



Demographic and Income Profile

Livingston Commons
3850 E Grand River Ave, Howell, Michigan, 48843
Ring: 1 mile radius

Prepared by Esri
Latitude: 42.58764
Longitude: -83.87652

Summary	Census 2010	2016	2021				
Population	3,180	3,291	3,422				
Households	1,347	1,401	1,457				
Families	850	875	904				
Average Household Size	2.36	2.35	2.34				
Owner Occupied Housing Units	854	870	904				
Renter Occupied Housing Units	493	531	552				
Median Age	34.8	36.3	36.1				
Trends: 2016 - 2021 Annual Rate	Area	State	National				
Population	0.78%	0.23%	0.84%				
Households	0.79%	0.28%	0.79%				
Families	0.65%	0.16%	0.72%				
Owner HHs	0.77%	0.27%	0.73%				
Median Household Income	3.01%	2.26%	1.89%				
Households by Income	2016		2021				
	Number	Percent	Number	Percent			
	<\$15,000	88	6.3%	89	6.1%		
	\$15,000 - \$24,999	111	7.9%	109	7.5%		
	\$25,000 - \$34,999	166	11.8%	154	10.6%		
	\$35,000 - \$49,999	206	14.7%	141	9.7%		
	\$50,000 - \$74,999	291	20.8%	297	20.4%		
	\$75,000 - \$99,999	177	12.6%	208	14.3%		
	\$100,000 - \$149,999	245	17.5%	317	21.8%		
	\$150,000 - \$199,999	64	4.6%	81	5.6%		
\$200,000+	53	3.8%	60	4.1%			
Median Household Income	\$58,636		\$68,007				
Average Household Income	\$75,737		\$84,172				
Per Capita Income	\$32,086		\$35,708				
Population by Age	Census 2010		2016		2021		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	223	7.0%	213	6.5%	224	6.5%
	5 - 9	228	7.2%	218	6.6%	222	6.5%
	10 - 14	216	6.8%	221	6.7%	228	6.7%
	15 - 19	193	6.1%	194	5.9%	206	6.0%
	20 - 24	218	6.9%	192	5.8%	188	5.5%
	25 - 34	521	16.4%	542	16.5%	577	16.9%
	35 - 44	467	14.7%	472	14.3%	553	16.2%
	45 - 54	469	14.7%	470	14.3%	397	11.6%
	55 - 64	318	10.0%	382	11.6%	401	11.7%
	65 - 74	194	6.1%	238	7.2%	261	7.6%
	75 - 84	101	3.2%	108	3.3%	126	3.7%
	85+	34	1.1%	42	1.3%	39	1.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

March 27, 2017



Demographic and Income Profile

Livingston Commons
3850 E Grand River Ave, Howell, Michigan, 48843
Ring: 3 mile radius

Prepared by Esri
Latitude: 42.58764
Longitude: -83.87652

Summary	Census 2010	2016	2021				
Population	17,787	18,865	19,778				
Households	6,782	7,221	7,580				
Families	4,843	5,145	5,395				
Average Household Size	2.62	2.61	2.60				
Owner Occupied Housing Units	5,295	5,624	5,932				
Renter Occupied Housing Units	1,487	1,597	1,648				
Median Age	37.3	38.5	39.0				
Trends: 2016 - 2021 Annual Rate	Area	State	National				
Population	0.95%	0.23%	0.84%				
Households	0.98%	0.28%	0.79%				
Families	0.95%	0.16%	0.72%				
Owner HHs	1.07%	0.27%	0.73%				
Median Household Income	2.99%	2.26%	1.89%				
Households by Income	2016		2021				
	Number	Percent	Number	Percent			
	<\$15,000	415	5.7%	406	5.4%		
	\$15,000 - \$24,999	461	6.4%	440	5.8%		
	\$25,000 - \$34,999	634	8.8%	628	8.3%		
	\$35,000 - \$49,999	968	13.4%	618	8.2%		
	\$50,000 - \$74,999	1,466	20.3%	1,509	19.9%		
	\$75,000 - \$99,999	1,027	14.2%	1,155	15.2%		
	\$100,000 - \$149,999	1,406	19.5%	1,770	23.4%		
	\$150,000 - \$199,999	503	7.0%	652	8.6%		
	\$200,000+	341	4.7%	403	5.3%		
Median Household Income	\$67,438		\$78,134				
Average Household Income	\$84,670		\$94,310				
Per Capita Income	\$32,455		\$36,173				
Population by Age	Census 2010		2016		2021		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	1,226	6.9%	1,210	6.4%	1,220	6.2%
	5 - 9	1,360	7.6%	1,335	7.1%	1,334	6.7%
	10 - 14	1,423	8.0%	1,413	7.5%	1,434	7.3%
	15 - 19	1,206	6.8%	1,239	6.6%	1,262	6.4%
	20 - 24	895	5.0%	1,042	5.5%	967	4.9%
	25 - 34	2,180	12.3%	2,330	12.4%	2,535	12.8%
	35 - 44	2,788	15.7%	2,596	13.8%	2,715	13.7%
	45 - 54	2,814	15.8%	2,903	15.4%	2,749	13.9%
	55 - 64	1,980	11.1%	2,402	12.7%	2,640	13.3%
	65 - 74	1,207	6.8%	1,552	8.2%	1,823	9.2%
	75 - 84	546	3.1%	632	3.4%	857	4.3%
	85+	163	0.9%	209	1.1%	241	1.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

