663 W Pratt St, Baltimore, Maryland, 21201
Rings: 0.5, 1, 1.5 mile radii

Prepared by Esri
Latitude: 39.28594
Longitude: -76.62573

	0.5 miles	1 mile	1.5 miles
Population Summary			
2010 Total Population	9,079	34,462	83,068
2020 Total Population	9,281	37,077	78,484
2020 Group Quarters	474	900	4,168
2022 Total Population	9,943	37,921	78,902
2022 Group Quarters	474	900	4,168
2027 Total Population	9,820	37,167	78,031
2022-2027 Annual Rate	-0.25%	-0.40%	-0.22%
2022 Total Daytime Population	37,792	108,728	166,193
Workers	32,982	90,430	130,309
Residents	4,810	18,298	35,884
Household Summary			
2010 Households	4,349	16,916	35,952
2010 Average Household Size	2.01	1.96	2.06
2020 Total Households	4,623	20,326	39,629
2020 Average Household Size	1.91	1.78	1.88
2022 Households	4,697	20,279	39,555
2022 Average Household Size	2.02	1.83	1.89
2027 Households	4,689	19,970	39,596
2027 Average Household Size	1.99	1.82	1.87
2022-2027 Annual Rate	-0.03%	-0.31%	0.02%
2010 Families	1,546	5,924	13,713
2010 Average Family Size	2.94	3.00	3.06
2022 Families	1,562	6,317	13,564
2022 Average Family Size	2.98	2.92	2.91
2027 Families	1,557	6,254	13,601
2027 Average Family Size	2.94	2.89	2.86
2022-2027 Annual Rate	-0.06%	-0.20%	0.05%
Housing Unit Summary			
2000 Housing Units	4,038	18,628	43,367
Owner Occupied Housing Units	26.4%	22.3%	24.2%
Renter Occupied Housing Units	58.2%	59.6%	55.5%
Vacant Housing Units	15.4%	18.1%	20.3%
2010 Housing Units	5,255	21,172	46,320
Owner Occupied Housing Units	21.2%	19.4%	22.1%
Renter Occupied Housing Units	61.6%	60.5%	55.5%
Vacant Housing Units	17.2%	20.1%	22.4%
2020 Housing Units	5,546	24,323	48,465
Vacant Housing Units	16.6%	16.4%	18.2%
2022 Housing Units	5,806	24,583	49,198
Owner Occupied Housing Units	22.0%	19.3%	23.2%
Renter Occupied Housing Units	58.9%	63.2%	57.2%
Vacant Housing Units	19.1%	17.5%	19.6%
2027 Housing Units	5,843	24,634	49,806
Owner Occupied Housing Units	22.6%	19.7%	23.4%
Renter Occupied Housing Units	57.7%	61.3%	56.1%
Vacant Housing Units	19.8%	18.9%	20.5%
Median Household Income			
2022	$52,911	$49,550	$52,858
2027	$62,634	$57,939	$63,842
Median Home Value			
2022	$269,512	$292,941	$306,624
2027	$291,098	$329,674	$343,183
Per Capita Income			
2022	$39,700	$46,224	$48,567
2027	$50,126	$56,846	$59,175
Median Age			
2010	29.4	32.1	32.1
2022	31.2	33.2	33.8
2027	32.4	34.1	34.9

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 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

