



Community Profile

Rings: 1, 3, 5 mile radii

9449 S University Blvd, Highlands Ranch,

Latitude: 39.5448

Longitude: -104.9463

	1 mile	3 mile	5 mile
Population Summary			
2000 Total Population	13,325	87,111	171,767
2010 Total Population	13,986	107,062	202,121
2019 Total Population	16,048	114,114	227,765
2019 Group Quarters	11	51	520
2024 Total Population	17,533	121,026	245,462
2019-2024 Annual Rate	1.79%	1.18%	1.51%
2019 Total Daytime Population	12,120	81,600	255,239
Workers	4,446	28,388	150,254
Residents	7,674	53,212	104,985
Household Summary			
2000 Households	4,245	30,671	62,640
2000 Average Household Size	3.13	2.84	2.73
2010 Households	4,762	38,691	76,760
2010 Average Household Size	2.93	2.77	2.63
2019 Households	5,480	41,135	86,929
2019 Average Household Size	2.93	2.77	2.61
2024 Households	5,990	43,530	93,685
2024 Average Household Size	2.93	2.78	2.61
2019-2024 Annual Rate	1.80%	1.14%	1.51%
2010 Families	3,897	29,653	55,883
2010 Average Family Size	3.28	3.20	3.11
2019 Families	4,487	31,402	62,415
2019 Average Family Size	3.26	3.21	3.12
2024 Families	4,904	33,174	66,939
2024 Average Family Size	3.26	3.22	3.13
2019-2024 Annual Rate	1.79%	1.10%	1.41%
Housing Unit Summary			
2000 Housing Units	4,354	31,643	64,272
Owner Occupied Housing Units	88.4%	83.1%	83.0%
Renter Occupied Housing Units	9.1%	13.9%	14.4%
Vacant Housing Units	2.5%	3.1%	2.5%
2010 Housing Units	5,024	39,835	79,602
Owner Occupied Housing Units	80.3%	80.5%	76.9%
Renter Occupied Housing Units	14.5%	16.7%	19.5%
Vacant Housing Units	5.2%	2.9%	3.6%
2019 Housing Units	5,764	42,152	89,737
Owner Occupied Housing Units	77.8%	78.2%	72.6%
Renter Occupied Housing Units	17.2%	19.4%	24.2%
Vacant Housing Units	4.9%	2.4%	3.1%
2024 Housing Units	6,338	44,724	96,795
Owner Occupied Housing Units	78.5%	79.0%	72.8%
Renter Occupied Housing Units	16.0%	18.3%	24.0%
Vacant Housing Units	5.5%	2.7%	3.2%
Median Household Income			
2019	\$125,030	\$116,139	\$110,541
2024	\$135,101	\$126,003	\$119,926
Median Home Value			
2019	\$463,342	\$451,442	\$457,813
2024	\$489,882	\$475,207	\$482,584
Per Capita Income			
2019	\$55,212	\$53,947	\$55,037
2024	\$60,602	\$59,507	\$60,996
Median Age			
2010	37.7	37.7	39.0
2019	39.1	39.1	40.4
2024	40.4	39.9	41.1

