



# Specialty Housing Profile

Prepared by Carol Campbell

**Grand Junction, CO**  
**585 24th Rd, Grand Junction, CO, 81505**  
**Ring: 1, 3, 5 Miles**

**Latitude: 39.091489**  
**Longitude: -108.61741**

	1 mile radius	3 miles radius	5 miles radius
<b>Population Density</b>			
2000 Population Density	1,337.0	18,411.0	48,725.0
2010 Population Density	1,792.0	25,184.0	60,671.0
<b>Household Density</b>			
2000 Household Density	517.0	7,415.0	20,381.0
2010 Household Density	689.0	10,120.0	25,299.0
<b>Per Capita Income</b>			
1990 Per Capita Income	\$14,917	\$15,171	\$14,046
2000 Per Capita Income	\$23,983	\$25,274	\$22,117
1990 - 2000 Annual Rate	4.86%	5.24%	4.64%
2010 Per Capita Income	\$24,855	\$28,056	\$25,608
2000 - 2010 Annual Rate	0.39%	1.14%	1.6%
2015 Per Capita Income	\$28,422	\$33,132	\$30,273
2010 - 2015 Annual Rate	2.72%	3.38%	3.4%
<b>1990 Housing Units</b>			
Owner Occupied Housing Units	422	6,034	18,267
Renter Occupied Housing Units	74.4%	70.6%	57.4%
Vacant Housing Units	20.6%	24.1%	36.7%
<b>2000 Housing Units</b>			
Owner Occupied Housing Units	536	7,707	21,375
Renter Occupied Housing Units	81.5%	76.8%	64.5%
Vacant Housing Units	15.1%	19.2%	30.9%
<b>2010 Housing Units</b>			
Owner Occupied Housing Units	720	10,676	26,932
Renter Occupied Housing Units	76.4%	73.4%	63.1%
Vacant Housing Units	19.3%	21.4%	30.9%
<b>2015 Housing Units</b>			
Owner Occupied Housing Units	839	12,417	30,417
Renter Occupied Housing Units	75.1%	72.9%	63.3%
Vacant Housing Units	20.1%	21.5%	30.4%
<b>Median Household Income</b>			
1990 Median Household Income	\$31,089	\$30,892	\$23,950
2000 Median Household Income	\$43,996	\$45,252	\$36,512
1990 - 2000 Annual Rate	3.53%	3.89%	4.31%
2010 Median Household Income	\$49,668	\$54,945	\$45,904
2000 - 2010 Annual Rate	1.32%	2.12%	2.51%
2015 Median Household Income	\$58,860	\$62,472	\$53,529
2010 - 2015 Annual Rate	3.45%	2.6%	3.12%
<b>Average Household Income</b>			
1990 Average Household Income	\$38,165	\$38,295	\$32,911
2000 Average Household Income	\$57,154	\$61,501	\$51,569
1990 - 2000 Annual Rate	4.12%	4.85%	4.59%
2010 Average Household Income	\$63,029	\$69,356	\$59,915
2000 - 2010 Annual Rate	1.06%	1.31%	1.63%
2015 Average Household Income	\$71,776	\$81,868	\$70,934
2010 - 2015 Annual Rate	2.63%	3.37%	3.43%

Data Note: Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.



