

# Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval

Dec 5, 2023



Latitude: 38.479632 Longitude: -77.9892

| Culpeper Town Square<br>Culpeper, VA |                                       | 5.00 Minute<br>Drivetime | 10.00 Minute<br>Drivetime | 20.00 Minute<br>Drivetime |
|--------------------------------------|---------------------------------------|--------------------------|---------------------------|---------------------------|
| <b>Population</b>                    | Current Year Estimated Population     | 22,675                   | 31,214                    | 52,199                    |
|                                      | Population Est 23Q1                   | 22,697                   | 31,242                    | 52,175                    |
|                                      | Population Est 22Q4                   | 22,702                   | 31,241                    | 52,155                    |
|                                      | Population Est 22Q3                   | 22,688                   | 31,197                    | 52,044                    |
|                                      | Population Est 22Q2                   | 22,620                   | 31,088                    | 51,875                    |
|                                      | Population Est 22Q1                   | 22,557                   | 31,010                    | 51,756                    |
|                                      | Population Est 21Q4                   | 22,570                   | 31,008                    | 51,786                    |
|                                      | Population Est 21Q3                   | 22,520                   | 30,938                    | 51,648                    |
|                                      | Population Est 21Q2                   | 22,454                   | 30,819                    | 51,371                    |
|                                      | Population Fcst                       | 23,617                   | 32,801                    | 54,739                    |
|                                      | 2010 Census Population                | 12,592                   | 18,133                    | 30,122                    |
|                                      | 2000 Census Population                | 9,091                    | 13,971                    | 24,178                    |
|                                      | 1990 Census Population                | 7,902                    | 11,287                    | 19,788                    |
|                                      | Current Year Daytime Population       | 24,794                   | 30,851                    | 41,895                    |
|                                      | Average Seasonal Population           | 266                      | 464                       | 1,275                     |
|                                      | Historical Annual Growth, 1990 – 2000 | 1.41%                    | 2.16%                     | 2.02%                     |
|                                      | Historical Annual Growth, 2000 – 2010 | 3.31%                    | 2.64%                     | 2.22%                     |
|                                      | Estimated Annual Growth, 2010 – CY    | 4.54%                    | 4.18%                     | 4.24%                     |
|                                      | Projected Annual Growth, CY to Y5     | 0.82%                    | 1.00%                     | 0.95%                     |
|                                      | Group Qtrs Est                        | 293                      | 430                       | 1,215                     |
| Transient Est Average Last 4 Qtrs    | 1,229                                 | 1,229                    | 1,229                     |                           |
| <b>Households</b>                    | Current Year Estimated Households     | 7,793                    | 10,807                    | 18,069                    |
|                                      | Households Est 23Q1                   | 7,795                    | 10,809                    | 18,050                    |
|                                      | Households Est 22Q4                   | 7,798                    | 10,811                    | 18,047                    |
|                                      | Households Est 22Q3                   | 7,793                    | 10,794                    | 18,005                    |
|                                      | Households Est 22Q2                   | 7,766                    | 10,753                    | 17,942                    |
|                                      | Households Est 22Q1                   | 7,744                    | 10,725                    | 17,898                    |
|                                      | Households Est 21Q4                   | 7,749                    | 10,724                    | 17,908                    |
|                                      | Households Est 21Q3                   | 7,730                    | 10,698                    | 17,857                    |
|                                      | Households Est 21Q2                   | 7,709                    | 10,658                    | 17,762                    |
|                                      | Households Fcst                       | 8,132                    | 11,375                    | 18,980                    |
|                                      | 2010 Census Households                | 4,619                    | 6,232                     | 10,538                    |
|                                      | 2000 Census Households                | 3,546                    | 4,863                     | 8,452                     |
|                                      | 1990 Census Households                | 3,057                    | 4,212                     | 7,054                     |
|                                      | Historical Annual Growth, 1990 – 2000 | 1.49%                    | 1.45%                     | 1.83%                     |
|                                      | Historical Annual Growth, 2000 – 2010 | 2.68%                    | 2.51%                     | 2.23%                     |
|                                      | Estimated Annual Growth, 2010 – CY    | 4.03%                    | 4.24%                     | 4.15%                     |
