

FOR SALE

INVESTMENT / COMMERCIAL MULTI-FAMILY OPPORTUNITY

Chestnut Hill Location

Three Large Apartments and Former Dental Office
with Rare Nine (9) Car Parking Lot



**649-651 West Chestnut Street
Lancaster, PA 17603**

Thomas M. McDermott, CCIM, SIOR or Joseph K. Maser



1650 Crooked Oak Drive, Suite 310, Lancaster PA 17601-4279
(717) 735-6000 (717) 735-6001 Fax

tom@uscommercialrealty.net • joe@uscommercialrealty.net

www.uscommercialrealty.net

SALIENT INFORMATION

PROPERTIES:

649 West Chestnut Street, Lancaster, PA 17603

- Building Area: 2,758 SF (per assessment record)
- Site Size: \pm 0.09 acre
- Tax Account: 335-95684-0-0000
- Real Estate Taxes: \$6,646 Total (2025)
- HVAC: Updated gas furnace, A/C central air on first floor only
- Duplex unit with first floor office space containing \pm 1,120 SF Formerly a dental office.
- Second and third floors are one apartment unit containing \pm 1,638 SF. ** Requires new kitchen and bath.

651 West Chestnut Street, Lancaster, PA 17603

- Building Area: 2,632 SF (per assessment record)
- Site Size: \pm 0.09 acre
- Tax Account: 335-93280-0-0000
- Real Estate Taxes: \$7,180 Total (2025)
- HVAC: Mini split units in each apartment (electric A/C and heat pump, plus gas hot water heat)
- Duplex unit containing two apartments, one \pm 1,036 SF two-bedroom unit on first floor and one \pm 1,596 SF three-bedroom unit on second and third floor.

WATER & SEWER:

Public

ZONING:

R-4 High Density Residential

LANDLORD RESPONSIBILITIES:

Real estate taxes, insurance, water, sewer, trash and snow removal

SALE PRICE:

\$795,000

COMMENTS:

Great opportunity for owner/user of office space and residence with potential for additional income, or total investment in highly desirable "Chestnut Hill" area. Rare nine (9) car parking lot. Well maintained with newer roofs (less than 4 years old), gas heat, all separately metered units.