June 15, 2023

Market Profile

663 W Pratt St, Baltimore, Maryland, 21201
Rings: 0.5, 1, 1.5 mile radii

Prepared by Esri
Latitude: 39.28594
Longitude: -76.62573

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2022 Households by Income			
Household Income Base	4,697	20,279	39,542
<$15,000	21.5%	23.0%	21.7%
$15,000 - $24,999	8.2%	8.6%	8.4%
$25,000 - $34,999	9.7%	8.9%	8.8%
$35,000 - $49,999	8.3%	9.7%	9.2%
$50,000 - $74,999	14.5%	14.4%	12.9%
$75,000 - $99,999	9.7%	8.5%	9.0%
$100,000 - $149,999	15.0%	13.1%	13.7%
$150,000 - $199,999	5.6%	4.6%	5.2%
$200,000+	7.5%	9.2%	11.2%
Average Household Income	$83,777	$86,533	$96,120
2027 Households by Income			
Household Income Base	4,689	19,970	39,590
<$15,000	18.9%	20.6%	19.4%
$15,000 - $24,999	7.0%	7.6%	7.4%
$25,000 - $34,999	8.5%	9.1%	8.7%
$35,000 - $49,999	6.4%	7.6%	7.6%
$50,000 - $74,999	15.5%	12.8%	10.9%
$75,000 - $99,999	9.9%	8.9%	8.6%
$100,000 - $149,999	14.9%	14.5%	15.6%
$150,000 - $199,999	7.2%	6.0%	6.9%
$200,000+	11.6%	12.8%	14.8%
Average Household Income	$104,653	$105,866	$116,380
2022 Owner Occupied Housing Units by Value			
Total	1,266	4,735	11,412
<$50,000	2.1%	4.5%	7.0%
$50,000 - $99,999	2.0%	4.5%	7.4%
$100,000 - $149,999	5.8%	5.8%	4.4%
$150,000 - $199,999	16.1%	9.9%	6.8%
$200,000 - $249,999	12.6%	8.2%	6.2%
$250,000 - $299,999	29.1%	19.9%	16.8%
$300,000 - $399,999	26.3%	21.3%	22.1%
$400,000 - $499,999	2.6%	7.3%	9.3%
$500,000 - $749,999	1.7%	14.7%	15.1%
$750,000 - $999,999	0.1%	3.1%	3.3%
$1,000,000 - $1,499,999	1.3%	0.5%	0.8%
$1,500,000 - $1,999,999	0.1%	0.1%	0.2%
$2,000,000 +	0.2%	0.3%	0.6%
Average Home Value	$282,168	$341,464	$355,601
2027 Owner Occupied Housing Units by Value			
Total	1,306	4,842	11,627
<$50,000	2.1%	4.8%	7.0%
$50,000 - $99,999	1.3%	3.0%	5.7%
$100,000 - $149,999	3.3%	3.4%	3.1%
$150,000 - $199,999	8.9%	6.1%	4.4%
$200,000 - $249,999	9.6%	5.8%	4.2%
$250,000 - $299,999	30.3%	19.0%	14.8%
$300,000 - $399,999	36.8%	26.6%	24.9%
$400,000 - $499,999	3.5%	8.2%	10.6%
$500,000 - $749,999	2.3%	18.3%	19.4%
$750,000 - $999,999	0.1%	3.8%	4.1%
$1,000,000 - $1,499,999	1.8%	0.6%	0.9%
$1,500,000 - $1,999,999	0.1%	0.1%	0.2%
$2,000,000 +	0.2%	0.2%	0.7%
Average Home Value	$312,146	$376,301	$389,229

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 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