|                                      | Projected Annual Growth, CY to Y5     | 0.86%                    | 1.03%                     | 0.99%                     |
| Population per Household             | 2.87                                  | 2.85                     | 2.82                      |                           |

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|---|--|--------------------------|---------------------------|---------------------------|
| Income  | HH Income \$500,000 or more                    | 0.5%                     | 0.5%                      | 0.6%                      |
|   | HH Income \$250,000 to \$499,999               | 0.5%                     | 0.5%                      | 0.6%                      |
|   | HH Income \$200,000 to \$249,999               | 1.3%                     | 1.3%                      | 1.5%                      |
|   | HH Income \$175,000 to \$199,999               | 5.2%                     | 6.4%                      | 7.0%                      |
|   | HH Income \$150,000 to \$174,999               | 5.9%                     | 6.4%                      | 6.8%                      |
|   | HH Income \$100,000 to 149,999                 | 19.9%                    | 20.5%                     | 20.3%                     |
|   | HH Income \$75,000 to 99,999                   | 14.9%                    | 15.5%                     | 16.1%                     |
|   | HH Income \$50,000 to 74,999                   | 17.5%                    | 17.3%                     | 17.9%                     |
|   | HH Income \$35,000 to 49,999                   | 10.6%                    | 10.4%                     | 10.4%                     |
|   | HH Income \$25,000 to 34,999                   | 7.3%                     | 6.3%                      | 5.8%                      |
|   | HH Income \$15,000 to 24,999                   | 10.1%                    | 8.9%                      | 7.4%                      |
|   | HH Income \$0 to 14,999                        | 6.4%                     | 6.0%                      | 5.5%                      |
|   | Average Household Income                       | \$85,297                 | \$97,356                  | \$105,185                 |
|   | Median Household Income                        | \$71,746                 | \$76,440                  | \$78,840                  |
|   | Per Capita Income                              | \$29,832                 | \$34,205                  | \$37,074                  |
|   | 2000 Average HH Income                         | \$42,888                 | \$47,905                  | \$51,911                  |
|   | 2000 Median HH Income                          | \$37,552                 | \$40,632                  | \$42,964                  |
|   | Average Disposable Income                      | 69,062                   | 71,992                    | 74,622                    |
|   | Median Disposable Income                       | 61,356                   | 65,326                    | 67,414                    |
|   | Discretionary HH Income Over \$150,000         | 0.0%                     | 0.0%                      | 0.3%                      |
|   | Discretionary HH Income \$125,000 to \$149,999 | 1.7%                     | 2.2%                      | 2.8%                      |
|   | Discretionary HH Income \$100,000 to \$124,999 | 5.0%                     | 6.7%                      | 7.4%                      |
|   | Discretionary HH Income \$75,000 to \$99,999   | 10.7%                    | 12.2%                     | 13.0%                     |
|   | Discretionary HH Income \$50,000 to \$74,999   | 22.9%                    | 23.7%                     | 23.8%                     |
|   | Discretionary HH Income \$25,000 to \$49,999   | 30.3%                    | 29.3%                     | 29.9%                     |
|   | Discretionary HH Income Under \$25,000         | 29.4%                    | 25.9%                     | 22.8%                     |
|   | Average Discretionary HH Income                | 46,575                   | 50,163                    | 52,868                    |
|   | Median Discretionary HH Income                 | 41,447                   | 45,389                    | 47,696                    |
|   | Householder White – Count                      | 4,743                    | 7,095                     | 13,037                    |
|   | Median HH Income                               | \$73,178                 | \$79,778                  | \$83,427                  |
|   | Average HH Income                              | \$83,091                 | \$87,124                  | \$90,119                  |
|   | Householder Black or African-American – Count  | 1,707                    | 2,081                     | 2,641                     |
|   | Median HH Income                               | \$67,098                 | \$69,656                  | \$65,673                  |
|   | Average HH Income                              | \$71,365                 | \$72,747                  | \$71,315                  |
| Householder Hispanic – Count                  | 693  | 838                      | 1,218                     |                           |
| Median HH Income                              | \$66,202                                       | \$64,587                 | \$62,803                  |                           |
| Average HH Income                             | \$79,007                                       | \$78,284                 | \$76,160                  |                           |
| Householder Asian or Pacific Islander – Count | 215  | 231                      | 250                       |                           |
| Median HH Income                              | \$93,391                                       | \$92,813                 | \$92,177                  |                           |
| Average HH Income                             | \$91,431                                       | \$90,383                 | \$90,295                  |                           |
| Householder Other or Pacific Islander – Count | 435  | 561                      | 923                       |                           |
| Median HH Income                              | \$57,528                                       | \$58,543                 | \$60,545                  |                           |