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<b>1990 Households by Income</b>			
Total	401	5,696	17,276
<\$10,000	9.2%	12.1%	19.9%
\$10,000 - \$19,999	22.2%	18.8%	21.7%
\$20,000 - \$29,999	15.2%	17.4%	18.6%
\$30,000 - \$39,999	18.2%	15.7%	13.4%
\$40,000 - \$49,999	11.0%	12.2%	9.4%
\$50,000 - \$59,999	10.0%	9.0%	5.9%
\$60,000 - \$74,999	7.7%	7.1%	5.1%
\$75,000 - \$99,999	3.5%	4.2%	2.8%
\$100,000 - \$124,999	1.2%	1.2%	1.0%
\$125,000 - \$149,999	0.7%	0.6%	0.6%
\$150,000+	1.0%	1.7%	1.6%
<b>2000 Households by Income</b>			
Total	537	7,409	20,380
<\$10,000	5.4%	7.6%	10.2%
\$10,000 - \$19,999	12.3%	11.4%	15.9%
\$20,000 - \$29,999	13.0%	11.9%	15.1%
\$30,000 - \$39,999	14.7%	12.3%	13.3%
\$40,000 - \$49,999	9.3%	11.4%	10.8%
\$50,000 - \$59,999	8.4%	9.2%	8.6%
\$60,000 - \$74,999	9.9%	10.7%	8.1%
\$75,000 - \$99,999	11.9%	11.2%	8.0%
\$100,000 - \$124,999	8.2%	6.2%	4.3%
\$125,000 - \$149,999	2.4%	1.9%	1.5%
\$150,000 - \$199,999	2.8%	2.9%	2.0%
\$200,000+	1.7%	3.0%	2.4%
<b>2010 Households by Income</b>			
Total	690	10,121	25,300
<\$10,000	5.1%	5.7%	7.6%
\$10,000 - \$19,999	10.3%	8.8%	11.9%
\$20,000 - \$29,999	10.7%	9.5%	12.5%
\$30,000 - \$39,999	12.8%	9.9%	10.9%
\$40,000 - \$49,999	11.4%	10.9%	11.3%
\$50,000 - \$59,999	8.0%	9.7%	9.3%
\$60,000 - \$74,999	12.0%	14.3%	13.2%
\$75,000 - \$99,999	13.5%	14.6%	11.1%
\$100,000 - \$124,999	6.8%	6.9%	5.1%
\$125,000 - \$149,999	4.8%	3.8%	2.7%
\$150,000 - \$199,999	2.5%	2.5%	1.9%
\$200,000 - \$249,999	1.3%	1.6%	1.2%
\$250,000 - \$499,999	0.7%	1.5%	1.2%
\$500,000+	0.1%	0.4%	0.3%
<b>2015 Households by Income</b>			
Total	800	11,727	28,484
<\$10,000	4.5%	4.8%	6.7%
\$10,000 - \$19,999	8.0%	6.8%	9.7%
\$20,000 - \$29,999	8.4%	7.4%	10.2%
\$30,000 - \$39,999	10.4%	8.0%	9.3%
\$40,000 - \$49,999	9.4%	8.8%	9.4%
\$50,000 - \$59,999	10.4%	11.6%	11.5%
\$60,000 - \$74,999	11.3%	12.5%	12.0%
\$75,000 - \$99,999	14.1%	13.8%	11.0%
\$100,000 - \$124,999	14.5%	12.0%	8.7%
\$125,000 - \$149,999	3.9%	5.0%	3.9%
\$150,000 - \$199,999	2.3%	4.3%	3.5%
\$200,000 - \$249,999	1.4%	2.2%	1.8%
\$250,000 - \$499,999	1.5%	2.2%	1.8%
\$500,000+	0.1%	0.5%	0.3%

**Data Note:** Income represents annual income for the preceding year. Income for 2010 and 2015 is expressed in current dollars, including an adjustment for inflation.

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.



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<b>Census 2000 Vacant Housing Units by Status</b>			
Total	17	305	982
For Rent	41.2%	31.8%	41.2%
For Sale Only	17.6%	25.2%	20.8%
Rented/Sold, Unoccupied	5.9%	9.2%	8.4%
Seasonal/Recreational/Occasional Use	5.9%	10.8%	10.2%
For Migrant Workers	0.0%	0.0%	0.1%
Other Vacant	29.4%	23.0%	19.3%

	1 mile radius	3 miles radius	5 miles radius
<b>2010 Owner Occupied Housing Units by Value</b>			
Total	549	7,839	16,987
< \$25,000	1.6%	1.8%	1.6%
\$25,000 - \$29,999	0.2%	0.5%	0.5%
\$30,000 - \$34,999	0.2%	0.4%	0.3%
\$35,000 - \$39,999	0.4%	0.7%	0.5%
\$40,000 - \$49,999	1.3%	1.0%	0.6%
\$50,000 - \$59,999	0.2%	0.2%	0.3%
\$60,000 - \$69,999	1.5%	0.7%	0.6%
\$70,000 - \$79,999	0.9%	0.8%	0.8%
\$80,000 - \$89,999	1.8%	1.3%	1.3%
\$90,000 - \$99,999	1.8%	1.1%	1.2%
\$100,000 - \$124,999	3.5%	2.8%	4.5%
\$125,000 - \$149,999	3.6%	4.0%	8.5%
\$150,000 - \$174,999	8.6%	7.8%	10.3%
\$175,000 - \$199,999	10.2%	9.0%	10.0%
\$200,000 - \$249,999	19.3%	17.2%	15.8%
\$250,000 - \$299,999	15.3%	15.0%	12.4%
\$300,000 - \$399,999	17.3%	17.7%	14.3%
\$400,000 - \$499,999	6.0%	7.7%	7.1%
\$500,000 - \$749,999	4.9%	6.8%	6.2%
\$750,000 - \$999,999	1.1%	2.2%	2.0%
\$1,000,000+	0.4%	1.2%	1.0%
Median Home Value	\$237,028	\$251,980	\$228,122