PHOTOGRAPHS

FRONT VIEW



AERIAL REAR VIEW



PHOTOGRAPHS - 649 & 651 W. Chestnut



PHOTOGRAPHS - 649 W. Chestnut Office



PHOTOGRAPHS - 649 W. Chestnut Office



PHOTOGRAPHS - 649 W. Chestnut Apt



PHOTOGRAPHS - 649 W. Chestnut Apt



PHOTOGRAPHS - 651 W. Chestnut Apt 1



PHOTOGRAPHS - 651 W. Chestnut Apt 1



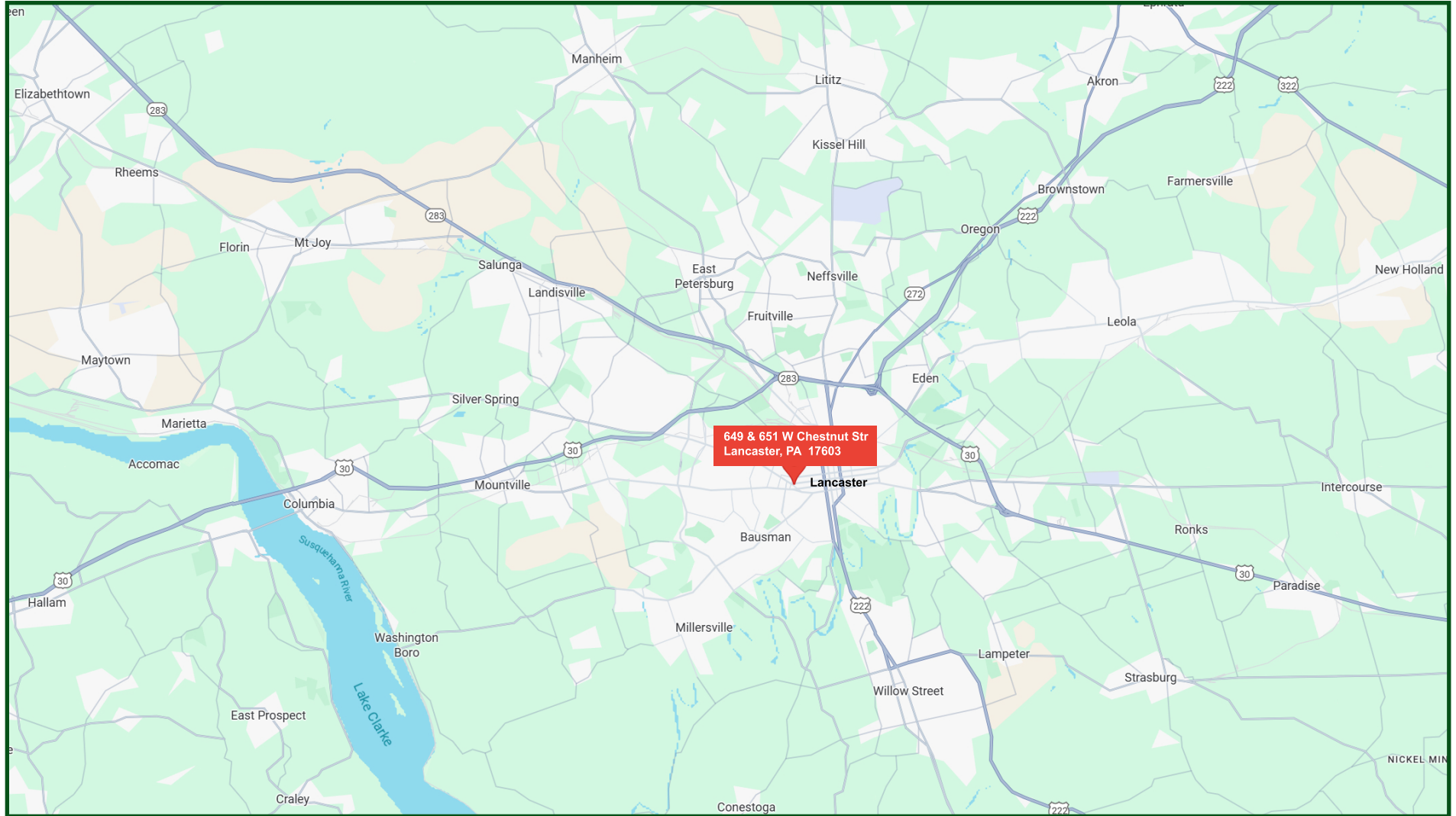
PHOTOGRAPHS - 651 W. Chestnut Apt 2



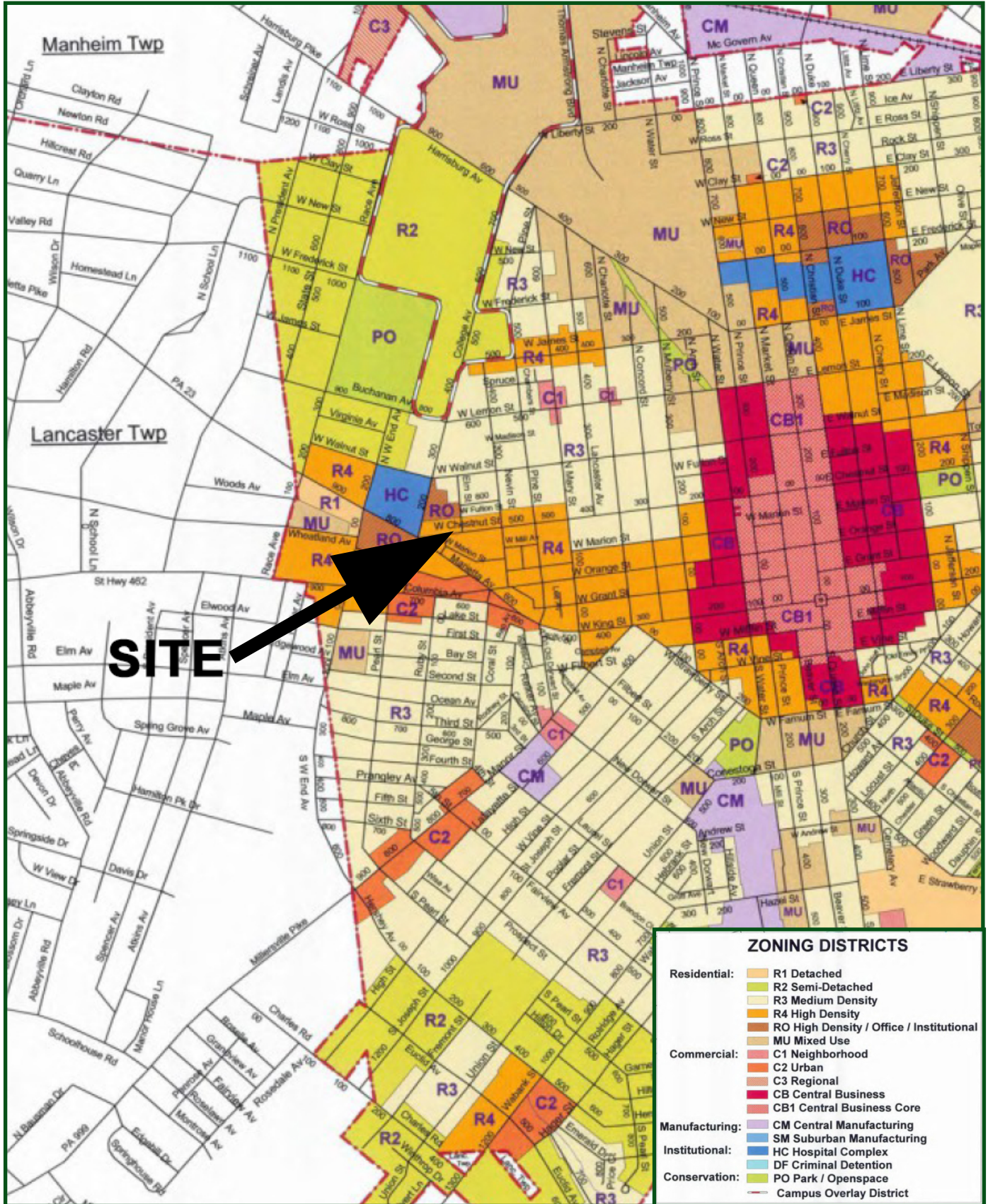
PHOTOGRAPHS - 651 W. Chestnut Apt 2



LOCATION MAP - LOCAL



ZONING MAP (City of Lancaster)



ZONING DISTRICTS

- Residential:
 - R1 Detached
 - R2 Semi-Detached
 - R3 Medium Density
 - R4 High Density
 - RO High Density / Office / Institutional
 - MU Mixed Use
- Commercial:
 - C1 Neighborhood
 - C2 Urban
 - C3 Regional
 - CB Central Business
 - CB1 Central Business Core
- Manufacturing:
 - CM Central Manufacturing
 - SM Suburban Manufacturing
- Institutional:
 - HC Hospital Complex
 - DF Criminal Detention
- Conservation:
 - PO Park / Openspace
- Campus Overlay District

ZONING ORDINANCE

ZONING 300 Attachment 2

City of Lancaster

Table of Permitted Uses Residential (1)

[Amended 9-13-2016 by Ord. No. 9-2016; 7-11-2017 by Ord. No. 10-2017; 9-12-2017 by Ord. No. 12-2017; 6-25-2019 by Ord. No. 10-2019; 5-10-2022 by Ord. No. 07-2022; 5-23-2023 by Ord. No. 07-2023]

KEY:

X – Permitted by right

S – Permitted by special exception

C – Permitted as conditional use

Use	R1	R2	R3	R4	RO	MU	CH1	CH	C1	C2	CM
Single-family detached dwelling											
(a) New	X	X	X	X	X	X					
(b) Conversion of an existing building	X	X	X	X	X	X	X(2)	X	X	X	
Single-family semidetached dwelling											
(a) New		X	X	X	X	X					
(b) Conversion of an existing building		X	X	X	X	X	X(2)	X	X	X	
Single-family attached dwelling											
(a) New			X	X	X	X			X		
(b) Conversion of an existing building			X	X	X	X	X(2)	X	X	X	
Apartment dwelling, above an allowed nonresidential use											
(a) Two units per building			X	X	X	X	X(2)	X	X	X	X
Two-family dwelling, including efficiency units, and combination dwelling											
(a) New						S	X(2)	X			
(b) Conversion of an existing building(3)											
(i) Minimum 2,000-gross-square-foot building			S	S	S	S			S	S	
(ii) Without minimum threshold							X(2)	X			

ZONING ORDINANCE

LANCASTER CODE

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	CM
Multifamily dwelling, including efficiency units, and combination dwelling											
(a) New(4)(11)				S	X	X	X(2)	X	X	X	
(b) Conversion of an existing building(3)(11)											
(i) Minimum 2,500-gross-square-foot building			S	S	X	X			S	S	
(ii) Without minimum threshold							X(2)	X			
Fraternity/sorority				S							
Manufactured dwelling(5)	X	X	X	X	X	X					
Nonfamily unit	X(8)	X(8)	X	X	X	X	X(2)	X	X	X	X
Home occupation											
(a) No impact(6)	X	X	X	X	X	X	X	X	X	X	X
(b) General(7)	S	S	S	S	S	S	S	S	S	S	S
Rooming/boarded units											
(a) Conversion of a minimum 3,500-gross-square-foot building(3)(9)				S					S	S	
(b) New or conversion without a minimum gross square foot building(10)							S(3)	S			
Live-work unit(13)						X	X(7)	X	X	X	
Flexible residential development option in accordance with § 300-23		X	X	X	X	X					

NOTES:

See also the habitable floor area requirements in § 300-30.

If a zoning district is not listed in the above table, it means that none of the uses listed on that table are allowed in that zoning district, unless specifically permitted otherwise.

- (1) In all districts, an existing corner storefront shall not be converted to any residential unit or use.
- (2) In the CB1 District, a residential use of any type shall not be permitted on the street level of a building, with the exception of an existing single-family dwelling as of the date of adoption of this chapter.
- (3) A certificate of zoning compliance shall be issued or a special exception shall be granted for the conversion of a structure below the minimum gross square foot threshold only if the following conditions are met:
 - a. Where the structure contains one or more nonresidential uses and is not a single-family dwelling, conversion of the nonresidential space to one or more dwelling units will be permitted, provided the requirements of Article VI, Article VIII, and all other applicable provisions of this chapter are satisfied; and

ZONING ORDINANCE

ZONING

Commercial Services

KEY:

X – Permitted by right.

S – Permitted by special exception

C – Permitted as conditional use

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	HC
Art studio or gallery (which may also include custom crafts)			S	S	X	X	X	X	X	X	X	(S)		
Automobile or other motor vehicle rentals														
(a) Up to 100,000 square feet of lot area												X		
(b) Without size restriction								S		S	X			
Automobile or other motor vehicle repair (1)								S		S	X	X		
Banks and similar financial institutions, which may include drive-through service														
(a) Up to 6,000 square feet of floor area												X	X	
(b) Without size restriction						S	X	X	S	X	X			
Beauty or barber shop, nail salon, or similar personal service use														
(a) Up to 1,200 square feet in area(2)			S	S	S				X					
(b) Without size restriction						X	X	X	S	X	X			
Bed-and-breakfast inn, tourist home, or youth/elder hostel														
(a) Up to 5 units			S	S					X	X				
(b) Up to 10 units					S	S	X	X	S	S				
Business/professional/service office														
(a) Up to 1,200 square feet of floor area(2)			S	X										
(b) Up to 3,000 square feet of floor area(2)				S					S	X				

ZONING ORDINANCE

LANCASTER CODE

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	HC
(c) Conversion up to 6,000 square feet of floor area										S				
(d) Conversion/expansion without size restriction of (c)					X	X	X	X			X	(3)		
(e) New construction without size restriction						X	X	X			X			
(f) New construction with a minimum building size of 20,000 square feet of floor area												X		
Car or truck wash														
(a) Up to 100,000 square feet of lot area										S		X		
(b) Without size restriction											X			
Catering service(2)			S	S	S	X	X	X	X	X	X	(3)		
Contractor's office														
(a) Without storage of equipment and materials(2)			S	S	X	X	X	X	X	X	X	X	X	
(b) With interior storage of equipment/materials(2)(4)				S	S	X	X	X	X	X	X	X	X	
(c) With exterior storage of equipment/materials						S					X	X	X	
Day care home														
(a) 1 to 3 children	X	X	X	X	X	X	X	X	X	X		X		
(b) 4 to 6 children(5)	X	X	X	X	X	X	X	X	X	X		X		
(c) 7 to 12 children				S	S	S	S	S	S	S		S		
Day care center	S	S	S	S	X	X	X	X	X	X	X	X	X	
Dry cleaning service														
(a) Up to 1,200 square feet(2)			X	X	X	X			X					
(b) Without size restriction						S	X	X	S	X	X		X	
Duplicating, printing, mailing, computer service(2)			X	X	X	X	X	X	X	X	X	(3)		

ZONING ORDINANCE

ZONING

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	HC
Educational and scientific research agency(2)				S	S	S	S	S	S	S	S	S	S	
Funeral service				S	S	S		X	S	X	X			
Homestay(9)			X	X	X	X	X	X	X	X				
Hotel, motel and inn						S	X	X			X			
Locksmith(2)			X	X	X	X	X	X	X	X	X	(3)		
Medical and health service														
(a) Up to 3,000 square feet of floor area			S	S		X			S	X				
(b) Conversion of existing building without size restriction					X	S	X	X		X	X	(3)		X
(c) New construction/expansion without size restriction					X	S	X	X			X			X
(d) New construction with a minimum building size of 20,000 square feet of floor area												X		
Medical, dental, optical laboratory and prosthetic device fabrication(2)(4)				S	X	X	X	X	X	X	X	X	X	X
Miscellaneous repair service														
(a) Up to 1,200 square feet(2)			X	X	X									
(b) Up to 3,000 square feet						X			X	X				
(c) Without size restriction						S	X	X			X	X		
Parking lot (Note: Parking as an accessory use to an on-site principal use is permitted by right in all districts.)(6)			S	S	S	S			S	S	S	S	S	S
Parking garage/deck (Note: Parking as an accessory use to an on-site principal use is permitted by right in all districts.)(6)			S	S	S	S	S	S	S	S	S	S	S	S
Pet grooming(2)			S	S	S	S	X	X	X	X	X			
Photographic studio														

ZONING ORDINANCE

LANCASTER CODE

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	HC
(a) Portrait studio(2)			X	X	X	X	X	X	X	X	X			
(b) Commercial studio, excluding portrait photography					X	X	X	X	X	X	X	X		
Research development and testing lab(4)					S	S	S	S			X	X	X	
Self-service laundry(7)														
(a) Up to 1,200 square feet(2)			S	S	S			X						
(b) Up to 3,000 square feet						X			X			X	X	
(c) Without size restriction						S				S	X			
Self-storage facility, up to a maximum of 20,000 square feet of total floor area per lot or building, whichever is more restrictive			S	S		S			S			X		
Services to dwellings and other buildings						S			S	X	X	X	X	
Shoe, garment and related repair or alteration services(2)			X	X	X	X	X	X	X	X	X			
Short-term rental(3)					X	X	X	X	X	X				
Tattoo shops, body-piercing and related services			S	S	S	X	X	X	X	X	X			
Taxi cab service													X	
(a) Up to 100,000 square feet of lot area														
(b) Without size restriction								S		S	X			
Veterinarian hospital or clinic														
(a) With boarding kennel										S	X	X		
(b) Without boarding kennel						S		S		X	X	X		

NOTES:

- (1) An auto repair use shall meet the following additional requirements:
 - (a) All paint work shall be performed within a building, with a fume collection and ventilation system that directs fumes away from any adjacent dwellings. Outdoor major repairs (such as body work and grinding) and outdoor welding shall not occur within 200 feet of a lot that has a dwelling as its principal use. Sanding of vehicles shall not occur outdoors;
 - (b) Outdoor storage of motor vehicles shall not be within any required buffer yard or street right-of-way;

ZONING ORDINANCE

LANCASTER CODE

Culture, Entertainment and Recreation

KEY:

X – Permitted by right.

S – Permitted by special exception

C – Permitted as conditional use

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	PO	CM	SM	HC
Adult-oriented business (1)											S				
Bowling alley						S		X		S	X				
Civic/convention/exhibition center						C	C	C			C		C		
Community center			S	S	S	S					X	S			
Community garden(7)	S	S	S	S		S									S
Conservation area, natural habitat, riparian greenway or similar area												X			
Dance hall(2)							X	X			X				
Event facility(3)						S	X	X			X				
Field house or gymnasium						X					X		(5)		
Fitness center(4)			S	S	S	X	X	X	X	X	X		(5)		
Game room, billiard room or similar establishment (See also § 300-16.)(2)						S	X	X	S	S	X				
Ice or roller skating rink(6)						S	X	X		S	X	S			
Library			S	S	S	X	X	X	X	X	X				
Movie and live theater						S	X	X		S	X				
Museum, planetarium or aquarium		S	S	S	S	X	X	X	S	X	X	S	(5)		
Nightclub(2)						S	X	X			X				
Park, tot-lot, playground, or game court or course															
(a) Public	X	X	X	X	X	X	X	X	X	X	X	X			
(b) Private or restricted	S	S	S	S	S	S	S	S	S	S	S	X	(5)		
(c) Commercial						S	S	S			S	X	(5)		
Performing arts studio				S	S	X	X	X	S	X	X		(5)		
Sports stadium or arena						X					S		S	S	
Swimming pool(6)	S	S	S	S		S		S	S	S	S	S			

ZONING ORDINANCE

ZONING

Institutional

KEY:

X – Permitted by right.

S – Permitted by special exception

C – Permitted as conditional use

Use	R1	R2	R3	R4	RO	MI	CB1	CB	C1	C2	C3	CM	SM	ID	HC
Ambulance service						X		X	X	X	X	X	X	X	X
Church, synagogue, mosque, temple or similar place of worship(1)			S	S		S	S	S		S	X				
College or university(2)		S				S	S	S			S	(3)			
Community rehabilitation facility or halfway house(4)					S					S					S
Criminal/juvenile detention facility														X	
District magistrates				S	S	S	X	X	X	X	X	(3)			
Fire or police station	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Government facilities															
(a) City of Lancaster			X	X	X	X	X	X	X	X	X	X	X	X	X
(b) Federal, state, county						S	X	X			X	X		X	
Group care facility(5)					S										S
Group home(6)	X	X	X	X	X	X	X	X	X	X	X	X			
Homeless shelter(7)					S					S					S
Hospital(8)															X
Membership club, lodge or similar organization(9)						S	S	X	S	S	X	(3)			
Nursing home, personal care center, assisted living center, hospice or similar health care facility		S	S	S	S	S		S							X
Schools															
(a) Elementary and secondary		S	S	S	S	X	X	X			X	(3)			
(b) Business, trade, art, school or other educational facility		S	S	S	S	X	X	X		X	X	(3)			X
Shelter for abused persons(10)				S	S	S				S					S