June 15, 2023

Market Profile

663 W Pratt St, Baltimore, Maryland, 21201
Rings: 0.5, 1, 1.5 mile radii

Prepared by Esri
Latitude: 39.28594
Longitude: -76.62573

	0.5 miles	1 mile	1.5 miles
2010 Population by Age			
Total	9,077	34,463	83,068
0 - 4	5.4%	5.7%	5.7%
5 - 9	4.6%	4.7%	4.7%
10 - 14	3.9%	4.0%	3.9%
15 - 24	19.4%	16.6%	17.0%
25 - 34	29.8%	24.4%	24.0%
35 - 44	12.5%	12.1%	13.0%
45 - 54	11.5%	12.4%	13.1%
55 - 64	7.1%	9.5%	9.2%
65 - 74	3.6%	6.0%	5.3%
75 - 84	1.7%	3.4%	3.0%
85 +	0.5%	1.2%	1.1%
18 +	83.4%	82.8%	83.0%
2022 Population by Age			
Total	9,942	37,920	78,904
0 - 4	4.9%	4.8%	4.9%
5 - 9	4.3%	4.2%	4.3%
10 - 14	3.8%	3.8%	3.8%
15 - 24	17.6%	15.1%	13.6%
25 - 34	29.3%	26.2%	26.1%
35 - 44	13.3%	12.6%	13.3%
45 - 54	9.3%	9.2%	9.8%
55 - 64	8.8%	9.9%	10.3%
65 - 74	5.5%	8.1%	8.1%
75 - 84	2.4%	4.3%	4.1%
85 +	0.7%	1.7%	1.6%
18 +	84.3%	84.7%	84.7%
2027 Population by Age			
Total	9,819	37,165	78,033
0 - 4	5.0%	5.0%	5.0%
5 - 9	4.2%	4.1%	4.2%
10 - 14	3.7%	3.8%	3.7%
15 - 24	18.1%	15.3%	13.8%
25 - 34	25.7%	23.7%	23.5%
35 - 44	15.6%	14.1%	15.0%
45 - 54	9.5%	9.2%	9.8%
55 - 64	8.3%	9.1%	9.5%
65 - 74	6.1%	8.6%	8.7%
75 - 84	3.0%	5.2%	5.0%
85 +	0.8%	1.9%	1.8%
18 +	84.4%	84.8%	84.9%
2010 Population by Sex			
Males	4,431	16,695	43,010
Females	4,648	17,766	40,059
2022 Population by Sex			
Males	4,883	18,261	39,265
Females	5,060	19,660	39,638
2027 Population by Sex			
Males	4,831	17,881	38,883
Females	4,989	19,286	39,148

June 15, 2023

	0.5 miles	1 mile	1.5 miles
2010 Population by Race/Ethnicity			
Total	9,078	34,461	83,069
White Alone	39.0%	36.4%	35.3%
Black Alone	49.4%	53.9%	57.3%
American Indian Alone	0.3%	0.4%	0.3%
Asian Alone	7.7%	5.6%	3.9%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	1.0%	1.3%	1.1%
Two or More Races	2.6%	2.4%	2.1%
Hispanic Origin	3.3%	3.5%	3.0%
Diversity Index	62.4	60.3	57.2
2020 Population by Race/Ethnicity			
Total	9,281	37,077	78,484
White Alone	31.4%	34.1%	36.5%
Black Alone	50.3%	49.3%	49.1%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	9.0%	7.3%	5.8%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	2.9%	2.6%	2.4%
Two or More Races	6.0%	6.4%	5.9%
Hispanic Origin	6.0%	5.9%	5.3%
Diversity Index	67.7	67.2	65.6
2022 Population by Race/Ethnicity			
Total	9,942	37,922	78,903
White Alone	30.4%	32.9%	35.9%
Black Alone	50.7%	50.1%	49.2%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	9.1%	7.3%	5.9%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	3.4%	2.9%	2.6%
Two or More Races	6.2%	6.5%	6.1%
Hispanic Origin	6.1%	6.0%	5.4%
Diversity Index	67.9	67.2	65.9
2027 Population by Race/Ethnicity			
Total	9,818	37,167	78,030
White Alone	29.3%	32.0%	35.4%
Black Alone	49.2%	48.9%	47.7%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	9.7%	7.7%	6.4%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	4.5%	3.8%	3.4%
Two or More Races	6.8%	7.2%	6.9%
Hispanic Origin	6.6%	6.4%	6.0%
Diversity Index	69.8	68.9	67.8
2010 Population by Relationship and Household Type			
Total	9,079	34,462	83,068
In Households	96.1%	96.1%	89.1%
In Family Households	53.0%	54.3%	53.3%
Householder	16.9%	17.2%	16.6%
Spouse	7.0%	7.3%	6.9%
Child	21.4%	22.1%	22.2%
Other relative	4.8%	4.8%	4.9%
Nonrelative	2.9%	2.9%	2.8%
In Nonfamily Households	43.1%	41.8%	35.8%
In Group Quarters	3.9%	3.9%	10.9%
Institutionalized Population	0.0%	0.6%	7.5%
Noninstitutionalized Population	3.9%	3.3%	3.3%