	1 mile radius	3 miles radius	5 miles radius
<b>Census 2000 Specified Renter Occupied Housing Units by Contract Rent</b>			
Total	82	1,466	6,580
Paying Cash Rent	86.6%	93.7%	96.2%
< \$100	0.0%	0.8%	2.1%
\$100 - \$149	0.0%	1.6%	2.3%
\$150 - \$199	1.2%	3.1%	4.3%
\$200 - \$249	1.2%	1.6%	4.1%
\$250 - \$299	1.2%	3.8%	4.5%
\$300 - \$349	4.9%	1.4%	4.8%
\$350 - \$399	7.3%	8.0%	13.0%
\$400 - \$449	18.3%	12.6%	10.6%
\$450 - \$499	11.0%	10.5%	12.9%
\$500 - \$549	7.3%	5.2%	6.6%
\$550 - \$599	2.4%	5.9%	4.4%
\$600 - \$649	0.0%	4.0%	5.0%
\$650 - \$699	7.3%	8.0%	5.4%
\$700 - \$749	0.0%	1.5%	1.4%
\$750 - \$799	7.3%	5.9%	3.2%
\$800 - \$899	9.8%	7.6%	4.1%
\$900 - \$999	0.0%	2.7%	1.3%
\$1000 - \$1249	2.4%	2.4%	1.5%
\$1250 - \$1499	4.9%	7.0%	2.5%
\$1500 - \$1999	0.0%	0.3%	0.9%
\$2000+	0.0%	0.0%	1.3%
No Cash Rent	13.4%	6.3%	3.8%
Average Rent	\$586	\$594	\$518

Data Note: Specified Renter Occupied Housing Units exclude houses on 10+ acres. Average contract rent excludes units paying no cash.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010.



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<b>Census 2000 Housing Units by Units in Structure</b>			
Total	532	7,705	21,421
1, Detached	82.0%	75.4%	67.1%
1, Attached	8.3%	4.8%	4.3%
2	3.9%	3.4%	3.6%
3 to 4	0.8%	3.1%	5.5%
5 to 9	0.4%	1.2%	4.5%
10 to 19	0.0%	0.8%	2.7%
20 to 49	0.4%	2.7%	3.6%
50 or More	0.0%	2.7%	3.8%
Mobile Home	4.3%	5.8%	4.8%
Other	0.0%	0.1%	0.0%
<b>Census 2000 Households by Year Householder Moved In</b>			
Total	519	7,359	20,410
Moved in 1999 to March 2000	12.5%	19.3%	23.8%
Moved in 1995 to 1998	39.9%	34.4%	31.6%
Moved in 1990 to 1994	17.5%	18.1%	18.3%
Moved in 1980 to 1989	13.1%	13.3%	12.4%
Moved in 1970 to 1979	10.8%	9.4%	7.8%
1969 or Earlier	6.2%	5.6%	6.0%
<b>Census 2000 Housing Units by Year Structure Built</b>			
Total	532	7,694	21,434
1999 to March 2000	1.1%	4.1%	3.0%
1995 to 1998	16.2%	14.3%	10.5%
1990 to 1994	7.5%	7.3%	6.0%
1980 to 1989	13.5%	14.1%	14.3%
1970 to 1979	22.0%	23.6%	23.8%
1969 or Earlier	39.7%	36.6%	42.4%
<b>Census 2000 Workers 16+ by Means of Transportation to Work</b>			
Total	593	8,668	22,743
Worked at Home	4.4%	5.5%	5.1%
Drove Alone - Car, Truck, or Van	85.8%	80.4%	76.9%
Carpooled - Car, Truck, or Van	6.4%	9.7%	10.7%
Bus/Trolley Bus	0.8%	0.3%	0.4%
Streetcar/Trolley Car	0.0%	0.0%	0.0%
Subway/Elevated	0.0%	0.0%	0.0%
Railroad	0.0%	0.0%	0.0%
Ferryboat	0.0%	0.0%	0.0%
Taxicab	0.7%	0.4%	0.3%
Motorcycle	0.0%	0.3%	0.4%
Bicycle	0.7%	1.0%	1.7%
Walked	0.7%	1.2%	3.5%
Other Means	1.2%	2.4%	3.1%
<b>Census 2000 Households by Vehicles Available</b>			
Total	519	7,357	20,409
None	2.9%	4.2%	7.1%
1	28.5%	27.0%	33.7%
2	40.5%	43.5%	37.9%
3	22.0%	18.7%	15.5%
4	4.8%	4.6%	4.2%
5+	1.3%	2.0%	1.7%
Average Number of Vehicles Available	2.0	2.0	1.8

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing.