

Community Profile

National Harbor
165 Waterfront St, Oxon Hill, Maryland, 20745
Rings: 5, 10, 20 mile radii

Prepared by Esri
Latitude: 38.78419
Longitude: -77.01677

	5 miles	10 miles	20 miles
Population Summary			
2010 Total Population	281,360	1,272,302	3,237,042
2020 Total Population	310,578	1,421,311	3,605,246
2020 Group Quarters	4,516	38,418	80,004
2024 Total Population	310,454	1,436,889	3,638,725
2024 Group Quarters	4,355	36,362	77,257
2029 Total Population	313,373	1,476,318	3,717,662
2024-2029 Annual Rate	0.19%	0.54%	0.43%
2024 Total Daytime Population	305,560	1,817,641	4,000,237
Workers	171,437	1,241,382	2,438,393
Residents	134,123	576,259	1,561,844
Household Summary			
2010 Households	114,684	540,344	1,258,849
2010 Average Household Size	2.42	2.29	2.51
2020 Total Households	126,724	611,567	1,398,747
2020 Average Household Size	2.42	2.26	2.52
2024 Households	128,446	625,296	1,422,218
2024 Average Household Size	2.38	2.24	2.50
2029 Households	131,229	650,960	1,468,808
2029 Average Household Size	2.35	2.21	2.48
2024-2029 Annual Rate	0.43%	0.81%	0.65%
2010 Families	67,839	274,454	748,035
2010 Average Family Size	3.10	3.09	3.18
2024 Families	72,843	301,174	817,390
2024 Average Family Size	3.20	3.18	3.30
2029 Families	73,575	308,062	833,994
2029 Average Family Size	3.18	3.16	3.29
2024-2029 Annual Rate	0.20%	0.45%	0.40%
Housing Unit Summary			
2000 Housing Units	114,715	533,000	1,218,704
Owner Occupied Housing Units	50.7%	43.3%	54.9%
Renter Occupied Housing Units	43.4%	49.9%	40.1%
Vacant Housing Units	5.9%	6.9%	5.1%
2010 Housing Units	124,472	588,316	1,351,177
Owner Occupied Housing Units	49.3%	43.7%	54.1%
Renter Occupied Housing Units	42.9%	48.1%	39.1%
Vacant Housing Units	7.9%	8.2%	6.8%
2020 Housing Units	135,459	665,652	1,492,249
Owner Occupied Housing Units	47.0%	40.4%	50.9%
Renter Occupied Housing Units	46.5%	51.5%	42.8%
Vacant Housing Units	6.4%	8.1%	6.3%
2024 Housing Units	139,449	690,666	1,533,802
Owner Occupied Housing Units	47.3%	40.5%	51.6%
Renter Occupied Housing Units	44.8%	50.0%	41.2%
Vacant Housing Units	7.9%	9.5%	7.3%
2029 Housing Units	143,151	722,579	1,590,248
Owner Occupied Housing Units	47.4%	40.5%	51.9%
Renter Occupied Housing Units	44.3%	49.6%	40.5%
Vacant Housing Units	8.3%	9.9%	7.6%

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.

