.6%	6.7%	5.7%
5 - 9	6.9%	7.5%	7.4%
10 - 14	10.1%	8.5%	8.9%
15 - 24	14.5%	13.5%	14.4%
25 - 34	9.4%	12.9%	10.4%
35 - 44	13.6%	15.4%	14.6%
45 - 54	19.8%	15.4%	17.1%
55 - 64	12.3%	11.4%	12.1%
65 - 74	4.7%	5.3%	5.5%
75 - 84	2.3%	2.4%	2.8%
85 +	0.8%	0.8%	1.0%
18 +	71.9%	72.3%	72.2%
2024 Population by Age			
Total	1,294	47,207	123,354
0 - 4	5.6%	6.6%	5.6%
5 - 9	6.8%	7.4%	7.0%
10 - 14	7.7%	7.7%	8.0%
15 - 24	15.1%	13.6%	14.1%
25 - 34	10.0%	12.5%	10.6%
35 - 44	13.6%	16.0%	15.1%
45 - 54	17.0%	14.7%	16.2%
55 - 64	14.5%	11.8%	12.5%
65 - 74	6.0%	6.1%	6.3%
75 - 84	2.8%	2.7%	3.3%
85 +	1.0%	0.9%	1.1%
18 +	74.3%	73.7%	74.4%
2029 Population by Age			
Total	1,354	50,637	130,692
0 - 4	5.7%	6.5%	5.5%
5 - 9	6.4%	6.8%	6.5%
10 - 14	7.4%	7.5%	7.6%
15 - 24	13.5%	13.0%	12.9%
25 - 34	12.1%	13.1%	12.0%
35 - 44	12.9%	15.1%	14.5%
45 - 54	15.0%	14.5%	15.5%
55 - 64	15.1%	11.4%	12.3%
65 - 74	7.5%	7.6%	7.9%
75 - 84	3.2%	3.3%	3.8%
85 +	1.2%	1.1%	1.4%
18 +	76.3%	75.0%	75.9%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2020 Population by Sex			
Males	650	21,372	57,540
Females	670	22,295	59,753
2024 Population by Sex			
Males	652	23,533	61,630
Females	641	23,674	61,724
2029 Population by Sex			
Males	682	25,100	64,934
Females	673	25,537	65,759
2010 Population by Race/Ethnicity			
Total	1,223	37,031	102,290
White Alone	75.2%	70.3%	72.8%
Black Alone	9.2%	9.5%	8.1%
American Indian Alone	0.2%	0.4%	0.3%
Asian Alone	8.1%	7.9%	10.5%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	2.6%	7.5%	4.2%
Two or More Races	4.6%	4.3%	4.1%
Hispanic Origin	9.7%	17.4%	11.5%
Diversity Index	51.9	63.1	56.1
2020 Population by Race/Ethnicity			
Total	1,320	43,667	117,293
White Alone	69.5%	57.4%	60.5%
Black Alone	6.0%	8.1%	7.2%
American Indian Alone	0.5%	0.5%	0.3%
Asian Alone	9.4%	10.0%	14.6%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	3.3%	12.9%	7.0%
Two or More Races	11.2%	11.1%	10.4%
Hispanic Origin	11.0%	21.8%	14.2%
Diversity Index	59.1	75.3	69.1
2024 Population by Race/Ethnicity			
Total	1,294	47,208	123,354
White Alone	67.1%	54.6%	57.8%
Black Alone	6.2%	8.2%	7.4%
American Indian Alone	0.5%	0.5%	0.3%
Asian Alone	10.6%	11.2%	16.0%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	3.6%	13.7%	7.5%
Two or More Races	11.9%	11.6%	10.9%
Hispanic Origin	11.4%	22.9%	15.0%
Diversity Index	61.6	77.3	71.5
2029 Population by Race/Ethnicity			
Total	1,356	50,638	130,693
White Alone	64.9%	52.0%	55.3%
Black Alone	6.3%	8.3%	7.4%
American Indian Alone	0.6%	0.5%	0.4%
Asian Alone	11.7%	12.2%	17.3%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	3.8%	14.7%	8.1%
Two or More Races	12.7%	12.3%	11.6%
Hispanic Origin	12.0%	24.4%	16.0%
Diversity Index	64.0	79.2	73.6