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.
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

June 15, 2023

Market Profile

663 W Pratt St, Baltimore, Maryland, 21201
Rings: 0.5, 1, 1.5 mile radii

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2022 Population 25+ by Educational Attainment			
Total	6,902	27,317	57,865
Less than 9th Grade	3.7%	3.7%	3.4%
9th - 12th Grade, No Diploma	8.2%	8.7%	10.2%
High School Graduate	18.0%	16.2%	17.3%
GED/Alternative Credential	3.7%	4.5%	5.2%
Some College, No Degree	10.5%	14.0%	13.5%
Associate Degree	3.4%	3.6%	3.9%
Bachelor's Degree	28.2%	26.0%	24.0%
Graduate/Professional Degree	24.3%	23.2%	22.5%
2022 Population 15+ by Marital Status			
Total	8,652	33,035	68,622
Never Married	73.1%	65.3%	63.2%
Married	17.0%	20.9%	23.2%
Widowed	2.7%	4.3%	4.4%
Divorced	7.2%	9.5%	9.2%
2022 Civilian Population 16+ in Labor Force			
Civilian Population 16+	5,428	20,937	43,081
Population 16+ Employed	94.5%	94.9%	95.4%
Population 16+ Unemployment rate	5.5%	5.1%	4.6%
Population 16-24 Employed	15.1%	15.3%	14.1%
Population 16-24 Unemployment rate	8.0%	8.5%	6.7%
Population 25-54 Employed	75.1%	70.7%	70.8%
Population 25-54 Unemployment rate	5.0%	3.8%	3.8%
Population 55-64 Employed	7.8%	8.3%	9.5%
Population 55-64 Unemployment rate	4.3%	5.8%	4.7%
Population 65+ Employed	2.0%	5.7%	5.6%
Population 65+ Unemployment rate	6.5%	10.4%	9.8%
2022 Employed Population 16+ by Industry			
Total	5,131	19,863	41,091
Agriculture/Mining	0.0%	0.1%	0.1%
Construction	2.7%	2.5%	2.3%
Manufacturing	3.8%	3.2%	3.7%
Wholesale Trade	1.0%	1.4%	1.7%
Retail Trade	9.6%	8.3%	7.4%
Transportation/Utilities	6.1%	5.7%	5.3%
Information	1.4%	2.1%	1.9%
Finance/Insurance/Real Estate	5.5%	6.8%	6.2%
Services	61.9%	62.6%	63.7%
Public Administration	7.9%	7.1%	7.7%
2022 Employed Population 16+ by Occupation			
Total	5,131	19,863	41,091
White Collar	77.4%	76.3%	75.6%
Management/Business/Financial	20.7%	21.6%	21.5%
Professional	43.5%	40.0%	40.0%
Sales	5.4%	6.2%	6.1%
Administrative Support	7.8%	8.5%	8.1%
Services	14.2%	15.3%	14.9%
Blue Collar	8.4%	8.4%	9.4%
Farming/Forestry/Fishing	0.0%	0.0%	0.0%
Construction/Extraction	0.9%	1.2%	1.2%
Installation/Maintenance/Repair	0.9%	0.9%	1.0%
Production	1.2%	1.6%	1.9%
Transportation/Material Moving	5.3%	4.6%	5.4%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2010 Households by Type			
Total	4,350	16,915	35,951
Households with 1 Person	46.1%	50.3%	46.6%
Households with 2+ People	53.9%	49.7%	53.4%
Family Households	35.5%	35.0%	38.1%
Husband-wife Families	14.9%	14.8%	16.0%
With Related Children	5.1%	4.9%	5.3%
Other Family (No Spouse Present)	20.6%	20.2%	22.2%
Other Family with Male Householder	4.0%	3.8%	4.2%
With Related Children	1.8%	1.8%	2.0%
Other Family with Female Householder	16.6%	16.4%	18.0%
With Related Children	11.7%	11.5%	12.3%
Nonfamily Households	18.4%	14.6%	15.3%
All Households with Children	18.9%	18.5%	20.0%
Multigenerational Households	3.8%	3.5%	4.1%
Unmarried Partner Households	9.5%	8.6%	9.2%
Male-female	8.1%	7.4%	7.9%
Same-sex	1.4%	1.2%	1.3%
2010 Households by Size			
Total	4,351	16,917	35,952
1 Person Household	46.1%	50.3%	46.6%
2 Person Household	28.9%	27.0%	28.1%
3 Person Household	12.4%	10.8%	11.8%
4 Person Household	7.2%	6.2%	6.8%
5 Person Household	2.9%	3.0%	3.5%
6 Person Household	1.3%	1.4%	1.6%
7 + Person Household	1.2%	1.3%	1.6%
2010 Households by Tenure and Mortgage Status			
Total	4,349	16,916	35,952
Owner Occupied	25.6%	24.2%	28.5%
Owned with a Mortgage/Loan	21.0%	19.1%	21.8%
Owned Free and Clear	4.6%	5.1%	6.7%
Renter Occupied	74.4%	75.8%	71.5%
2022 Affordability, Mortgage and Wealth			
Housing Affordability Index	81	71	72
Percent of Income for Mortgage	26.8%	31.2%	30.6%
Wealth Index	47	52	64
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	5,255	21,172	46,320
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%
2010 Population By Urban/ Rural Status			
Total Population	9,079	34,462	83,068
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%