| Average HH Income                             | \$68,826                                       | \$73,805                 | \$79,532                  |                           |
| Gender  | Male Population                                | 10,882                   | 15,076                    | 25,825                    |
|   | Female Population                              | 11,793                   | 16,138                    | 26,374                    |

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|--------------------------------------|---------------------------|--------------------------|---------------------------|---------------------------|
| <b>Total Population<br/>by Age</b>   | Count of Pop 0 to 4 years | 1,383                    | 1,817                     | 2,863                     |
|                                      | Count of Pop 0 to 7 years | 2,082                    | 2,736                     | 4,275                     |
|                                      | Count of Pop 5 - 13       | 3,062                    | 4,013                     | 6,225                     |
|                                      | Count of Pop 14 - 18      | 1,450                    | 1,893                     | 2,965                     |
|                                      | Count of Pop 19 - 22      | 1,334                    | 1,750                     | 2,797                     |
|                                      | Count of Pop 22 - 25      | 905                      | 1,195                     | 1,951                     |
|                                      | Count of Pop 25 - 29      | 1,300                    | 1,729                     | 2,855                     |
|                                      | Count of Pop 30 - 34      | 1,425                    | 1,887                     | 3,122                     |
|                                      | Count of Pop 35 - 39      | 1,583                    | 2,092                     | 3,373                     |
|                                      | Count of Pop 40 - 44      | 1,614                    | 2,144                     | 3,419                     |
|                                      | Count of Pop 45 - 59      | 3,986                    | 5,671                     | 9,918                     |
|                                      | Count of Pop 60 - 74      | 3,162                    | 4,806                     | 8,831                     |
|                                      | Count of Pop 75 - 84      | 1,115                    | 1,682                     | 2,977                     |
|                                      | Count of Pop 85+          | 358                      | 536                       | 902                       |
|                                      | % of Pop 0 to 4 years     | 6.1%                     | 5.8%                      | 5.5%                      |
|                                      | % of Pop 0 to 7 years     | 9.2%                     | 8.8%                      | 8.2%                      |
|                                      | % of Pop 5 - 13           | 13.5%                    | 12.9%                     | 11.9%                     |
|                                      | % of Pop 14 - 18          | 6.4%                     | 6.1%                      | 5.7%                      |
|                                      | % of Pop 19 - 22          | 5.9%                     | 5.6%                      | 5.4%                      |
|                                      | % of Pop 22 - 25          | 4.0%                     | 3.8%                      | 3.7%                      |
| % of Pop 25 - 29                     | 5.7%                      | 5.5%                     | 5.5%                      |                           |
| % of Pop 30 - 34                     | 6.3%                      | 6.0%                     | 6.0%                      |                           |
| % of Pop 35 - 39                     | 7.0%                      | 6.7%                     | 6.5%                      |                           |
| % of Pop 40 - 44                     | 7.1%                      | 6.9%                     | 6.5%                      |                           |
| % of Pop 45 - 59                     | 17.6%                     | 18.2%                    | 19.0%                     |                           |
| % of Pop 60 - 74                     | 13.9%                     | 15.4%                    | 16.9%                     |                           |
| % of Pop 75 - 84                     | 4.9%                      | 5.4%                     | 5.7%                      |                           |
| % of Pop 85+                         | 1.6%                      | 1.7%                     | 1.7%                      |                           |
| Median Age                           | 36.5                      | 38.2                     | 39.9                      |                           |
| Average Age                          | 37.6                      | 38.9                     | 40.1                      |                           |
| <b>Male Population<br/>by Age</b>    | % of Pop 0 to 4 years     | 6.4%                     | 6.1%                      | 5.6%                      |
|                                      | % of Pop 5 - 13           | 14.2%                    | 13.4%                     | 12.1%                     |
|                                      | % of Pop 14 - 18          | 6.8%                     | 6.4%                      | 5.9%                      |
|                                      | % of Pop 19 - 22          | 6.3%                     | 5.9%                      | 5.6%                      |
|                                      | % of Pop 22 - 25          | 4.2%                     | 4.0%                      | 3.9%                      |
|                                      | % of Pop 25 - 29          | 5.9%                     | 5.7%                      | 5.8%                      |
|                                      | % of Pop 30 - 34          | 6.4%                     | 6.1%                      | 6.2%                      |
|                                      | % of Pop 35 - 39          | 6.8%                     | 6.6%                      | 6.5%                      |
|                                      | % of Pop 40 - 44          | 7.2%                     | 7.0%                      | 6.7%                      |