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2024 Households by Income			
Household Income Base	128,446	625,268	1,422,170
<\$15,000	6.6%	7.1%	6.0%
\$15,000 - \$24,999	3.8%	3.8%	3.4%
\$25,000 - \$34,999	4.2%	4.3%	3.8%
\$35,000 - \$49,999	6.8%	6.2%	5.9%
\$50,000 - \$74,999	12.5%	11.8%	11.3%
\$75,000 - \$99,999	11.7%	11.8%	11.3%
\$100,000 - \$149,999	18.5%	18.7%	18.5%
\$150,000 - \$199,999	12.0%	12.5%	13.1%
\$200,000+	23.9%	23.7%	26.7%
Average Household Income	\$158,275	\$157,624	\$169,417
2029 Households by Income			
Household Income Base	131,229	650,933	1,468,761
<\$15,000	5.6%	5.8%	5.0%
\$15,000 - \$24,999	3.0%	3.0%	2.6%
\$25,000 - \$34,999	3.5%	3.6%	3.1%
\$35,000 - \$49,999	5.8%	5.4%	5.0%
\$50,000 - \$74,999	11.1%	10.6%	10.0%
\$75,000 - \$99,999	10.9%	10.9%	10.6%
\$100,000 - \$149,999	18.6%	19.0%	18.5%
\$150,000 - \$199,999	13.5%	14.0%	14.4%
\$200,000+	28.0%	27.8%	30.8%
Average Household Income	\$180,324	\$179,644	\$191,409
2024 Owner Occupied Housing Units by Value			
Total	65,882	279,479	790,277
<\$50,000	2.1%	1.7%	1.7%
\$50,000 - \$99,999	0.8%	0.3%	0.4%
\$100,000 - \$149,999	0.6%	0.7%	0.5%
\$150,000 - \$199,999	1.1%	1.3%	0.9%
\$200,000 - \$249,999	1.9%	2.3%	1.8%
\$250,000 - \$299,999	3.0%	3.3%	2.6%
\$300,000 - \$399,999	13.3%	12.6%	11.9%
\$400,000 - \$499,999	14.7%	14.0%	14.6%
\$500,000 - \$749,999	24.7%	26.2%	28.5%
\$750,000 - \$999,999	19.4%	18.1%	18.1%
\$1,000,000 - \$1,499,999	12.3%	12.4%	11.9%
\$1,500,000 - \$1,999,999	3.7%	3.9%	4.2%
\$2,000,000 +	2.3%	3.1%	3.0%
Average Home Value	\$723,928	\$740,413	\$747,163
2029 Owner Occupied Housing Units by Value			
Total	67,835	292,474	824,270
<\$50,000	1.5%	1.1%	1.1%
\$50,000 - \$99,999	0.3%	0.1%	0.1%
\$100,000 - \$149,999	0.3%	0.4%	0.2%
\$150,000 - \$199,999	0.5%	0.6%	0.4%
\$200,000 - \$249,999	1.2%	1.0%	0.8%
\$250,000 - \$299,999	1.8%	1.8%	1.4%
\$300,000 - \$399,999	10.0%	9.3%	8.7%
\$400,000 - \$499,999	13.3%	12.6%	13.5%
\$500,000 - \$749,999	24.3%	25.4%	29.1%
\$750,000 - \$999,999	21.9%	20.9%	20.7%
\$1,000,000 - \$1,499,999	16.8%	16.9%	15.1%
\$1,500,000 - \$1,999,999	5.3%	5.7%	5.4%
\$2,000,000 +	2.8%	4.2%	3.5%
Average Home Value	\$814,180	\$844,693	\$822,793

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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Median Household Income			
2024	\$108,651	\$109,631	\$117,684
2029	\$122,463	\$123,361	\$133,113
Median Home Value			
2024	\$625,491	\$630,941	\$637,418
2029	\$717,640	\$727,255	\$704,025
Per Capita Income			
2024	\$65,667	\$68,733	\$66,320
2029	\$75,706	\$79,346	\$75,723
Median Age			
2010	36.7	34.6	35.9
2020	37.4	35.2	36.6
2024	38.2	35.8	37.2
2029	39.7	37.4	38.5
2020 Population by Age			
Total	310,578	1,421,311	3,605,246
0 - 4	6.4%	5.8%	5.7%
5 - 9	6.2%	5.4%	5.9%
10 - 14	5.9%	5.0%	6.0%
15 - 24	10.9%	12.6%	13.2%
25 - 34	16.7%	20.9%	16.7%
35 - 44	15.0%	15.3%	14.5%
45 - 54	12.7%	11.8%	12.6%
55 - 64	12.2%	11.1%	11.8%
65 - 74	8.8%	7.6%	8.2%
75 - 84	4.0%	3.5%	3.9%
85 +	1.2%	1.2%	1.5%
18 +	78.3%	81.1%	78.8%
2024 Population by Age			
Total	310,454	1,436,890	3,638,724
0 - 4	6.1%	5.5%	5.6%
5 - 9	6.3%	5.4%	5.8%
10 - 14	5.7%	4.8%	5.6%
15 - 24	10.8%	11.5%	12.5%
25 - 34	15.8%	21.3%	17.0%
35 - 44	16.1%	16.3%	15.3%
45 - 54	12.6%	11.6%	12.5%
55 - 64	11.6%	10.5%	11.2%
65 - 74	8.9%	7.7%	8.4%
75 - 84	4.7%	4.0%	4.5%
85 +	1.4%	1.3%	1.6%
18 +	78.8%	81.7%	79.7%
2029 Population by Age			
Total	313,375	1,476,316	3,717,663
0 - 4	5.7%	5.2%	5.3%
5 - 9	5.7%	5.0%	5.4%
10 - 14	6.0%	5.0%	5.7%
15 - 24	11.0%	11.6%	12.2%
25 - 34	13.6%	18.8%	15.8%
35 - 44	16.1%	17.0%	15.3%
45 - 54	13.4%	12.4%	13.0%
55 - 64	11.2%	10.1%	10.9%
65 - 74	9.6%	8.4%	9.1%
75 - 84	5.8%	4.9%	5.5%
85 +	1.7%	1.6%	1.9%
18 +	79.2%	82.1%	80.3%