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.
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Top 3 Tapestry Segments			
1.	Metro Renters (3B)	Metro Renters (3B)	Metro Renters (3B)
2.	Emerald City (8B)	City Commons (11E)	City Commons (11E)
3.	City Commons (11E)	Retirement Communities (9E)	Laptops and Lattes (3A)
2022 Consumer Spending			
Apparel & Services: Total $	$9,740,901	$43,725,554	$94,485,166
Average Spent	$2,073.86	$2,156.20	$2,388.70
Spending Potential Index	86	90	99
Education: Total $	$7,941,426	$35,529,071	$76,730,506
Average Spent	$1,690.74	$1,752.01	$1,939.84
Spending Potential Index	86	89	99
Entertainment/Recreation: Total $	$13,387,720	$59,673,980	$128,852,023
Average Spent	$2,850.27	$2,942.65	$3,257.54
Spending Potential Index	78	80	89
Food at Home: Total $	$23,860,411	$107,505,804	$231,366,548
Average Spent	$5,079.93	$5,301.34	$5,849.24
Spending Potential Index	82	86	94
Food Away from Home: Total $	$17,409,856	$77,597,159	$167,568,688
Average Spent	$3,706.59	$3,826.48	$4,236.35
Spending Potential Index	86	89	98
Health Care: Total $	$24,522,312	$110,829,873	$238,575,058
Average Spent	$5,220.85	$5,465.25	$6,031.48
Spending Potential Index	74	77	85
HH Furnishings & Equipment: Total $	$9,337,554	$41,489,511	$89,597,454
Average Spent	$1,987.98	$2,045.93	$2,265.14
Spending Potential Index	78	80	88
Personal Care Products & Services: Total $	$3,944,077	$17,783,368	$38,340,904
Average Spent	$839.70	$876.94	$969.31
Spending Potential Index	82	86	95
Shelter: Total $	$91,303,508	$408,587,004	$881,960,454
Average Spent	$19,438.69	$20,148.28	$22,297.07
Spending Potential Index	85	88	97
Support Payments/Cash Contributions/Gifts in Kind: Total $	$8,919,958	$39,113,155	$83,907,789
Average Spent	$1,899.08	$1,928.75	$2,121.29
Spending Potential Index	70	71	78
Travel: Total $	$10,180,760	$44,877,947	$97,175,598
Average Spent	$2,167.50	$2,213.03	$2,456.72
Spending Potential Index	75	77	86
Vehicle Maintenance & Repairs: Total $	$4,750,966	$21,072,008	$45,173,061
Average Spent	$1,011.49	$1,039.10	$1,142.03
Spending Potential Index	80	83	91

June 15, 2023