|                                      | % of Pop 45 - 59          | 17.8%                    | 18.5%                     | 19.3%                     |
|                                      | % of Pop 75 - 84          | 4.1%                     | 4.6%                      | 5.1%                      |
|                                      | % of Pop 60 - 74          | 12.9%                    | 14.5%                     | 16.2%                     |
|                                      | % of Pop 85+              | 1.1%                     | 1.2%                      | 1.2%                      |
|                                      | Median Age                | 34.9                     | 36.8                      | 38.9                      |
| Average Age                          | 36.2                      | 37.7                     | 39.2                      |                           |

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|--------------------------------------|--|--------------------------|---------------------------|---------------------------|
|                                      | % of Pop 0 to 4 years                          | 5.8%                     | 5.6%                      | 5.4%                      |
|                                      | % of Pop 5 - 13                                | 12.9%                    | 12.3%                     | 11.7%                     |
|                                      | % of Pop 14 - 18                               | 6.0%                     | 5.8%                      | 5.5%                      |
|                                      | % of Pop 19 - 22                               | 5.5%                     | 5.3%                      | 5.2%                      |
|                                      | % of Pop 22 - 25                               | 3.8%                     | 3.7%                      | 3.6%                      |
|                                      | % of Pop 25 - 29                               | 5.6%                     | 5.4%                      | 5.2%                      |
|                                      | % of Pop 30 - 34                               | 6.2%                     | 6.0%                      | 5.8%                      |
|                                      | % of Pop 35 - 39                               | 7.1%                     | 6.8%                      | 6.4%                      |
|                                      | % of Pop 40 - 44                               | 7.1%                     | 6.8%                      | 6.4%                      |
|                                      | % of Pop 45 - 59                               | 17.3%                    | 17.8%                     | 18.7%                     |
|                                      | % of Pop 60 - 74                               | 14.9%                    | 16.2%                     | 17.7%                     |
|                                      | % of Pop 75 - 84                               | 5.7%                     | 6.1%                      | 6.3%                      |
|                                      | % of Pop 85+                                   | 2.0%                     | 2.2%                      | 2.2%                      |
|                                      | Median Age                                     | 37.9                     | 39.4                      | 41.0                      |
| Average Age                          | 39.0   | 40.0                     | 41.1                      |                           |
| Race                                 | Count of White                                 | 12,578                   | 18,909                    | 35,089                    |
|                                      | Count of Black or African-American             | 3,836                    | 4,767                     | 6,782                     |
|                                      | Count of Asian or Pacific Islander             | 534                      | 635                       | 799                       |
|                                      | Count of Other races                           | 5,728                    | 6,903                     | 9,529                     |
|                                      | White  | 55.5%                    | 60.6%                     | 67.2%                     |
|                                      | Black or African American                      | 16.9%                    | 15.3%                     | 13.0%                     |
|                                      | Asian  | 2.4%                     | 2.0%                      | 1.5%                      |
|                                      | Other Races                                    | 25.3%                    | 22.1%                     | 18.3%                     |
| Language Spoken                      | Speak English at Home                          | 78.2%                    | 81.6%                     | 85.9%                     |
|                                      | Speak Spanish at Home                          | 15.9%                    | 13.5%                     | 10.4%                     |
|                                      | Speak French or French Creole at Home          | 0.7%                     | 0.6%                      | 0.4%                      |
|                                      | Speak German at Home                           | 0.4%                     | 0.5%                      | 0.4%                      |
|                                      | Speak Other Indo-European Languages at Home    | 0.6%                     | 0.6%                      | 0.5%                      |
|                                      | Speak Russian and Other Slavic Languages at H  | 0.2%                     | 0.2%                      | 0.2%                      |
|                                      | Speak Chinese at Home                          | 0.1%                     | 0.1%                      | 0.1%                      |
|                                      | Speak Korean at Home                           | 0.0%                     | 0.1%                      | 0.1%                      |
|                                      | Speak Vietnamese at Home                       | 0.5%                     | 0.4%                      | 0.2%                      |