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	147,100	678,031	1,729,695
Females	163,478	743,280	1,875,551
2024 Population by Sex			
Males	149,935	698,198	1,776,748
Females	160,519	738,691	1,861,977
2029 Population by Sex			
Males	150,858	714,754	1,807,957
Females	162,516	761,564	1,909,705
2010 Population by Race/Ethnicity			
Total	281,361	1,272,302	3,237,042
White Alone	37.4%	41.9%	46.6%
Black Alone	49.5%	42.5%	34.3%
American Indian Alone	0.4%	0.4%	0.4%
Asian Alone	4.3%	6.4%	8.3%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	5.5%	5.4%	6.7%
Two or More Races	2.9%	3.3%	3.6%
Hispanic Origin	11.8%	12.4%	14.8%
Diversity Index	69.1	71.5	74.0
2020 Population by Race/Ethnicity			
Total	310,578	1,421,311	3,605,246
White Alone	33.2%	37.1%	37.8%
Black Alone	43.4%	37.8%	32.2%
American Indian Alone	0.6%	0.6%	0.7%
Asian Alone	4.7%	7.5%	9.5%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	9.8%	8.0%	10.1%
Two or More Races	8.2%	8.9%	9.8%
Hispanic Origin	16.4%	15.0%	17.9%
Diversity Index	77.0	77.6	80.6
2024 Population by Race/Ethnicity			
Total	310,453	1,436,889	3,638,725
White Alone	32.5%	36.5%	36.6%
Black Alone	42.6%	37.2%	32.0%
American Indian Alone	0.6%	0.7%	0.8%
Asian Alone	5.0%	7.8%	9.9%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	10.5%	8.4%	10.5%
Two or More Races	8.7%	9.3%	10.2%
Hispanic Origin	17.5%	15.7%	18.8%
Diversity Index	78.1	78.4	81.4
2029 Population by Race/Ethnicity			
Total	313,372	1,476,318	3,717,661
White Alone	31.8%	35.5%	35.2%
Black Alone	41.8%	36.7%	31.8%
American Indian Alone	0.7%	0.7%	0.8%
Asian Alone	5.4%	8.4%	10.5%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	11.0%	8.8%	11.0%
Two or More Races	9.2%	9.8%	10.7%
Hispanic Origin	18.5%	16.5%	19.6%
Diversity Index	79.1	79.3	82.2

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.

