



# Executive Summary

Avonlea  
42530 Tall Cedars Pkwy, Chantilly, Virginia, 20152  
Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
Latitude: 38.93070  
Longitude: -77.52977

	5 minutes	10 minutes	15 minutes
<b>Population</b>			
2000 Population	2,693	8,946	45,811
2010 Population	17,416	47,647	107,797
2020 Population	28,232	103,032	182,416
2025 Population	33,493	122,155	211,883
2000-2010 Annual Rate	20.52%	18.21%	8.93%
2010-2020 Annual Rate	4.83%	7.81%	5.27%
2020-2025 Annual Rate	3.48%	3.46%	3.04%
2020 Male Population	48.9%	49.2%	49.2%
2020 Female Population	51.1%	50.8%	50.8%
2020 Median Age	33.6	33.8	34.8

In the identified area, the current year population is 182,416. In 2010, the Census count in the area was 107,797. The rate of change since 2010 was 5.27% annually. The five-year projection for the population in the area is 211,883 representing a change of 3.04% annually from 2020 to 2025. Currently, the population is 49.2% male and 50.8% female.

### Median Age

The median age in this area is 33.6, compared to U.S. median age of 38.5.

### Race and Ethnicity

2020 White Alone	44.9%	47.8%	51.6%
2020 Black Alone	8.3%	7.1%	7.2%
2020 American Indian/Alaska Native Alone	0.3%	0.3%	0.2%
2020 Asian Alone	37.6%	36.6%	32.5%
2020 Pacific Islander Alone	0.0%	0.1%	0.1%
2020 Other Race	3.5%	2.7%	3.3%
2020 Two or More Races	5.5%	5.4%	5.1%
2020 Hispanic Origin (Any Race)	11.0%	8.9%	10.1%

Persons of Hispanic origin represent 10.1% of the population in the identified area compared to 18.8% 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 69.2 in the identified area, compared to 65.1 for the U.S. as a whole.

### Households

2020 Wealth Index	195	238	233
2000 Households	1,102	3,218	15,335
2010 Households	5,761	14,765	34,504
2020 Total Households	9,297	31,508	57,150
2025 Total Households	10,972	37,241	66,128
2000-2010 Annual Rate	17.99%	16.46%	8.45%
2010-2020 Annual Rate	4.78%	7.68%	5.05%
2020-2025 Annual Rate	3.37%	3.40%	2.96%
2020 Average Household Size	3.04	3.27	3.19

The household count in this area has changed from 34,504 in 2010 to 57,150 in the current year, a change of 5.05% annually. The five-year projection of households is 66,128, a change of 2.96% annually from the current year total. Average household size is currently 3.19, compared to 3.12 in the year 2010. The number of families in the current year is 46,074 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, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



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<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	13.5%	13.9%	14.6%
<b>Median Household Income</b>			
2020 Median Household Income	\$143,724	\$169,226	\$160,720
2025 Median Household Income	\$153,067	\$179,092	\$170,245
2020-2025 Annual Rate	1.27%	1.14%	1.16%
<b>Average Household Income</b>			
2020 Average Household Income	\$169,318	\$199,256	\$191,190
2025 Average Household Income	\$184,522	\$216,160	\$207,795
2020-2025 Annual Rate	1.73%	1.64%	1.68%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$54,513	\$60,462	\$59,617
2025 Per Capita Income	\$59,115	\$65,430	\$64,537
2020-2025 Annual Rate	1.63%	1.59%	1.60%

### Households by Income

Current median household income is \$160,720 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$170,245 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$191,190 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$207,795 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$59,617 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$64,537 in five years, compared to \$37,691 for all U.S. households

<b>Housing</b>			
2020 Housing Affordability Index	165	160	153
2000 Total Housing Units	1,128	3,355	15,844
2000 Owner Occupied Housing Units	962	2,841	12,953
2000 Renter Occupied Housing Units	140	377	2,382
2000 Vacant Housing Units	26	137	509
2010 Total Housing Units	5,986	15,327	35,697
2010 Owner Occupied Housing Units	4,946	13,072	28,159
2010 Renter Occupied Housing Units	815	1,693	6,345
2010 Vacant Housing Units	225	562	1,193
2020 Total Housing Units	9,501	32,247	58,498
2020 Owner Occupied Housing Units	8,228	29,154	48,689
2020 Renter Occupied Housing Units	1,069	2,354	8,460
2020 Vacant Housing Units	204	739	1,348
2025 Total Housing Units	11,207	37,968	67,511
2025 Owner Occupied Housing Units	9,762	34,589	56,065
2025 Renter Occupied Housing Units	1,209	2,652	10,063
2025 Vacant Housing Units	235	727	1,383

Currently, 83.2% of the 58,498 housing units in the area are owner occupied; 14.5%, renter occupied; and 2.3% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 35,697 housing units in the area - 78.9% owner occupied, 17.8% renter occupied, and 3.3% vacant. The annual rate of change in housing units since 2010 is 24.55%. Median home value in the area is \$560,941, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 0.77% annually to \$582,940.

**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, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.