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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2019 Households by Income			
Household Income Base	5,480	41,135	86,929
<\$15,000	2.5%	2.5%	2.9%
\$15,000 - \$24,999	2.0%	1.9%	2.3%
\$25,000 - \$34,999	3.1%	3.3%	3.6%
\$35,000 - \$49,999	2.8%	5.5%	6.2%
\$50,000 - \$74,999	11.4%	12.7%	13.7%
\$75,000 - \$99,999	11.2%	12.8%	13.8%
\$100,000 - \$149,999	27.6%	25.9%	24.9%
\$150,000 - \$199,999	14.8%	14.6%	13.4%
\$200,000+	24.6%	20.8%	19.3%
Average Household Income	\$160,104	\$148,780	\$143,896
2024 Households by Income			
Household Income Base	5,990	43,530	93,685
<\$15,000	1.8%	1.8%	2.1%
\$15,000 - \$24,999	1.5%	1.4%	1.6%
\$25,000 - \$34,999	2.3%	2.4%	2.7%
\$35,000 - \$49,999	2.3%	4.5%	5.1%
\$50,000 - \$74,999	9.6%	10.9%	11.9%
\$75,000 - \$99,999	10.1%	11.8%	12.9%
\$100,000 - \$149,999	28.4%	27.2%	26.7%
\$150,000 - \$199,999	17.4%	17.3%	16.0%
\$200,000+	26.6%	22.7%	21.1%
Average Household Income	\$175,754	\$164,447	\$159,476
2019 Owner Occupied Housing Units by Value			
Total	4,486	32,971	65,177
<\$50,000	0.2%	0.3%	0.5%
\$50,000 - \$99,999	0.0%	0.0%	0.1%
\$100,000 - \$149,999	0.0%	0.1%	0.1%
\$150,000 - \$199,999	0.0%	0.3%	0.2%
\$200,000 - \$249,999	0.7%	1.4%	1.3%
\$250,000 - \$299,999	7.3%	5.9%	5.6%
\$300,000 - \$399,999	20.6%	24.5%	23.8%
\$400,000 - \$499,999	33.4%	34.0%	31.8%
\$500,000 - \$749,999	31.8%	28.7%	27.9%
\$750,000 - \$999,999	3.8%	3.3%	5.0%
\$1,000,000 - \$1,499,999	1.5%	0.8%	1.9%
\$1,500,000 - \$1,999,999	0.4%	0.3%	0.8%
\$2,000,000 +	0.3%	0.5%	1.0%
Average Home Value	\$507,559	\$492,025	\$523,552
2024 Owner Occupied Housing Units by Value			
Total	4,974	35,341	70,493
<\$50,000	0.0%	0.0%	0.0%
\$50,000 - \$99,999	0.0%	0.0%	0.0%
\$100,000 - \$149,999	0.0%	0.0%	0.0%
\$150,000 - \$199,999	0.0%	0.0%	0.3%
\$200,000 - \$249,999	0.1%	0.3%	0.3%
\$250,000 - \$299,999	2.7%	2.8%	2.6%
\$300,000 - \$399,999	15.0%	18.6%	17.9%
\$400,000 - \$499,999	35.9%	37.6%	35.0%
\$500,000 - \$749,999	38.3%	34.4%	33.1%
\$750,000 - \$999,999	5.7%	4.6%	7.1%
\$1,000,000 - \$1,499,999	1.7%	0.8%	1.9%
\$1,500,000 - \$1,999,999	0.4%	0.3%	0.8%
\$2,000,000 +	0.3%	0.6%	1.1%
Average Home Value	\$545,030	\$525,788	\$558,508

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

September 03, 2019



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2010 Population by Age			
Total	13,985	107,060	202,120
0 - 4	6.8%	7.2%	6.5%
5 - 9	9.2%	8.8%	8.1%
10 - 14	9.4%	8.7%	8.1%
15 - 24	10.7%	10.3%	10.5%
25 - 34	9.7%	10.7%	10.8%
35 - 44	16.6%	17.5%	16.0%
45 - 54	18.2%	17.2%	17.1%
55 - 64	10.9%	11.7%	12.3%
65 - 74	4.2%	5.0%	6.0%
75 - 84	3.0%	2.3%	3.4%
85 +	1.3%	0.7%	1.3%
18 +	68.8%	70.3%	72.5%
2019 Population by Age			
Total	16,048	114,111	227,765
0 - 4	6.0%	6.3%	5.7%
5 - 9	7.0%	7.7%	6.8%
10 - 14	7.9%	8.2%	7.6%
15 - 24	12.5%	11.3%	11.5%
25 - 34	11.4%	10.7%	11.2%
35 - 44	12.8%	14.5%	13.5%
45 - 54	15.2%	15.1%	14.7%
55 - 64	14.8%	13.7%	14.2%
65 - 74	8.2%	8.5%	9.2%
75 - 84	2.9%	3.1%	4.1%
85 +	1.4%	1.0%	1.6%
18 +	74.1%	73.3%	75.6%
2024 Population by Age			
Total	17,533	121,025	245,462
0 - 4	6.0%	6.3%	5.7%
5 - 9	6.7%	7.3%	6.5%
10 - 14	7.1%	7.5%	6.9%
15 - 24	10.7%	10.6%	10.9%
25 - 34	12.2%	11.4%	12.0%
35 - 44	13.6%	14.4%	13.5%
45 - 54	13.3%	13.8%	13.5%
55 - 64	14.3%	13.1%	13.5%
65 - 74	10.6%	10.0%	10.5%
75 - 84	4.2%	4.5%	5.3%
85 +	1.4%	1.1%	1.7%
18 +	75.9%	74.5%	76.8%
2010 Population by Sex			
Males	6,851	52,225	98,760
Females	7,135	54,837	103,361
2019 Population by Sex			
Males	7,808	55,466	111,385
Females	8,240	58,648	116,380
2024 Population by Sex			
Males	8,522	58,800	120,181
Females	9,011	62,226	125,282

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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Community Profile