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: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2020 Population by Relationship and Household Type			
Total	1,320	43,667	117,293
In Households	99.2%	99.7%	99.6%
Householder	31.4%	33.4%	33.0%
Opposite-Sex Spouse	21.4%	19.5%	21.2%
Same-Sex Spouse	0.2%	0.1%	0.1%
Opposite-Sex Unmarried Partner	1.3%	1.8%	1.4%
Same-Sex Unmarried Partner	0.1%	0.1%	0.1%
Biological Child	36.0%	33.1%	34.5%
Adopted Child	0.8%	0.6%	0.6%
Stepchild	0.8%	1.0%	0.9%
Grandchild	1.0%	1.2%	0.9%
Brother or Sister	0.8%	1.3%	0.9%
Parent	1.5%	1.8%	1.6%
Parent-in-law	0.8%	0.5%	0.6%
Son-in-law or Daughter-in-law	0.2%	0.3%	0.3%
Other Relatives	0.8%	1.9%	1.3%
Foster Child	0.0%	0.0%	0.0%
Other Nonrelatives	2.0%	3.0%	2.2%
In Group Quarters	0.8%	0.3%	0.4%
Institutionalized	0.1%	0.2%	0.4%
Noninstitutionalized	0.7%	0.1%	0.0%
2024 Population 25+ by Educational Attainment			
Total	837	30,551	80,418
Less than 9th Grade	1.2%	2.8%	1.7%
9th - 12th Grade, No Diploma	1.2%	3.3%	2.0%
High School Graduate	14.1%	12.2%	10.2%
GED/Alternative Credential	1.7%	2.1%	1.5%
Some College, No Degree	9.4%	12.0%	10.9%
Associate Degree	6.0%	5.3%	5.9%
Bachelor's Degree	36.9%	36.6%	39.1%
Graduate/Professional Degree	29.5%	25.6%	28.7%
2024 Population 15+ by Marital Status			
Total	1,033	36,959	97,826
Never Married	28.5%	30.5%	29.1%
Married	59.1%	56.5%	59.6%
Widowed	4.0%	3.5%	3.2%
Divorced	8.4%	9.5%	8.1%
2024 Civilian Population 16+ in Labor Force			
Civilian Population 16+	741	28,151	72,821
Population 16+ Employed	96.0%	96.9%	97.5%
Population 16+ Unemployment rate	4.0%	3.1%	2.5%
Population 16-24 Employed	14.2%	13.3%	12.7%
Population 16-24 Unemployment rate	8.2%	6.6%	7.6%
Population 25-54 Employed	62.6%	65.9%	65.0%
Population 25-54 Unemployment rate	1.3%	2.3%	1.6%
Population 55-64 Employed	18.0%	15.4%	17.2%
Population 55-64 Unemployment rate	10.5%	3.8%	1.9%
Population 65+ Employed	5.1%	5.5%	5.1%
Population 65+ Unemployment rate	0.0%	2.0%	2.6%

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2024 Employed Population 16+ by Industry			
Total	711	27,283	71,005
Agriculture/Mining	0.0%	0.5%	0.6%
Construction	1.8%	5.1%	4.5%
Manufacturing	7.5%	4.0%	4.7%
Wholesale Trade	0.6%	1.0%	0.9%
Retail Trade	7.2%	8.6%	7.3%
Transportation/Utilities	5.3%	5.8%	4.2%
Information	3.8%	3.9%	4.2%
Finance/Insurance/Real Estate	6.6%	5.2%	6.7%
Services	60.1%	57.4%	58.5%
Public Administration	7.3%	8.4%	8.3%
2024 Employed Population 16+ by Occupation			
Total	709	27,281	71,005
White Collar	80.3%	76.1%	81.3%
Management/Business/Financial	29.7%	25.6%	30.7%
Professional	37.7%	34.2%	35.4%
Sales	8.0%	7.4%	7.4%
Administrative Support	4.9%	8.9%	7.8%
Services	13.6%	15.6%	11.5%
Blue Collar	5.8%	8.2%	7.2%
Farming/Forestry/Fishing	0.0%	0.1%	0.2%
Construction/Extraction	1.3%	2.6%	2.1%
Installation/Maintenance/Repair	0.6%	0.8%	0.7%
Production	1.3%	0.9%	1.3%
Transportation/Material Moving	2.7%	3.9%	2.8%
2020 Households by Type			
Total	374	14,655	38,597
Married Couple Households	71.1%	58.7%	64.6%
With Own Children <18	39.3%	32.1%	35.8%
Without Own Children <18	31.8%	26.6%	28.8%
Cohabitating Couple Households	4.3%	5.5%	4.3%
With Own Children <18	1.3%	2.1%	1.5%
Without Own Children <18	2.9%	3.4%	2.9%
Male Householder, No Spouse/Partner	10.7%	14.5%	11.9%
Living Alone	6.4%	8.9%	7.5%
65 Years and over	0.5%	1.5%	1.4%
With Own Children <18	1.6%	1.9%	1.7%
Without Own Children <18, With Relatives	1.6%	2.3%	1.8%
No Relatives Present	0.8%	1.4%	1.0%
Female Householder, No Spouse/Partner	14.2%	21.3%	19.2%
Living Alone	7.5%	11.1%	10.2%
65 Years and over	1.6%	3.9%	4.2%
With Own Children <18	3.5%	4.8%	4.2%
Without Own Children <18, With Relatives	2.4%	4.5%	4.0%
No Relatives Present	0.5%	0.9%	0.7%
2020 Households by Size			
Total	374	14,655	38,597
1 Person Household	13.9%	20.0%	17.6%
2 Person Household	22.5%	25.5%	26.1%
3 Person Household	19.0%	17.7%	18.1%
4 Person Household	25.7%	20.0%	22.6%
5 Person Household	12.6%	10.4%	10.0%
6 Person Household	4.5%	4.2%	3.7%
7 + Person Household	1.6%	2.1%	1.8%