March 27, 2017



Demographic and Income Profile

Livingston Commons
3850 E Grand River Ave, Howell, Michigan, 48843
Ring: 5 mile radius

Prepared by Esri
Latitude: 42.58764
Longitude: -83.87652

Summary	Census 2010		2016		2021	
Population	43,392		45,791		47,829	
Households	16,959		17,908		18,730	
Families	11,866		12,478		13,028	
Average Household Size	2.53		2.52		2.52	
Owner Occupied Housing Units	13,164		13,799		14,483	
Renter Occupied Housing Units	3,795		4,109		4,247	
Median Age	39.4		40.6		41.2	
Trends: 2016 - 2021 Annual Rate	Area		State		National	
Population	0.87%		0.23%		0.84%	
Households	0.90%		0.28%		0.79%	
Families	0.87%		0.16%		0.72%	
Owner HHs	0.97%		0.27%		0.73%	
Median Household Income	3.23%		2.26%		1.89%	
Households by Income			2016		2021	
			Number	Percent	Number	Percent
	<\$15,000		1,205	6.7%	1,175	6.3%
	\$15,000 - \$24,999		1,515	8.5%	1,440	7.7%
	\$25,000 - \$34,999		1,467	8.2%	1,469	7.8%
	\$35,000 - \$49,999		2,396	13.4%	1,442	7.7%
	\$50,000 - \$74,999		3,262	18.2%	3,431	18.3%
	\$75,000 - \$99,999		2,568	14.3%	2,968	15.8%
	\$100,000 - \$149,999		3,428	19.1%	4,295	22.9%
	\$150,000 - \$199,999		1,282	7.2%	1,608	8.6%
	\$200,000+		784	4.4%	901	4.8%
Median Household Income		\$66,176		\$77,582		
Average Household Income		\$82,967		\$92,160		
Per Capita Income		\$32,573		\$36,174		
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
	0 - 4	2,667 6.1%	2,621 5.7%	2,664 5.6%		
	5 - 9	3,101 7.1%	2,980 6.5%	2,942 6.2%		
	10 - 14	3,353 7.7%	3,321 7.3%	3,274 6.8%		
	15 - 19	2,862 6.6%	2,971 6.5%	2,991 6.3%		
	20 - 24	2,222 5.1%	2,511 5.5%	2,466 5.2%		
	25 - 34	4,908 11.3%	5,299 11.6%	5,690 11.9%		
	35 - 44	6,275 14.5%	5,916 12.9%	6,178 12.9%		
	45 - 54	7,001 16.1%	6,906 15.1%	6,484 13.6%		
	55 - 64	5,403 12.5%	6,343 13.9%	6,733 14.1%		
	65 - 74	3,215 7.4%	4,216 9.2%	5,066 10.6%		
	75 - 84	1,669 3.8%	1,876 4.1%	2,431 5.1%		
	85+	713 1.6%	829 1.8%	911 1.9%		

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

March 27, 2017