|                                      | Speak Other Asian Languages at Home            | 1.8%                     | 1.4%                      | 0.9%                      |
|                                      | Speak Tagalog and Other Pacific Languages at H | 0.0%                     | 0.0%                      | 0.0%                      |
|                                      | Speak Other Language at Home                   | 1.5%                     | 1.2%                      | 0.9%                      |
| Hispanic                             | Hispanic Population                            | 5,085                    | 5,972                     | 7,946                     |
|                                      | Hispanic Population Percent                    | 22.4%                    | 19.1%                     | 15.2%                     |
|                                      | Mexican  | 23.0%                    | 24.7%                     | 26.6%                     |
|                                      | Puerto Rican                                   | 15.9%                    | 15.9%                     | 15.9%                     |
|                                      | Cuban  | 0.1%                     | 0.3%                      | 0.7%                      |
|                                      | Dominican                                      | 1.5%                     | 1.3%                      | 1.1%                      |
|                                      | Central American                               | 47.9%                    | 45.8%                     | 43.3%                     |
|                                      | South American                                 | 4.8%                     | 4.8%                      | 5.8%                      |
|                                      | Other Hispanic                                 | 6.8%                     | 7.2%                      | 6.6%                      |
|                                      | 2000 Hispanic Population Percent               | 5%                       | 4%                        | 4%                        |
|                                      | 1990 Hispanic Population Percent               | 1%                       | 1%                        | 1%                        |

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|--------------------------------------|--|--------------------------|---------------------------|---------------------------|
| <b>Ancestry</b>                      | American (percent of total population) | 7.6%                     | 8.1%                      | 8.5%                      |
|                                      | American                               | 7.3%                     | 7.8%                      | 8.3%                      |
|                                      | Native American (ie. Indian/Eskimo)    | 0.2%                     | 0.2%                      | 0.2%                      |
|                                      | Hawaiian/Pacific Islander              | 0.0%                     | 0.0%                      | 0.0%                      |
|                                      | Asian (percent of total population)    | 2.3%                     | 2.0%                      | 1.5%                      |
|                                      | Chinese                                | 0.2%                     | 0.1%                      | 0.1%                      |
|                                      | Japanese                               | 0.4%                     | 0.3%                      | 0.2%                      |
|                                      | Korean                                 | 0.0%                     | 0.0%                      | 0.1%                      |
|                                      | South Central Asian (ie. Indian)       | 0.5%                     | 0.4%                      | 0.3%                      |
|                                      | South East Asian (ie. Vietnamese)      | 0.6%                     | 0.5%                      | 0.3%                      |
|                                      | Other Asian                            | 0.7%                     | 0.6%                      | 0.5%                      |
|                                      | European (percent of total population) | 22.4%                    | 24.8%                     | 29.3%                     |
|                                      | British                                | 5.9%                     | 6.6%                      | 7.9%                      |
|                                      | Dutch                                  | 0.3%                     | 0.3%                      | 0.4%                      |
|                                      | French                                 | 0.8%                     | 0.9%                      | 0.9%                      |
|                                      | German                                 | 4.5%                     | 5.0%                      | 6.3%                      |
|                                      | Italian                                | 1.2%                     | 1.5%                      | 1.8%                      |
|                                      | Polish                                 | 1.4%                     | 1.3%                      | 1.2%                      |
|                                      | Scandinavian                           | 0.8%                     | 0.8%                      | 0.9%                      |
|                                      | Scotch/Irish                           | 4.9%                     | 5.5%                      | 6.7%                      |
| Other European (ie. Greek/Russian)   | 2.6%                                   | 2.8%                     | 3.2%                      |                           |
| Middle Eastern                       | 0.1%                                   | 0.1%                     | 0.4%                      |                           |
| Other Ancestry                       | 24.0%                                  | 23.2%                    | 21.4%                     |                           |
| Unclassified Ancestry                | 21.2%                                  | 22.6%                    | 23.7%                     |                           |
| <b>Education<br/>(Age 25+)</b>       | Adult Population (25 Years or Older)   | 14,542                   | 20,546                    | 35,398                    |
