Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections
Calculated using TAS Retrieval

Dec 5, 2023

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Washtenaw Fountain Plaza Ypsilanti, MI	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population			
Current Year Estimated Population	41,388	140,855	372,006
Population Est 23Q1	41,409	140,943	371,962
Population Est 22Q4	41,467	141,022	371,962
Population Est 22Q3	41,629	141,069	371,879
Population Est 22Q2	41,634	141,054	371,453
Population Est 22Q1	41,626	141,094	370,902
Population Est 21Q4	41,641	141,141	370,709
Population Est 21Q3	41,664	141,125	370,105
Population Est 21Q2	41,653	141,077	370,141
Population Fcst	42,512	145,837	395,920
2010 Census Population	35,157	117,733	297,604
2000 Census Population	39,686	121,707	268,238
1990 Census Population	35,056	115,952	226,212
Current Year Daytime Population	75,005	205,770	465,880
Average Seasonal Population	366	1,250	3,884
Historical Annual Growth, 1990 – 2000	1.25%	0.49%	1.72%
Historical Annual Growth, 2000 – 2010	-1.20%	-0.33%	1.04%
Estimated Annual Growth, 2010 – CY	1.24%	1.36%	1.70%
Projected Annual Growth, CY to Y5	0.54%	0.70%	1.25%
Group Qtrs Est	3,247	14,068	23,301
Transient Est Average Last 4 Qtrs	1,628	7,083	18,148
Households			
Current Year Estimated Households	18,619	56,914	148,579
Households Est 23Q1	18,613	56,914	148,504
Households Est 22Q4	18,648	56,964	148,512
Households Est 22Q3	18,733	57,003	148,468
Households Est 22Q2	18,739	57,001	148,319
Households Est 22Q1	18,736	57,024	148,111
Households Est 21Q4	18,747	57,042	148,038
Households Est 21Q3	18,756	57,040	147,826
Households Est 21Q2	18,752	57,017	147,850
Households Fcst	19,150	59,135	158,628
2010 Census Households	16,248	50,686	123,350
2000 Census Households	16,455	50,163	110,173
1990 Census Households	14,975	46,064	90,973
Historical Annual Growth, 1990 – 2000	0.95%	0.86%	1.93%
Historical Annual Growth, 2000 – 2010	-0.13%	0.10%	1.14%
Estimated Annual Growth, 2010 – CY	1.03%	0.88%	1.41%
Projected Annual Growth, CY to Y5	0.56%	0.77%	1.32%
Population per Household	2.05	2.23	2.35

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Washtenaw Fountain Plaza Ypsilanti, MI	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income			
HH Income $500,000 or more	1.0%	1.5%	1.8%
HH Income $250,000 to $499,999	1.2%	1.8%	2.2%
HH Income $200,000 to $249,999	2.8%	4.3%	5.1%
HH Income $175,000 to $199,999	1.6%	2.7%	5.7%
HH Income $150,000 to $174,999	3.1%	3.9%	6.0%
HH Income $100,000 to 149,999	11.6%	13.6%	17.1%
HH Income $75,000 to 99,999	11.1%	11.7%	12.9%
HH Income $50,000 to 74,999	17.9%	16.3%	15.5%
HH Income $35,000 to 49,999	15.3%	13.6%	10.4%
HH Income $25,000 to 34,999	10.4%	9.0%	7.3%
HH Income $15,000 to 24,999	8.8%	8.0%	6.4%
HH Income $0 to 14,999	15.3%	13.7%	9.7%
Average Household Income	$70,521	$87,313	$104,406
Median Household Income	$50,148	$57,554	$76,247
Per Capita Income	$33,681	$38,335	$43,508
2000 Average HH Income	$48,919	$58,585	$67,565
2000 Median HH Income	$36,327	$41,742	$51,387
Average Disposable Income	57,598	66,679	79,091
Median Disposable Income	43,402	49,563	65,202
Discretionary HH Income Over $150,000	2.1%	3.9%	4.5%
Discretionary HH Income $125,000 to $149,999	2.3%	3.5%	5.0%
Discretionary HH Income $100,000 to $124,999	3.2%	4.3%	7.8%
Discretionary HH Income $75,000 to $99,999	5.4%	7.5%	11.1%
Discretionary HH Income $50,000 to $74,999	12.3%	14.2%	17.7%
Discretionary HH Income $25,000 to $49,999	29.4%	26.9%	24.8%
Discretionary HH Income Under $25,000	45.3%	39.8%	29.0%
Average Discretionary HH Income	38,351	45,409	56,146
Median Discretionary HH Income	27,932	32,582	45,639
Householder White – Count	10,818	35,816	101,754
Median HH Income	$57,121	$64,915	$82,211
Average HH Income	$71,339	$79,544	$91,873
Householder Black or African-American – Count	4,210	10,502	20,732
Median HH Income	$40,327	$45,563	$52,987
Average HH Income	$45,528	$53,805	$65,637
Householder Hispanic – Count	1,136	2,799	5,505
Median HH Income	$37,667	$45,087	$63,612
Average HH Income	$49,919	$61,867	$73,278
Householder Asian or Pacific Islander – Count	1,270	5,103	14,298
Median HH Income	$65,912	$64,797	$94,283
Average HH Income	$84,662	$83,023	$98,406
Householder Other or Pacific Islander – Count	1,186	2,695	6,290
Median HH Income	$41,217	$46,239	$66,308
Average HH Income	$57,104	$64,233	$77,927
Gender			
Male Population	20,072	68,531	182,012
Female Population	21,316	72,323	189,994

