



Executive Summary

Beulah Valley CDP, CO
Beulah Valley CDP, CO (0806602)
Geography: Place

Prepared by Esri

Beulah Valley...

Population

2000 Population	550
2010 Population	556
2019 Population	589
2024 Population	609
2000-2010 Annual Rate	0.11%
2010-2019 Annual Rate	0.63%
2019-2024 Annual Rate	0.67%
2019 Male Population	49.9%
2019 Female Population	49.6%
2019 Median Age	58.5

In the identified area, the current year population is 589. In 2010, the Census count in the area was 556. The rate of change since 2010 was 0.63% annually. The five-year projection for the population in the area is 609 representing a change of 0.67% annually from 2019 to 2024. Currently, the population is 49.9% male and 49.6% female.

Median Age

The median age in this area is 58.5, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	94.6%
2019 Black Alone	0.3%
2019 American Indian/Alaska Native Alone	1.5%
2019 Asian Alone	0.3%
2019 Pacific Islander Alone	0.0%
2019 Other Race	1.7%
2019 Two or More Races	1.5%
2019 Hispanic Origin (Any Race)	8.8%

Persons of Hispanic origin represent 8.8% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 24.9 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	145
2000 Households	246
2010 Households	268
2019 Total Households	281
2024 Total Households	290
2000-2010 Annual Rate	0.86%
2010-2019 Annual Rate	0.51%
2019-2024 Annual Rate	0.63%
2019 Average Household Size	2.10

The household count in this area has changed from 268 in 2010 to 281 in the current year, a change of 0.51% annually. The five-year projection of households is 290, a change of 0.63% annually from the current year total. Average household size is currently 2.10, compared to 2.07 in the year 2010. The number of families in the current year is 185 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

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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Mortgage Income

2019 Percent of Income for Mortgage 18.7%

Median Household Income

2019 Median Household Income \$75,000

2024 Median Household Income \$102,450

2019-2024 Annual Rate 6.44%

Average Household Income

2019 Average Household Income \$98,329

2024 Average Household Income \$115,996

2019-2024 Annual Rate 3.36%

Per Capita Income

2019 Per Capita Income \$45,092

2024 Per Capita Income \$52,906

2019-2024 Annual Rate 3.25%

Households by Income

Current median household income is \$75,000 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$102,450 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$98,329 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$115,996 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$45,092 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$52,906 in five years, compared to \$36,530 for all U.S. households

Housing

2019 Housing Affordability Index 138

2000 Total Housing Units 390

2000 Owner Occupied Housing Units 217

2000 Renter Occupied Housing Units 29

2000 Vacant Housing Units 144

2010 Total Housing Units 433

2010 Owner Occupied Housing Units 229

2010 Renter Occupied Housing Units 39

2010 Vacant Housing Units 165

2019 Total Housing Units 440

2019 Owner Occupied Housing Units 236

2019 Renter Occupied Housing Units 45

2019 Vacant Housing Units 159

2024 Total Housing Units 453

2024 Owner Occupied Housing Units 244

2024 Renter Occupied Housing Units 45

2024 Vacant Housing Units 163

Currently, 53.6% of the 440 housing units in the area are owner occupied; 10.2%, renter occupied; and 36.1% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 433 housing units in the area - 52.9% owner occupied, 9.0% renter occupied, and 38.1% vacant. The annual rate of change in housing units since 2010 is 0.72%. Median home value in the area is \$287,245, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 7.39% annually to \$410,204.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

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