|                                      | Elementary (0 to 8)                    | 6.6%                     | 5.5%                      | 5.1%                      |
|                                      | Some High School (9 to 11)             | 8.3%                     | 8.2%                      | 8.6%                      |
|                                      | High School Graduate (12)              | 27.9%                    | 28.1%                     | 30.4%                     |
|                                      | Some College (13 to 16)                | 23.3%                    | 23.5%                     | 22.1%                     |
|                                      | Associates Degree Only                 | 7.7%                     | 8.6%                      | 8.8%                      |
|                                      | Bachelors Degree Only                  | 15.3%                    | 16.1%                     | 15.8%                     |
|                                      | Graduate Degree                        | 11.1%                    | 10.1%                     | 9.2%                      |
|                                      | % College (4+)                         | 26.3%                    | 26.2%                     | 25.1%                     |
| <b>Household<br/>Type</b>            | Total Households – count               | 7,793                    | 10,807                    | 18,069                    |
|                                      | One Person HHs – count                 | 1,944                    | 2,513                     | 3,934                     |
|                                      | Family HHs – count                     | 5,331                    | 7,648                     | 13,126                    |
|                                      | Married Couple – count                 | 3,301                    | 5,169                     | 9,495                     |
|                                      | w/own children – count                 | 1,327                    | 1,984                     | 3,577                     |
|                                      | w/out own children – count             | 1,974                    | 3,185                     | 5,918                     |
|                                      | Male Householder – count               | 480                      | 625                       | 938                       |
|                                      | Female Householder – count             | 1,550                    | 1,853                     | 2,693                     |
|                                      | Non-Family Households – count          | 518                      | 646                       | 1,009                     |
|                                      | 1 Person Household                     | 24.9%                    | 23.3%                     | 21.8%                     |
|                                      | 2 Person Household                     | 27.4%                    | 29.6%                     | 32.3%                     |
|                                      | 3 Person Household                     | 16.5%                    | 16.7%                     | 16.8%                     |
|                                      | 4 Person Household                     | 14.5%                    | 14.8%                     | 14.6%                     |
|                                      | 5 Person Household                     | 8.8%                     | 8.3%                      | 7.8%                      |
|                                      | 6 Person Household                     | 4.6%                     | 4.3%                      | 4.0%                      |
| 7+ Person Household                  | 3.2%                                   | 3.0%                     | 2.7%                      |                           |
| % Households With Children           | 30.0%                                  | 29.1%                    | 28.8%                     |                           |

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|--|--|--------------------------|---------------------------|---------------------------|
| <b>Housing</b>                         | Total Housing Units                    | 8,257                    | 11,444                    | 19,164                    |
|  | Owner Occupied Percent                 | 54.7%                    | 60.5%                     | 67.0%                     |
|  | Renter Occupied Percent                | 39.7%                    | 33.9%                     | 27.3%                     |
|  | Vacant Housing Percent                 | 5.6%                     | 5.6%                      | 5.7%                      |
|  | Total Housing Units (Census 2000)      | 3,755                    | 5,232                     | 9,094                     |
|  | For Rent (Census 2000)                 | 23%                      | 18%                       | 16%                       |
|  | For Sale (Census 2000)                 | 31%                      | 22%                       | 17%                       |
|  | Rented or Sold, (Census 2000)          | 3%                       | 8%                        | 9%                        |
|  | Seasonal (Census 2014)                 | 8%                       | 18%                       | 23%                       |
|  | Other (Census 2000)                    | 26%                      | 29%                       | 32%                       |
| <b>Homes Built<br/>By Year</b>         | Homes Built 1990 to 2000               | 22%                      | 22%                       | 24%                       |
|  | Homes Built 1980 to 1989               | 22%                      | 22%                       | 23%                       |
|  | Homes Built 1970 to 1979               | 15%                      | 16%                       | 17%                       |
|  | Homes Built 1960 to 1969               | 13%                      | 12%                       | 11%                       |
|  | Homes Built 1950 to 1959               | 11%                      | 10%                       | 8%                        |
|  | Homes Built 1940 to 1949               | 6%                       | 5%                        | 5%                        |