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Washtenaw Fountain Plaza Ypsilanti, MI	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Total Population by Age			
Count of Pop 0 to 4 years	2,320	7,536	19,642
Count of Pop 0 to 7 years	2,873	9,429	25,888
Count of Pop 5 - 13	3,166	10,961	32,906
Count of Pop 14 - 18	2,165	8,205	19,668
Count of Pop 19 - 22	3,684	15,172	29,520
Count of Pop 22 - 25	3,699	15,761	28,361
Count of Pop 25 - 29	3,282	11,062	26,609
Count of Pop 30 - 34	4,297	12,204	29,822
Count of Pop 35 - 39	3,287	9,422	25,032
Count of Pop 40 - 44	2,455	7,391	21,739
Count of Pop 45 - 59	5,779	18,800	62,611
Count of Pop 60 - 74	5,110	16,877	53,449
Count of Pop 75 - 84	1,627	5,607	17,238
Count of Pop 85+	517	1,856	5,410
% of Pop 0 to 4 years	5.6%	5.4%	5.3%
% of Pop 0 to 7 years	6.9%	6.7%	7.0%
% of Pop 5 - 13	7.6%	7.8%	8.8%
% of Pop 14 - 18	5.2%	5.8%	5.3%
% of Pop 19 - 22	8.9%	10.8%	7.9%
% of Pop 22 - 25	8.9%	11.2%	7.6%
% of Pop 25 - 29	7.9%	7.9%	7.2%
% of Pop 30 - 34	10.4%	8.7%	8.0%
% of Pop 35 - 39	7.9%	6.7%	6.7%
% of Pop 40 - 44	5.9%	5.2%	5.8%
% of Pop 45 - 59	14.0%	13.3%	16.8%
% of Pop 60 - 74	12.3%	12.0%	14.4%
% of Pop 75 - 84	3.9%	4.0%	4.6%
% of Pop 85+	1.2%	1.3%	1.5%
Median Age	32.8	30.7	34.9
Average Age	36.4	35.7	38.2
Male Population by Age			
% of Pop 0 to 4 years	5.9%	5.6%	5.5%
% of Pop 5 - 13	8.2%	8.1%	9.2%
% of Pop 14 - 18	4.3%	5.7%	5.4%
% of Pop 19 - 22	8.1%	10.6%	8.1%
% of Pop 22 - 25	8.8%	11.2%	7.8%
% of Pop 25 - 29	8.5%	8.2%	7.4%
% of Pop 30 - 34	11.2%	9.1%	8.3%
% of Pop 35 - 39	8.6%	7.1%	6.9%
% of Pop 40 - 44	6.3%	5.4%	5.9%
% of Pop 45 - 59	14.2%	13.3%	16.6%
% of Pop 75 - 84	3.4%	3.5%	4.2%
% of Pop 60 - 74	11.8%	11.3%	13.7%
% of Pop 85+	0.9%	1.0%	1.0%
Median Age	32.8	30.3	34.0
Average Age	35.9	34.9	37.3