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2020 Population by Relationship and Household Type			
Total	310,578	1,421,311	3,605,246
In Households	98.5%	97.3%	97.8%
Householder	40.8%	43.0%	38.8%
Opposite-Sex Spouse	14.6%	13.3%	15.5%
Same-Sex Spouse	0.3%	0.4%	0.3%
Opposite-Sex Unmarried Partner	2.4%	2.8%	2.2%
Same-Sex Unmarried Partner	0.2%	0.3%	0.2%
Biological Child	26.2%	22.8%	26.0%
Adopted Child	0.5%	0.4%	0.5%
Stepchild	0.8%	0.7%	0.8%
Grandchild	2.9%	2.3%	2.2%
Brother or Sister	1.8%	1.7%	1.7%
Parent	1.3%	1.3%	1.5%
Parent-in-law	0.2%	0.2%	0.4%
Son-in-law or Daughter-in-law	0.3%	0.3%	0.4%
Other Relatives	2.2%	1.9%	2.2%
Foster Child	0.1%	0.1%	0.0%
Other Nonrelatives	3.9%	5.8%	5.3%
In Group Quarters	1.5%	2.7%	2.2%
Institutionalized	0.6%	0.6%	0.5%
Noninstitutionalized	0.8%	2.1%	1.7%
2024 Population 25+ by Educational Attainment			
Total	220,863	1,046,108	2,563,413
Less than 9th Grade	3.8%	3.0%	3.9%
9th - 12th Grade, No Diploma	4.0%	3.5%	3.4%
High School Graduate	17.5%	14.6%	14.5%
GED/Alternative Credential	2.4%	2.1%	1.9%
Some College, No Degree	15.0%	12.4%	12.2%
Associate Degree	5.5%	5.1%	5.5%
Bachelor's Degree	25.8%	28.4%	27.6%
Graduate/Professional Degree	26.0%	30.9%	30.9%
2024 Population 15+ by Marital Status			
Total	254,447	1,211,720	3,019,949
Never Married	41.7%	47.3%	41.2%
Married	44.7%	39.9%	46.0%
Widowed	4.6%	3.9%	4.2%
Divorced	9.0%	8.9%	8.7%
2024 Civilian Population 16+ in Labor Force			
Civilian Population 16+	181,701	888,869	2,149,677
Population 16+ Employed	96.0%	96.1%	96.6%
Population 16+ Unemployment rate	4.0%	3.9%	3.4%
Population 16-24 Employed	9.9%	9.9%	10.5%
Population 16-24 Unemployment rate	10.0%	10.7%	9.7%
Population 25-54 Employed	67.7%	71.3%	67.9%
Population 25-54 Unemployment rate	3.4%	3.1%	2.6%
Population 55-64 Employed	14.7%	12.6%	14.5%
Population 55-64 Unemployment rate	2.6%	3.2%	2.5%
Population 65+ Employed	7.7%	6.2%	7.1%
Population 65+ Unemployment rate	3.5%	3.0%	2.9%

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2024 Employed Population 16+ by Industry			
Total	174,394	854,376	2,077,072
Agriculture/Mining	0.2%	0.1%	0.1%
Construction	6.1%	4.4%	5.5%
Manufacturing	2.4%	2.0%	2.3%
Wholesale Trade	0.9%	0.6%	0.7%
Retail Trade	5.8%	5.7%	6.1%
Transportation/Utilities	5.0%	4.4%	4.2%
Information	2.4%	2.9%	2.6%
Finance/Insurance/Real Estate	5.8%	5.5%	5.5%
Services	53.9%	56.3%	56.8%
Public Administration	17.7%	18.0%	16.1%
2024 Employed Population 16+ by Occupation			
Total	174,394	854,376	2,077,073
White Collar	71.4%	77.3%	75.1%
Management/Business/Financial	25.7%	28.9%	26.4%
Professional	31.4%	35.1%	35.4%
Sales	5.9%	5.5%	5.6%
Administrative Support	8.4%	7.8%	7.7%
Services	16.3%	12.9%	13.7%
Blue Collar	12.4%	9.8%	11.2%
Farming/Forestry/Fishing	0.1%	0.1%	0.1%
Construction/Extraction	4.6%	2.9%	3.9%
Installation/Maintenance/Repair	1.6%	1.3%	1.5%
Production	1.3%	1.1%	1.4%
Transportation/Material Moving	4.8%	4.4%	4.4%
2020 Households by Type			
Total	126,724	611,567	1,398,747
Married Couple Households	36.6%	31.9%	40.7%
With Own Children <18	14.4%	12.7%	17.7%
Without Own Children <18	22.2%	19.2%	23.0%
Cohabiting Couple Households	6.5%	7.3%	6.1%
With Own Children <18	1.8%	1.4%	1.5%
Without Own Children <18	4.7%	5.9%	4.6%
Male Householder, No Spouse/Partner	20.5%	23.8%	20.1%
Living Alone	14.4%	16.9%	13.4%
65 Years and over	3.2%	3.2%	3.0%
With Own Children <18	1.6%	1.3%	1.5%
Without Own Children <18, With Relatives	2.9%	2.6%	2.8%
No Relatives Present	1.6%	3.0%	2.5%
Female Householder, No Spouse/Partner	36.5%	37.1%	33.1%
Living Alone	19.3%	21.1%	18.1%
65 Years and over	6.2%	5.8%	6.3%
With Own Children <18	7.1%	5.7%	5.3%
Without Own Children <18, With Relatives	8.5%	7.2%	7.3%
No Relatives Present	1.5%	3.0%	2.3%
2020 Households by Size			
Total	126,724	611,567	1,398,747
1 Person Household	33.8%	38.1%	31.6%
2 Person Household	30.4%	30.5%	29.4%
3 Person Household	14.9%	13.4%	15.1%
4 Person Household	11.3%	10.0%	12.9%
5 Person Household	5.4%	4.6%	6.2%
6 Person Household	2.4%	2.0%	2.7%
7 + Person Household	1.9%	1.5%	2.1%