Rings: 1, 3, 5 mile radii

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2010 Population by Race/Ethnicity			
Total	13,986	107,061	202,121
White Alone	89.0%	89.4%	90.0%
Black Alone	1.1%	1.2%	1.2%
American Indian Alone	0.4%	0.4%	0.4%
Asian Alone	5.9%	5.1%	4.5%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	1.4%	1.4%	1.4%
Two or More Races	2.2%	2.5%	2.5%
Hispanic Origin	7.2%	6.8%	6.8%
Diversity Index	31.0	30.0	29.0
2019 Population by Race/Ethnicity			
Total	16,048	114,115	227,765
White Alone	86.6%	86.9%	87.7%
Black Alone	1.2%	1.3%	1.4%
American Indian Alone	0.4%	0.4%	0.4%
Asian Alone	7.6%	6.7%	5.9%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	1.6%	1.6%	1.6%
Two or More Races	2.6%	3.0%	3.0%
Hispanic Origin	8.3%	7.9%	7.8%
Diversity Index	35.9	35.1	33.8
2024 Population by Race/Ethnicity			
Total	17,534	121,026	245,462
White Alone	84.6%	84.9%	85.9%
Black Alone	1.3%	1.5%	1.5%
American Indian Alone	0.4%	0.4%	0.4%
Asian Alone	9.0%	8.0%	7.0%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	1.8%	1.8%	1.8%
Two or More Races	2.9%	3.4%	3.4%
Hispanic Origin	9.3%	9.0%	8.7%
Diversity Index	39.8	39.1	37.5
2010 Population by Relationship and Household Type			
Total	13,986	107,062	202,121
In Households	99.9%	99.9%	99.7%
In Family Households	92.4%	89.7%	87.2%
Householder	28.3%	27.9%	27.7%
Spouse	24.9%	23.9%	23.5%
Child	36.3%	35.0%	32.9%
Other relative	1.9%	1.8%	2.0%
Nonrelative	1.1%	1.1%	1.2%
In Nonfamily Households	7.5%	10.3%	12.5%
In Group Quarters	0.1%	0.1%	0.3%
Institutionalized Population	0.1%	0.0%	0.2%
Noninstitutionalized Population	0.0%	0.0%	0.1%

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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2019 Population 25+ by Educational Attainment			
Total	10,698	75,938	155,843
Less than 9th Grade	1.4%	0.6%	0.5%
9th - 12th Grade, No Diploma	0.7%	0.9%	1.1%
High School Graduate	7.0%	8.5%	9.0%
GED/Alternative Credential	0.3%	1.2%	1.5%
Some College, No Degree	16.2%	15.6%	16.1%
Associate Degree	7.0%	6.6%	6.2%
Bachelor's Degree	45.2%	43.4%	41.8%
Graduate/Professional Degree	22.1%	23.3%	23.7%
2019 Population 15+ by Marital Status			
Total	12,707	88,841	182,018
Never Married	24.1%	23.0%	24.1%
Married	63.5%	64.1%	61.6%
Widowed	4.5%	3.0%	3.6%
Divorced	7.8%	9.9%	10.6%
2019 Civilian Population 16+ in Labor Force			
Civilian Employed	96.2%	96.4%	96.4%
Civilian Unemployed (Unemployment Rate)	3.8%	3.6%	3.6%
2019 Employed Population 16+ by Industry			
Total	8,513	61,929	124,931
Agriculture/Mining	1.6%	1.5%	1.4%
Construction	5.9%	4.8%	5.1%
Manufacturing	8.0%	7.4%	7.1%
Wholesale Trade	2.1%	2.4%	2.4%
Retail Trade	9.9%	10.2%	9.5%
Transportation/Utilities	2.8%	3.3%	3.5%
Information	3.9%	4.7%	4.7%
Finance/Insurance/Real Estate	14.0%	13.0%	13.3%
Services	47.2%	49.0%	49.3%
Public Administration	4.6%	3.7%	3.7%
2019 Employed Population 16+ by Occupation			
Total	8,511	61,932	124,932
White Collar	80.4%	81.2%	80.1%
Management/Business/Financial	26.4%	25.2%	25.6%
Professional	31.7%	30.9%	29.6%
Sales	12.6%	14.6%	13.8%
Administrative Support	9.7%	10.5%	11.1%
Services	10.3%	10.3%	10.9%
Blue Collar	9.3%	8.5%	8.9%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	2.6%	2.0%	2.2%
Installation/Maintenance/Repair	1.8%	1.6%	1.9%
Production	2.3%	1.8%	1.7%
Transportation/Material Moving	2.7%	3.0%	3.1%
2010 Population By Urban/ Rural Status			
Total Population	13,986	107,062	202,121
Population Inside Urbanized Area	100.0%	99.8%	99.3%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.2%	0.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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2010 Households by Type			
Total	4,762	38,691	76,760
Households with 1 Person	15.4%	19.3%	22.5%
Households with 2+ People	84.6%	80.7%	77.5%
Family Households	81.8%	76.6%	72.8%
Husband-wife Families	72.1%	65.7%	61.7%
With Related Children	39.9%	36.0%	31.4%
Other Family (No Spouse Present)	9.8%	11.0%	11.1%
Other Family with Male Householder	2.8%	3.2%	3.3%
With Related Children	2.1%	2.2%	2.1%
Other Family with Female Householder	6.9%	7.8%	7.8%
With Related Children	5.0%	5.3%	5.1%
Nonfamily Households	2.8%	4.1%	4.7%
All Households with Children	47.4%	43.7%	38.9%
Multigenerational Households	2.2%	2.3%	2.2%
Unmarried Partner Households	3.5%	3.9%	4.0%
Male-female	2.9%	3.4%	3.5%
Same-sex	0.6%	0.5%	0.5%
2010 Households by Size			
Total	4,762	38,691	76,761
1 Person Household	15.4%	19.3%	22.5%
2 Person Household	31.5%	32.2%	33.7%
3 Person Household	18.5%	18.0%	16.7%
4 Person Household	22.4%	20.1%	17.7%
5 Person Household	8.8%	7.5%	6.7%
6 Person Household	2.5%	2.2%	2.0%
7 + Person Household	1.0%	0.8%	0.8%
2010 Households by Tenure and Mortgage Status			
Total	4,762	38,691	76,760
Owner Occupied	84.7%	82.9%	79.8%
Owned with a Mortgage/Loan	73.4%	71.6%	65.9%
Owned Free and Clear	11.3%	11.3%	13.8%
Renter Occupied	15.3%	17.1%	20.2%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	5,024	39,835	79,602
Housing Units Inside Urbanized Area	100.0%	99.8%	99.3%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.2%	0.7%

