

HOUSEHOLD PROJECTIONS

Downtown Elm Grove

Market Analysis

Wednesday, October 3, 2018

HOUSEHOLDS BY AGE	2018			2023			2028		
	TOTAL	OWN	RENT	TOTAL	OWN	RENT	TOTAL	OWN	RENT
15 TO 24	1,982	265	1,717	1,977	264	1,713	1,819	243	1,576
25 TO 34	11,538	5,118	6,420	11,025	4,890	6,135	8,838	3,920	4,918
35 TO 44	12,229	7,838	4,392	12,649	8,107	4,543	13,364	8,565	4,799
45 TO 54	13,649	9,841	3,808	13,468	9,711	3,758	13,701	9,878	3,823
55 TO 64	13,727	10,723	3,005	13,936	10,885	3,050	13,933	10,884	3,050
65 TO 74	8,687	6,695	1,993	9,997	7,703	2,293	13,670	10,534	3,136
75 TO 84	5,632	4,360	1,272	12,614	4,651	1,358	25,984	7,853	2,292
85+	3,951	2,310	1,641	5,244	3,065	2,178	13,567	7,931	5,636
TOTAL	71,395	47,147	24,248	81,681	54,620	27,061	89,036	59,808	29,229

EXPECTED CHANGE	2023			2028			TOTAL		
	TOTAL	OWN	RENT	TOTAL	OWN	RENT	TOTAL	OWN	RENT
15 TO 24	-5	-1	-4	-158	-21	-137	-163	-22	-141
25 TO 34	-512	-227	-285	-2,188	-970	-1,217	-2,700	-1,198	-1,503
35 TO 44	420	269	151	714	458	256	1,134	727	407
45 TO 54	-181	-130	-50	232	167	65	52	37	14
55 TO 64	208	163	46	-2	-2	0	206	161	45
65 TO 74	1,309	1,009	300	3,673	2,831	843	4,983	3,840	1,143
75 TO 84	6,982	292	85	13,371	3,202	935	20,352	3,493	1,020
85+	1,293	756	537	8,323	4,866	3,458	9,616	5,622	3,995
TOTAL	10,285	7,473	2,813	7,355	5,188	2,168	17,641	12,661	4,980

ANNUAL CHANGE	TOTAL	OWN	RENT
15 TO 24	-16	-2	-14
25 TO 34	-270	-120	-150
35 TO 44	113	73	41
45 TO 54	5	4	1
55 TO 64	21	16	5
65 TO 74	498	384	114
75 TO 84	2,035	349	102
85+	962	562	399
TOTAL	1,764	1,266	498

AVERAGE ANNUAL BUILDING PERMITS ISSUED IN THE LAST TEN YEARS
14

PROJECTED ANNUAL CHANGE IN NUMBER OF HOUSEHOLDS
1,764

0

Sources: *US Bureau of the Census, American Community Survey*
HUD State of the Cities Database

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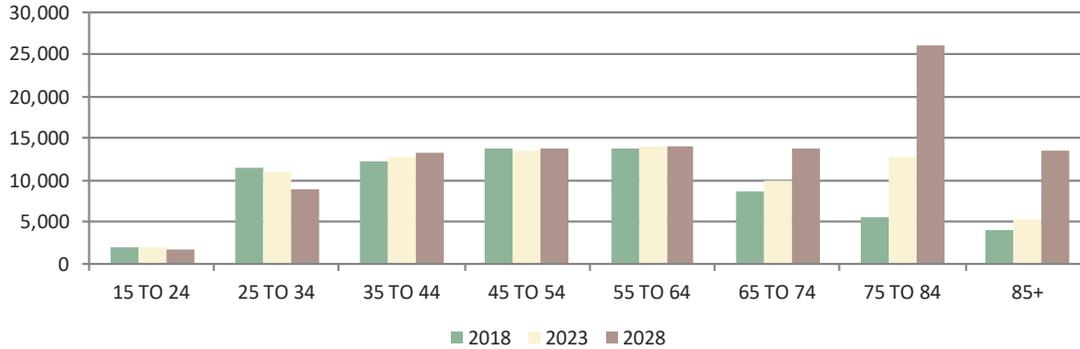
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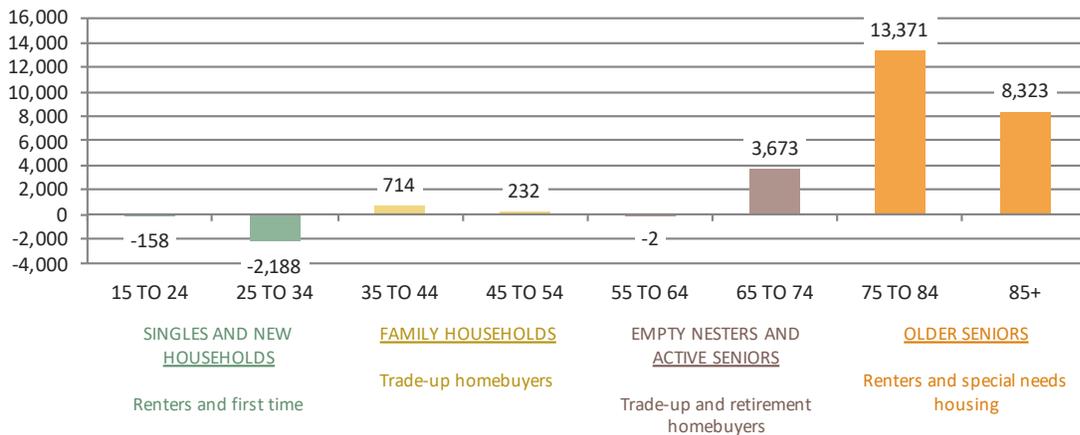
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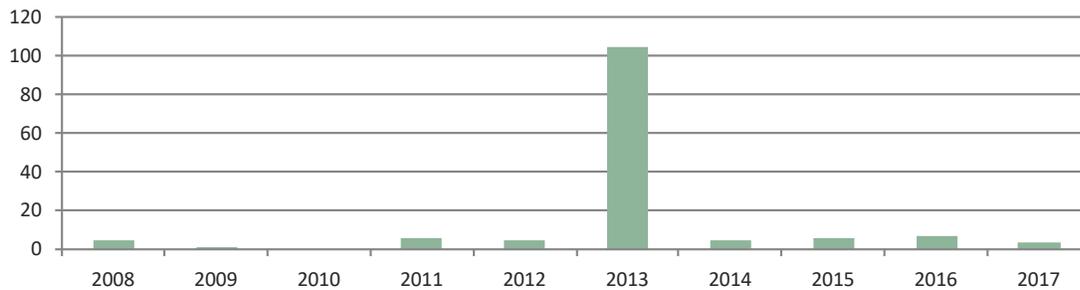
PROJECTED HOUSEHOLDS BY AGE OF HOUSEHOLDER