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% of Pop 14 - 18	6.1%	6.0%	5.2%
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% of Pop 22 - 25	9.1%	11.2%	7.4%
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% of Pop 60 - 74	12.9%	12.7%	15.0%
% of Pop 75 - 84	4.4%	4.4%	5.1%
% of Pop 85+	1.6%	1.6%	1.8%
Median Age	32.7	31.1	36.0
Average Age	36.9	36.4	39.1
Race			
Count of White	23,480	84,998	236,519
Count of Black or African-American	8,957	24,628	55,093
Count of Asian or Pacific Islander	3,655	14,730	41,710
Count of Other races	5,296	16,498	38,684
White	56.7%	60.3%	63.6%
Black or African American	21.6%	17.5%	14.8%
Asian	8.8%	10.5%	11.2%
Other Races	12.8%	11.7%	10.4%
Language Spoken			
Speak English at Home	82.4%	81.6%	82.6%
Speak Spanish at Home	4.0%	3.9%	2.9%
Speak French or French Creole at Home	1.0%	0.8%	0.6%
Speak German at Home	0.6%	0.5%	0.7%
Speak Other Indo-European Languages at Home	2.9%	3.3%	3.7%
Speak Russian and Other Slavic Languages at H	0.5%	0.4%	0.5%
Speak Chinese at Home	1.9%	2.9%	3.7%
Speak Korean at Home	0.4%	0.9%	0.8%
Speak Vietnamese at Home	0.2%	0.2%	0.2%
Speak Other Asian Languages at Home	1.4%	1.8%	1.8%
Speak Tagalog and Other Pacific Languages at H	0.3%	0.2%	0.2%
Speak Other Language at Home	4.3%	3.4%	2.4%
Hispanic			
Hispanic Population	3,179	9,557	21,220
Hispanic Population Percent	7.7%	6.8%	5.7%
Mexican	49.8%	53.3%	53.8%
Puerto Rican	13.1%	9.0%	10.1%
Cuban	1.9%	3.0%	3.8%
Dominican	1.9%	0.9%	1.1%
Central American	11.0%	10.9%	8.4%
South American	13.0%	14.0%	13.4%
Other Hispanic	9.2%	8.9%	9.3%
2000 Hispanic Population Percent	4%	3%	3%
1990 Hispanic Population Percent	2%	2%	2%

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Washtenaw Fountain Plaza Ypsilanti, MI		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Ancestry	American (percent of total population)	4.7%	3.9%	4.1%
	American	4.3%	3.6%	3.8%
	Native American (ie. Indian/Eskimo)	0.3%	0.2%	0.2%
	Hawaiian/Pacific Islander	0.1%	0.1%	0.0%
	Asian (percent of total population)	8.8%	10.4%	11.2%
	Chinese	1.9%	3.5%	3.7%
	Japanese	0.3%	0.5%	0.5%
	Korean	0.7%	1.2%	1.2%
	South Central Asian (ie. Indian)	4.2%	3.7%	4.3%
	South East Asian (ie. Vietnamese)	1.2%	1.0%	1.0%
	Other Asian	0.5%	0.5%	0.5%
	European (percent of total population)	32.1%	33.3%	37.7%
	British	4.7%	4.8%	5.9%
	Dutch	1.0%	1.0%	1.0%
	French	1.2%	1.3%	1.5%
	German	7.7%	7.7%	9.2%
	Italian	2.1%	2.2%	2.5%
	Polish	3.2%	2.9%	3.4%
	Scandinavian	1.5%	1.8%	1.9%
	Scotch/Irish	6.6%	6.4%	6.9%
	Other European (ie. Greek/Russian)	4.2%	5.2%	5.3%
	Middle Eastern	2.7%	2.6%	2.1%
	Other Ancestry	29.1%	26.8%	24.1%
	Unclassified Ancestry	14.9%	16.1%	15.1%
Education (Age 25+)	Adult Population (25 Years or Older)	26,355	83,220	241,909
	Elementary (0 to 8)	1.7%	1.8%	1.7%
	Some High School (9 to 11)	4.0%	4.1%	3.6%
	High School Graduate (12)	13.8%	14.4%	14.7%
	Some College (13 to 16)	21.6%	19.4%	17.6%
	Associates Degree Only	7.1%	6.3%	6.6%
	Bachelors Degree Only	25.6%	24.4%	26.1%
	Graduate Degree	26.1%	29.5%	29.8%
	% College (4+)	51.7%	53.9%	55.9%
Household Type	Total Households – count	18,619	56,914	148,579
	One Person HHs – count	7,837	21,369	48,092
	Family HHs – count	7,597	25,694	81,514
	Married Couple – count	5,305	18,049	63,305
	w/own children – count	2,067	7,033	25,802
	w/out own children – count	3,238	11,017	37,503
	Male Householder – count	633	2,156	4,721
	Female Householder – count	1,658	5,489	13,488
	Non-Family Households – count	3,185	9,851	18,973
	1 Person Household	42.1%	37.5%	32.4%
	2 Person Household	32.4%	32.7%	33.4%
	3 Person Household	12.7%	13.4%	14.5%
	4 Person Household	7.4%	9.8%	12.2%
	5 Person Household	3.2%	3.8%	4.7%
	6 Person Household	1.4%	1.8%	1.8%
	7+ Person Household	0.8%	1.0%	1.0%
	% Households With Children	17.9%	18.8%	23.3%