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2020 Households by Tenure and Mortgage Status			
Total	374	14,655	38,597
Owner Occupied	89.0%	68.3%	76.5%
Owned with a Mortgage/Loan	82.1%	61.0%	67.4%
Owned Free and Clear	7.0%	7.4%	9.1%
Renter Occupied	11.0%	31.7%	23.5%
2024 Affordability, Mortgage and Wealth			
Housing Affordability Index	109	83	86
Percent of Income for Mortgage	22.5%	29.5%	28.6%
Wealth Index	231	164	201
2020 Housing Units By Urban/ Rural Status			
Total	392	15,188	39,778
Urban Housing Units	76.8%	92.1%	92.7%
Rural Housing Units	23.2%	7.9%	7.3%
2020 Population By Urban/ Rural Status			
Total	1,320	43,667	117,293
Urban Population	78.0%	91.2%	91.9%
Rural Population	22.0%	8.8%	8.1%

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.	Boomburbs (1C)	Boomburbs (1C)	Boomburbs (1C)
2.	Professional Pride (1B)	Professional Pride (1B)	Professional Pride (1B)
3.		NeWest Residents (13C)	Enterprising Professionals (2D)
2024 Consumer Spending			
Apparel & Services: Total $	$1,944,259	$62,192,873	$179,220,662
Average Spent	$5,063.17	$3,917.66	$4,379.57
Spending Potential Index	213	164	184
Education: Total $	$1,423,327	$45,360,169	$137,083,105
Average Spent	$3,706.58	$2,857.33	$3,349.86
Spending Potential Index	214	165	194
Entertainment/Recreation: Total $	$3,400,250	$103,766,822	$308,782,756
Average Spent	$8,854.82	$6,536.49	$7,545.64
Spending Potential Index	216	160	184
Food at Home: Total $	$5,545,732	$183,240,985	$527,347,405
Average Spent	$14,442.01	$11,542.74	$12,886.65
Spending Potential Index	198	158	176
Food Away from Home: Total $	$3,313,126	$104,747,214	$304,274,924
Average Spent	$8,627.93	$6,598.25	$7,435.49
Spending Potential Index	222	170	191
Health Care: Total $	$5,879,951	$181,073,479	$538,839,339
Average Spent	$15,312.37	$11,406.20	$13,167.47
Spending Potential Index	199	148	171
HH Furnishings & Equipment: Total $	$2,628,028	$80,521,240	$238,078,797
Average Spent	$6,843.82	$5,072.20	$5,817.87
Spending Potential Index	216	160	184
Personal Care Products & Services: Total $	$790,727	$25,934,285	$75,454,528
Average Spent	$2,059.18	$1,633.66	$1,843.86
Spending Potential Index	207	164	185
Shelter: Total $	$21,552,350	$701,994,851	$2,044,629,555
Average Spent	$56,125.91	$44,220.15	$49,964.07
Spending Potential Index	211	166	187
Support Payments/Cash Contributions/Gifts in Kind: Total $	$3,078,897	$86,100,175	$266,361,272
Average Spent	$8,017.96	$5,423.63	$6,509.00
Spending Potential Index	229	155	186
Travel: Total $	$2,629,814	$80,071,527	$240,615,061
Average Spent	$6,848.47	$5,043.88	$5,879.85
Spending Potential Index	226	166	194
Vehicle Maintenance & Repairs: Total $	$1,164,154	$36,677,135	$106,578,802
Average Spent	$3,031.65	$2,310.37	$2,604.44
Spending Potential Index	205	156	176

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 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

January 31, 2025