



Executive Summary

Wylie City, TX
Wylie City, TX (4880356)
Geography: Place

Prepared by Esri

Wylie city, T...

Population

2000 Population	17,218
2010 Population	41,782
2020 Population	58,297
2025 Population	67,178
2000-2010 Annual Rate	9.27%
2010-2020 Annual Rate	3.30%
2020-2025 Annual Rate	2.88%
2020 Male Population	48.5%
2020 Female Population	51.5%
2020 Median Age	33.4

In the identified area, the current year population is 58,297. In 2010, the Census count in the area was 41,782. The rate of change since 2010 was 3.30% annually. The five-year projection for the population in the area is 67,178 representing a change of 2.88% annually from 2020 to 2025. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 33.4, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	64.2%
2020 Black Alone	14.4%
2020 American Indian/Alaska Native Alone	0.6%
2020 Asian Alone	9.5%
2020 Pacific Islander Alone	0.1%
2020 Other Race	7.2%
2020 Two or More Races	3.9%
2020 Hispanic Origin (Any Race)	18.7%

Persons of Hispanic origin represent 18.7% of the population in the identified area compared to 18.8% 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 69.2 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	103
2000 Households	5,724
2010 Households	13,385
2020 Total Households	18,518
2025 Total Households	21,244
2000-2010 Annual Rate	8.87%
2010-2020 Annual Rate	3.22%
2020-2025 Annual Rate	2.78%
2020 Average Household Size	3.14

The household count in this area has changed from 13,385 in 2010 to 18,518 in the current year, a change of 3.22% annually. The five-year projection of households is 21,244, a change of 2.78% annually from the current year total. Average household size is currently 3.14, compared to 3.11 in the year 2010. The number of families in the current year is 15,154 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 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

November 10, 2020



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Mortgage Income

2020 Percent of Income for Mortgage 11.7%

Median Household Income

2020 Median Household Income \$94,662

2025 Median Household Income \$101,633

2020-2025 Annual Rate 1.43%

Average Household Income

2020 Average Household Income \$105,895

2025 Average Household Income \$115,460

2020-2025 Annual Rate 1.74%

Per Capita Income

2020 Per Capita Income \$33,633

2025 Per Capita Income \$36,515

2020-2025 Annual Rate 1.66%

Households by Income

Current median household income is \$94,662 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$101,633 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$105,895 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$115,460 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$33,633 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$36,515 in five years, compared to \$37,691 for all U.S. households

Housing

2020 Housing Affordability Index 182

2000 Total Housing Units 6,009

2000 Owner Occupied Housing Units 4,854

2000 Renter Occupied Housing Units 870

2000 Vacant Housing Units 285

2010 Total Housing Units 14,009

2010 Owner Occupied Housing Units 11,002

2010 Renter Occupied Housing Units 2,383

2010 Vacant Housing Units 624

2020 Total Housing Units 19,113

2020 Owner Occupied Housing Units 14,938

2020 Renter Occupied Housing Units 3,580

2020 Vacant Housing Units 595

2025 Total Housing Units 21,929

2025 Owner Occupied Housing Units 17,028

2025 Renter Occupied Housing Units 4,216

2025 Vacant Housing Units 685

Currently, 78.2% of the 19,113 housing units in the area are owner occupied; 18.7%, renter occupied; and 3.1% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 14,009 housing units in the area - 78.5% owner occupied, 17.0% renter occupied, and 4.5% vacant. The annual rate of change in housing units since 2010 is 14.81%. Median home value in the area is \$265,439, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.06% annually to \$294,001.

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