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2020 Households by Tenure and Mortgage Status			
Total	126,724	611,567	1,398,747
Owner Occupied	50.3%	43.9%	54.3%
Owned with a Mortgage/Loan	41.0%	35.9%	43.7%
Owned Free and Clear	9.2%	8.0%	10.7%
Renter Occupied	49.7%	56.1%	45.7%
2024 Affordability, Mortgage and Wealth			
Housing Affordability Index	67	69	72
Percent of Income for Mortgage	36.0%	36.0%	33.9%
Wealth Index	134	120	145
2020 Housing Units By Urban/ Rural Status			
Total	135,459	665,652	1,492,249
Urban Housing Units	99.9%	99.5%	98.4%
Rural Housing Units	0.1%	0.5%	1.6%
2020 Population By Urban/ Rural Status			
Total	310,578	1,421,311	3,605,246
Urban Population	99.9%	99.3%	98.2%
Rural Population	0.1%	0.7%	1.8%

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.	Laptops and Lattes (3A)	Metro Renters (3B)	Metro Renters (3B)
2.	Pleasantville (2B)	Laptops and Lattes (3A)	Laptops and Lattes (3A)
3.	City Strivers (11A)	City Strivers (11A)	Top Tier (1A)
2024 Consumer Spending			
Apparel & Services: Total \$	\$447,319,519	\$2,207,169,844	\$5,217,543,939
Average Spent	\$3,482.55	\$3,529.80	\$3,668.60
Spending Potential Index	146	148	154
Education: Total \$	\$332,156,829	\$1,617,172,252	\$3,948,492,060
Average Spent	\$2,585.96	\$2,586.25	\$2,776.29
Spending Potential Index	150	150	161
Entertainment/Recreation: Total \$	\$712,794,781	\$3,440,121,769	\$8,444,306,726
Average Spent	\$5,549.37	\$5,501.59	\$5,937.42
Spending Potential Index	136	134	145
Food at Home: Total \$	\$1,327,093,178	\$6,464,376,368	\$15,482,536,786
Average Spent	\$10,331.92	\$10,338.11	\$10,886.19
Spending Potential Index	141	142	149
Food Away from Home: Total \$	\$725,179,664	\$3,575,812,205	\$8,588,325,299
Average Spent	\$5,645.79	\$5,718.59	\$6,038.68
Spending Potential Index	145	147	155
Health Care: Total \$	\$1,260,544,943	\$5,993,318,888	\$14,764,486,319
Average Spent	\$9,813.81	\$9,584.77	\$10,381.31
Spending Potential Index	128	125	135
HH Furnishings & Equipment: Total \$	\$549,189,802	\$2,657,738,623	\$6,494,958,844
Average Spent	\$4,275.65	\$4,250.37	\$4,566.78
Spending Potential Index	135	134	144
Personal Care Products & Services: Total \$	\$184,895,686	\$907,975,290	\$2,186,014,229
Average Spent	\$1,439.48	\$1,452.07	\$1,537.05
Spending Potential Index	145	146	154
Shelter: Total \$	\$4,972,690,116	\$24,261,844,527	\$58,822,999,034
Average Spent	\$38,714.25	\$38,800.58	\$41,360.04
Spending Potential Index	145	146	155
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$557,420,943	\$2,607,631,275	\$6,625,549,259
Average Spent	\$4,339.73	\$4,170.24	\$4,658.60
Spending Potential Index	124	119	133
Travel: Total \$	\$545,707,775	\$2,646,485,007	\$6,516,770,629
Average Spent	\$4,248.54	\$4,232.37	\$4,582.12
Spending Potential Index	140	140	151
Vehicle Maintenance & Repairs: Total \$	\$254,149,026	\$1,230,334,400	\$2,985,584,618
Average Spent	\$1,978.64	\$1,967.60	\$2,099.25
Spending Potential Index	134	133	142

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.