PROJECTED CHANGE IN HOUSEHOLDS BY STAGE



ANNUAL BUILDING PERMITS ISSUED



HOUSEHOLD PROJECTIONS

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ESTIMATED ANNUAL HOMEBUYERS BY AGE

AGE OF HHOLDER	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
15 TO 24	85	85	86	86	86	87	87	87	87	86	86
25 TO 34	593	598	601	603	605	606	607	607	606	605	603
35 TO 44	282	285	286	287	288	289	289	289	289	288	287
45 TO 54	226	228	229	230	231	231	231	231	231	230	230
55 TO 64	141	142	143	144	144	144	144	144	144	144	144
65 TO 74	85	85	86	86	86	87	87	87	87	86	86
75+	28	28	29	29	29	29	29	29	29	29	29
TOTAL	1,440	1,451	1,460	1,466	1,470	1,472	1,474	1,474	1,472	1,469	1,465

ESTIMATED ANNUAL HOME BUYERS BY PROPERTY TYPE

TYPE	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
DETACHED	1,181	1,190	1,197	1,202	1,205	1,207	1,208	1,208	1,207	1,205	1,201
ROWHOUSE	72	73	73	73	73	74	74	74	74	73	73
CONDO (5+)	72	73	73	73	73	74	74	74	74	73	73
CONDO (2-4)	72	73	73	73	73	74	74	74	74	73	73
OTHER	43	44	44	44	44	44	44	44	44	44	44

ESTIMATED ANNUAL HOMEBUYERS BY HOME PURCHASE PRICE

PRICE RANGE: LOW/HIGH	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
UNDER \$100,000	248	250	252	253	253	254	254	254	254	253	253
\$100,000 TO \$149,999	169	170	171	172	172	173	173	173	173	172	172
\$150,000 TO \$199,999	147	148	149	150	150	150	151	151	150	150	150
\$200,000 TO \$249,000	127	128	129	129	130	130	130	130	130	130	129
\$250,000 TO \$299,999	141	142	143	143	144	144	144	144	144	144	143
\$300,000 TO \$349,000	104	105	105	106	106	106	106	106	106	106	106
\$350,000 TO \$399,999	100	101	102	102	102	103	103	103	103	102	102
\$400,000 TO \$449,999	74	74	75	75	75	75	75	75	75	75	75
\$450,000 TO \$499,999	42	43	43	43	43	43	43	43	43	43	43
\$500,000 OR MORE	288	290	292	293	294	295	295	295	295	294	293

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ESTIMATED ANNUAL RENTERS BY AGE

AGE OF HHOLDER	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
15 TO 24	172	176	178	177	174	168	160	150	139	127	116
25 TO 34	475	451	436	427	424	423	424	425	426	425	422
35 TO 44	528	538	540	535	526	515	502	488	475	462	450
45 TO 54	354	356	361	367	373	380	387	392	396	399	401
55 TO 64	322	317	313	310	306	304	302	302	302	302	303
65 TO 74	360	363	365	365	364	363	361	359	356	353	351
75 TO 84	181	199	217	235	251	267	280	293	303	313	320
85+	462	496	533	573	617	664	716	771	829	891	956
TOTAL	2,853	2,896	2,942	2,989	3,036	3,084	3,132	3,179	3,226	3,273	3,318

ESTIMATED ANNUAL RENTERS BY MONTHLY RENT

MONTHLY RENT	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
UNDER \$600	791	802	815	828	841	855	868	881	894	907	919
\$600 TO \$699	215	218	222	225	229	232	236	239	243	247	250
\$700 TO \$799	178	181	184	187	190	193	196	199	202	205	207
\$800 TO \$899	171	174	177	179	182	185	188	191	194	196	199
\$900 TO \$999	241	244	248	252	256	260	264	268	272	276	280
\$1,000 TO \$1,099	123	125	127	129	131	133	136	138	140	142	144
\$1,100 TO \$1,199	93	94	96	97	99	100	102	103	105	106	108
\$1,200 TO \$1,299	117	119	121	123	125	127	129	131	133	135	137
\$1,300 TO \$1,399	142	144	147	149	151	154	156	158	161	163	165
\$1,400 TO \$1,499	104	105	107	108	110	112	114	115	117	119	120
\$1,500 TO \$1,749	124	126	128	130	132	134	136	138	140	142	144
\$1,750 TO \$1,999	143	145	147	149	152	154	156	159	161	163	166
\$2,000 OR MORE	412	418	425	432	439	446	452	459	466	473	479