|  | Homes Built Before 1939                | 10%                      | 12%                       | 12%                       |
| <b>Units in<br/>Structure</b>          | 1 Unit                                 | 64%                      | 71%                       | 77%                       |
|  | 2 - 9 Units                            | 20%                      | 15%                       | 10%                       |
|  | Greater than 10 Units                  | 13%                      | 10%                       | 7%                        |
|  | Mobilie Trailer                        | 3%                       | 4%                        | 5%                        |
|  | Other Units                            | 0%                       | 0%                        | 0%                        |
| <b>Home Value<br/>(Owner Occupied)</b> | Property Value \$1,000,000 or more     | 0.5%                     | 0.9%                      | 1.9%                      |
|  | Property Value \$750,000 to \$999,999  | 2.2%                     | 3.5%                      | 5.9%                      |
|  | Property Value \$500,000 to \$749,999  | 15.6%                    | 16.6%                     | 18.7%                     |
|  | Property Value \$400,000 to \$499,999  | 24.1%                    | 24.6%                     | 23.0%                     |
|  | Property Value \$300,000, to \$399,999 | 29.0%                    | 27.9%                     | 24.9%                     |
|  | Property Value \$200,000 to \$299,999  | 18.4%                    | 17.0%                     | 16.0%                     |
|  | Property Value \$150,000 to \$199,999  | 5.9%                     | 5.0%                      | 4.1%                      |
|  | Property Value \$100,000 to \$149,999  | 2.2%                     | 1.9%                      | 2.1%                      |
|  | Property Value \$60,000 to \$99,999    | 0.6%                     | 0.8%                      | 1.0%                      |
|  | Property Value \$40,000 to \$59,999    | 0.2%                     | 0.4%                      | 0.6%                      |
|  | Property Value \$0 to \$39,999         | 1.1%                     | 1.1%                      | 1.4%                      |
|  | Median Home Value                      | \$374,422                | \$384,829                 | \$398,480                 |
| Median Rent                            | \$605                                  | \$606                    | \$615                     |                           |
| <b>Wealth<br/>per Household</b>        | \$0 and under - percent                | 18.4%                    | 17.9%                     | 17.3%                     |
|  | \$1 to \$4999 - percent                | 9.4%                     | 9.0%                      | 8.6%                      |
|  | \$5k to \$9999 - percent               | 4.9%                     | 4.7%                      | 4.5%                      |
|  | \$10k to \$24999 - percent             | 6.6%                     | 6.5%                      | 6.4%                      |
|  | \$25k to \$49999 - percent             | 6.9%                     | 6.9%                      | 6.9%                      |
|  | \$50k to \$99999 - percent             | 10.2%                    | 10.3%                     | 10.4%                     |
|  | \$100k to \$249999 - percent           | 17.6%                    | 17.9%                     | 18.3%                     |
|  | \$250k to \$499999 - percent           | 12.5%                    | 12.9%                     | 13.2%                     |
|  | \$500k+ - percent                      | 13.5%                    | 14.0%                     | 14.4%                     |
|  | Median HH Wealth                       | \$68,733                 | \$74,952                  | \$80,222                  |
|  | Avg HH Wealth                          | \$225,062                | \$232,018                 | \$237,535                 |



# Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval

Dec 5, 2023



Latitude: 38.479632 Longitude: -77.9892

| Culpeper Town Square<br>Culpeper, VA                           |   | 5.00 Minute<br>Drivetime | 10.00 Minute<br>Drivetime | 20.00 Minute<br>Drivetime |
|--|---|--------------------------|---------------------------|---------------------------|
| <b>Economic Viability</b>                                      | Economic Viability Local                | 225                      | 223                       | 219                       |
|  | Economic Viability Indexed              | 225                      | 223                       | 219                       |
| <b>Occupation<br/>(Employed Civilians Age 16+)</b>             | Employed Civilian Pop 16+ by Occupation | 11,535                   | 15,715                    | 26,308                    |
|  | Managerial/Executive                    | 10.6%                    | 11.6%                     | 13.7%                     |
|  | Professional Specialty                  | 22.6%                    | 22.2%                     | 20.4%                     |
|  | Healthcare Support                      | 3.9%                     | 4.4%                      | 3.9%                      |
|  | Sales                                   | 13.8%                    | 12.6%                     | 11.2%                     |
|  | Office & Administrative Support         | 10.0%                    | 10.3%                     | 10.7%                     |
|  | Protective Service                      | 2.5%                     | 2.5%                      | 2.6%                      |
|  | Food Preparation                        | 4.8%                     | 4.9%                      | 5.1%                      |
|  | Building Maintenance & Cleaning         | 6.7%                     | 6.1%                      | 6.0%                      |
|  | Personal Care                           | 2.2%                     | 2.1%                      | 2.2%                      |
|  | Farming, Fishing, & Forestry            | 1.3%                     | 1.4%                      | 1.4%                      |
|  | Construction                            | 9.1%                     | 9.4%                      | 10.4%                     |
|  | Production & Transportation             | 12.5%                    | 12.5%                     | 12.4%                     |
|  | Percent White Collar Workers            | 60.9%                    | 61.1%                     | 59.8%                     |