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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Top 3 Tapestry Segments			
1.	Professional Pride (1B)	Professional Pride (1B)	Professional Pride (1B)
2.	Savvy Suburbanites (1D)	Boomburbs (1C)	Savvy Suburbanites (1D)
3.	Enterprising Professionals (2D)	Savvy Suburbanites (1D)	Boomburbs (1C)
2019 Consumer Spending			
Apparel & Services: Total \$	\$20,892,956	\$147,179,818	\$299,752,307
Average Spent	\$3,812.58	\$3,577.97	\$3,448.24
Spending Potential Index	178	167	161
Education: Total \$	\$17,713,039	\$118,434,633	\$243,547,065
Average Spent	\$3,232.31	\$2,879.17	\$2,801.68
Spending Potential Index	203	181	176
Entertainment/Recreation: Total \$	\$31,906,235	\$224,061,707	\$458,097,793
Average Spent	\$5,822.31	\$5,446.98	\$5,269.79
Spending Potential Index	178	167	161
Food at Home: Total \$	\$47,500,875	\$338,189,391	\$694,290,570
Average Spent	\$8,668.04	\$8,221.45	\$7,986.87
Spending Potential Index	168	159	154
Food Away from Home: Total \$	\$35,685,059	\$252,292,601	\$513,926,637
Average Spent	\$6,511.87	\$6,133.28	\$5,912.03
Spending Potential Index	177	167	161
Health Care: Total \$	\$55,316,510	\$393,230,499	\$807,472,902
Average Spent	\$10,094.25	\$9,559.51	\$9,288.88
Spending Potential Index	170	161	157
HH Furnishings & Equipment: Total \$	\$21,111,135	\$149,575,470	\$303,401,546
Average Spent	\$3,852.40	\$3,636.21	\$3,490.22
Spending Potential Index	181	171	164
Personal Care Products & Services: Total \$	\$8,903,466	\$62,798,802	\$127,211,683
Average Spent	\$1,624.72	\$1,526.65	\$1,463.40
Spending Potential Index	183	172	165
Shelter: Total \$	\$179,662,557	\$1,261,931,116	\$2,606,741,724
Average Spent	\$32,785.14	\$30,677.80	\$29,987.02
Spending Potential Index	177	166	162
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$24,414,299	\$172,364,104	\$353,933,600
Average Spent	\$4,455.16	\$4,190.21	\$4,071.53
Spending Potential Index	180	169	164
Travel: Total \$	\$23,736,128	\$164,240,115	\$334,726,428
Average Spent	\$4,331.41	\$3,992.71	\$3,850.57
Spending Potential Index	193	178	172
Vehicle Maintenance & Repairs: Total \$	\$10,610,299	\$76,598,087	\$157,601,354
Average Spent	\$1,936.19	\$1,862.11	\$1,812.99
Spending Potential Index	169	163	158

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2016 and 2017 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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