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Washtenaw Fountain Plaza **Ypsilanti, MI**		**5.00 Minute Drivetime**	**10.00 Minute Drivetime**	**20.00 Minute Drivetime**
Housing	Total Housing Units	19,734	60,541	157,033
	Owner Occupied Percent	33.4%	40.7%	54.4%
	Renter Occupied Percent	60.9%	53.3%	40.3%
	Vacant Housing Percent	5.7%	6.0%	5.4%
	Total Housing Units (Census 2000)	17,090	52,118	114,708
	For Rent (Census 2000)	57%	53%	45%
	For Sale (Census 2000)	19%	19%	23%
	Rented or Sold, (Census 2000)	11%	9%	11%
	Seasonal (Census 2014)	3%	5%	5%
	Other (Census 2000)	4%	6%	5%
Homes Built By Year	Homes Built 1990 to 2000	8%	10%	20%
	Homes Built 1980 to 1989	11%	11%	12%
	Homes Built 1970 to 1979	27%	24%	21%
	Homes Built 1960 to 1969	19%	20%	17%
	Homes Built 1950 to 1959	11%	13%	11%
	Homes Built 1940 to 1949	8%	7%	6%
	Homes Built Before 1939	15%	14%	12%
Units in Structure	1 Unit	38%	49%	57%
	2 - 9 Units	25%	24%	19%
	Greater than 10 Units	36%	24%	19%
	Mobilie Trailer	2%	2%	6%
	Other Units	0%	0%	0%
Home Value (Owner Occupied)	Property Value $1,000,000 or more	1.8%	5.2%	3.4%
	Property Value $750,000 to $999,999	2.2%	5.4%	6.8%
	Property Value $500,000 to $749,999	3.6%	9.8%	17.4%
	Property Value $400,000 to $499,999	10.7%	9.6%	14.1%
	Property Value $300,000, to $399,999	24.9%	16.4%	17.6%
	Property Value $200,000 to $299,999	31.5%	22.4%	19.7%
	Property Value $150,000 to $199,999	11.9%	12.4%	7.5%
	Property Value $100,000 to $149,999	7.2%	8.9%	5.1%
	Property Value $60,000 to $99,999	2.7%	5.1%	2.7%
	Property Value $40,000 to $59,999	0.7%	1.1%	1.1%
	Property Value $0 to $39,999	2.0%	2.5%	3.9%
	Median Home Value	$278,151	$285,230	$354,959
	Median Rent	$604	$654	$686
Wealth per Household	$0 and under - percent	20.5%	19.7%	17.9%
	$1 to $4999 - percent	10.6%	9.9%	8.6%
	$5k to $9999 - percent	5.5%	5.2%	4.7%
	$10k to $24999 - percent	7.1%	6.9%	6.4%
	$25k to $49999 - percent	6.8%	6.7%	6.7%
	$50k to $99999 - percent	9.5%	9.6%	9.8%
	$100k to $249999 - percent	16.0%	16.5%	17.5%
	$250k to $499999 - percent	11.3%	11.9%	13.0%
	$500k+ - percent	12.7%	13.7%	15.4%
	Median HH Wealth	$48,220	$58,303	$78,918
	Avg HH Wealth	$208,534	$221,486	$244,945

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Economic Viability			
Economic Viability Local	200	191	196
Economic Viability Indexed	200	191	196
Occupation (Employed Civilians Age 16+)			
Employed Civilian Pop 16+ by Occupation	23,040	71,685	195,310
Managerial/Executive	11.8%	13.1%	16.5%
Professional Specialty	31.3%	36.3%	38.1%
Healthcare Support	4.2%	3.7%	2.6%
Sales	8.0%	7.6%	7.2%
Office & Administrative Support	9.8%	9.7%	9.2%
Protective Service	1.8%	1.3%	1.2%
Food Preperation	11.5%	8.3%	6.0%
Building Maintenance & Cleaning	3.7%	3.6%	2.8%
Personal Care	3.3%	3.2%	2.5%
Farming, Fishing, & Forestry	0.1%	0.1%	0.1%
Construction	2.3%	2.8%	3.4%
Production & Transportation	12.2%	10.6%	10.3%
Percent White Collar Workers	65.1%	70.3%	73.6%
Percent Blue Collar Workers	34.9%	29.7%	26.4%
Employment by Industry (Employed Civilians Age 16+)			
Agriculture/Mining/Construction	2.0%	2.1%	2.7%
Manufacturing	9.6%	10.2%	13.6%
Transportation	3.1%	2.9%	3.7%
Information	1.4%	1.6%	1.8%
Wholesale/Retail	12.9%	10.6%	10.4%
Finance, Insurance, Real Estate	3.2%	3.4%	4.0%
Professional Services	7.1%	7.9%	8.8%
Management Services	0.1%	0.1%	0.2%
Administrative/Waste Services	3.4%	2.8%	2.8%
Educational Services	35.9%	40.6%	36.6%
Entertainment Services	15.2%	12.0%	9.5%
Other Professional Services	4.3%	4.0%	3.7%
Public Administration	1.9%	1.8%	2.2%
Transportation To Work			
Drive to Work Alone	73.3%	72.4%	77.5%
Drive to Work Carpool	10.9%	9.4%	8.6%
Travel to Work by Public Transportation	4.3%	4.0%	3.0%
Drive to Work on Motorcycle	0.1%	0.1%	0.1%
Drive to Work on Bicycle	0.4%	1.0%	1.0%
Walked to Work	8.7%	9.8%	6.4%
Other Means	0.3%	0.5%	0.4%
Work at Home	1.9%	2.9%	3.0%

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Travel to Work in Less than 5 Minutes	4.2%	3.1%	2.6%
Travel to Work in 5 to 9 Minutes	13.1%	13.1%	11.2%
Travel to Work in 10 to 14 Minutes	18.6%	20.2%	18.3%
Travel to Work in 15 to 19 Minutes	23.2%	21.1%	19.5%
Travel to Work in 20 to 29 Minutes	19.5%	19.9%	22.1%
Travel to Work in 30 to 44 Minutes	13.7%	13.9%	16.1%
Travel to Work in 45 to 59 Minutes	4.4%	5.2%	6.1%
Travel to Work in 60 Minutes or more	3.3%	3.6%	4.1%
Average Travel Time to Work	19	20	21
Vehicles per HH No Vehicles	12.1%	11.7%	8.3%
1 Vehicle	44.8%	43.3%	37.2%
2 Vehicles	32.3%	32.9%	38.3%
3 or more vehicles	10.8%	12.0%	16.2%
Average Number of Vehicles	1.46	1.51	1.69
Change Births (last 12 months)	599	1,897	4,511
Deaths (last 12 months)	327	1,096	3,356
Migration (last 12 months)	-485	-926	-438
Workplace Workplace Establishments	1,593	4,790	9,607
Workplace Employees (FTE)	17,878	79,203	142,040