| Percent Blue Collar Workers                                    | 39.1%                                   | 38.9%                    | 40.2%                     |                           |
| <b>Employment by Industry<br/>(Employed Civilians Age 16+)</b> | Agriculture/Mining/Construction         | 11.8%                    | 11.9%                     | 12.6%                     |
|  | Manufacturing                           | 9.1%                     | 8.9%                      | 8.0%                      |
|  | Transportation                          | 4.0%                     | 3.9%                      | 4.1%                      |
|  | Information                             | 1.7%                     | 1.7%                      | 1.5%                      |
|  | Wholesale/Retail                        | 15.6%                    | 15.3%                     | 13.9%                     |
|  | Finance, Insurance, Real Estate         | 3.4%                     | 4.2%                      | 5.4%                      |
|  | Professional Services                   | 5.2%                     | 5.2%                      | 5.6%                      |
|  | Management Services                     | 0.0%                     | 0.0%                      | 0.0%                      |
|  | Administrative/Waste Services           | 6.7%                     | 6.1%                      | 5.4%                      |
|  | Educational Services                    | 20.1%                    | 21.1%                     | 21.8%                     |
|  | Entertainment Services                  | 10.9%                    | 9.9%                      | 8.9%                      |
|  | Other Professional Services             | 5.3%                     | 5.6%                      | 6.1%                      |
|  | Public Administration                   | 6.2%                     | 6.2%                      | 6.7%                      |
| <b>Transportation<br/>To Work</b>                              | Drive to Work Alone                     | 72.7%                    | 73.1%                     | 74.3%                     |
|  | Drive to Work Carpool                   | 21.3%                    | 20.4%                     | 19.0%                     |
|  | Travel to Work by Public Transportation | 0.2%                     | 0.4%                      | 0.6%                      |
|  | Drive to Work on Motorcycle             | 0.4%                     | 0.3%                      | 0.2%                      |
|  | Drive to Work on Bicycle                | 0.2%                     | 0.1%                      | 0.1%                      |
|  | Walked to Work                          | 2.7%                     | 2.7%                      | 2.5%                      |
|  | Other Means                             | 0.7%                     | 0.7%                      | 0.9%                      |
|  | Work at Home                            | 2.0%                     | 2.2%                      | 2.5%                      |

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| Culpeper Town Square<br>Culpeper, VA |                                       | 5.00 Minute<br>Drivetime | 10.00 Minute<br>Drivetime | 20.00 Minute<br>Drivetime |
|--------------------------------------|---------------------------------------|--------------------------|---------------------------|---------------------------|
|                                      | Travel to Work in Less than 5 Minutes | 6.0%                     | 5.2%                      | 4.0%                      |
|                                      | Travel to Work in 5 to 9 Minutes      | 16.2%                    | 14.1%                     | 11.4%                     |
|                                      | Travel to Work in 10 to 14 Minutes    | 19.4%                    | 17.7%                     | 14.8%                     |
|                                      | Travel to Work in 15 to 19 Minutes    | 10.2%                    | 11.7%                     | 12.6%                     |
|                                      | Travel to Work in 20 to 29 Minutes    | 12.2%                    | 13.5%                     | 14.7%                     |
|                                      | Travel to Work in 30 to 44 Minutes    | 13.0%                    | 13.1%                     | 13.9%                     |
|                                      | Travel to Work in 45 to 59 Minutes    | 6.0%                     | 6.4%                      | 7.5%                      |
|                                      | Travel to Work in 60 Minutes or more  | 17.1%                    | 18.3%                     | 21.1%                     |
|                                      | Average Travel Time to Work           | 29                       | 31                        | 34                        |
| Vehicles<br>per HH                   | No Vehicles                           | 4.5%                     | 4.1%                      | 3.5%                      |
|                                      | 1 Vehicle                             | 32.2%                    | 28.1%                     | 23.5%                     |
|                                      | 2 Vehicles                            | 36.6%                    | 37.2%                     | 37.2%                     |
|                                      | 3 or more vehicles                    | 26.7%                    | 30.5%                     | 35.9%                     |
|                                      | Average Number of Vehicles            | 1.99                     | 2.10                      | 2.24                      |
| Change                               | Births (last 12 months)               | 262                      | 346                       | 548                       |
|                                      | Deaths (last 12 months)               | 181                      | 271                       | 483                       |
|                                      | Migration (last 12 months)            | -11                      | 66                        | 282                       |
| Work<br>place                        | Workplace Establishments              | 1,024                    | 1,199                     | 1,533                     |
|                                      | Workplace Employees (FTE)             | 9,520                    | 11,106                    | 13,387                    |