ZONING ORDINANCE

LANCASTER CODE

Use	R1	R2	R3	R4	RO	MU	CB1	CB	C1	C2	C3	CM	SM	DF	HC
Social service agency ⁽⁹⁾															
(a) Up to 1,200 square feet of floor area			S	S					S						
(b) Without restriction					X	S	X	X		X	X	(3)			X
Special hospital						S					X				
Supportive housing or transitional housing ⁽¹¹⁾					S	S									
Temporary shelter ⁽¹²⁾					X	X		X	X	X	X	X			

NOTES:

- (1) A special exception shall be approved for a church, synagogue, mosque, or temple or other place of worship only if the following conditions are met:
 - a. In all districts, a church or other place of worship that occupies a portion of a building in which a residential unit is located or that is located in a building less than 10 feet from a structure containing a residential unit shall be soundproofed so as to prevent sound greater than a level of 40 decibels at all audible frequency ranges or all sound sources from being received by an adjoining or neighboring residential unit;
 - b. No exterior loudspeakers shall be used to broadcast music or human voices, except that church bells, chimes or other religious summons or holiday music shall be permitted;
 - c. If the building is located in the Historic Resource Overlay District and the proposed place of worship will result in exterior alteration of the building visible from a public street, the applicant shall provide a letter from the historic preservation specialist prior to the zoning hearing stating that the alteration is appropriate and consistent with the Secretary of the Interior's standards and will have no adverse impact on the historic resource nor on the streetscape and immediate neighborhood;
 - d. The minimum lot area for a new place of worship in the R3 or R4 District shall be 10,000 square feet; and
 - e. In the CB1 and CB Districts, such use shall not occupy the street level of a building.
- (2) See also the CO Campus Overlay District regulations, which provide an alternative set of standards for college uses within the boundaries of that district: § 300-19, CO Campus Overlay District – permitted uses; § 300-21, CO Campus Overlay District – dimensional requirements; and § 300-51M, Signs permitted in the CO Campus Overlay District.
- (3) Certain institutional uses shall be permitted in the CM District in accordance with § 300-11B, Mixed-use facility.
- (4) A special exception shall be approved for a community rehabilitation facility or halfway house only if the following conditions are met:
 - a. The applicant shall indicate the nature of the clients to be served and the type of treatment/care to be provided, including whether or not any counseling or other services will be provided for nonresidents;
 - b. The applicant shall provide evidence that the facility is licensed by an applicable county, state or federal program. The facility shall notify the City, in writing, within 14 days if there is a change in the type of clients or the maximum number of residents, or if the license expires, is suspended or withdrawn;
 - c. If the facility is a temporary residence for the clients, the maximum number of clients shall be indicated at the time of application, and that number, not including employees, shall not exceed the minimum space requirements contained in the Uniform Construction Code, as amended by the City of Lancaster;

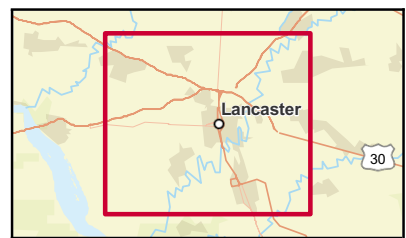
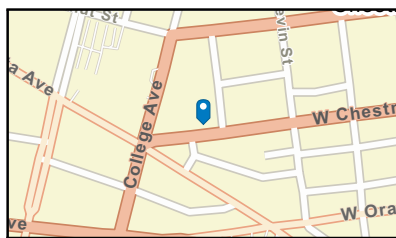
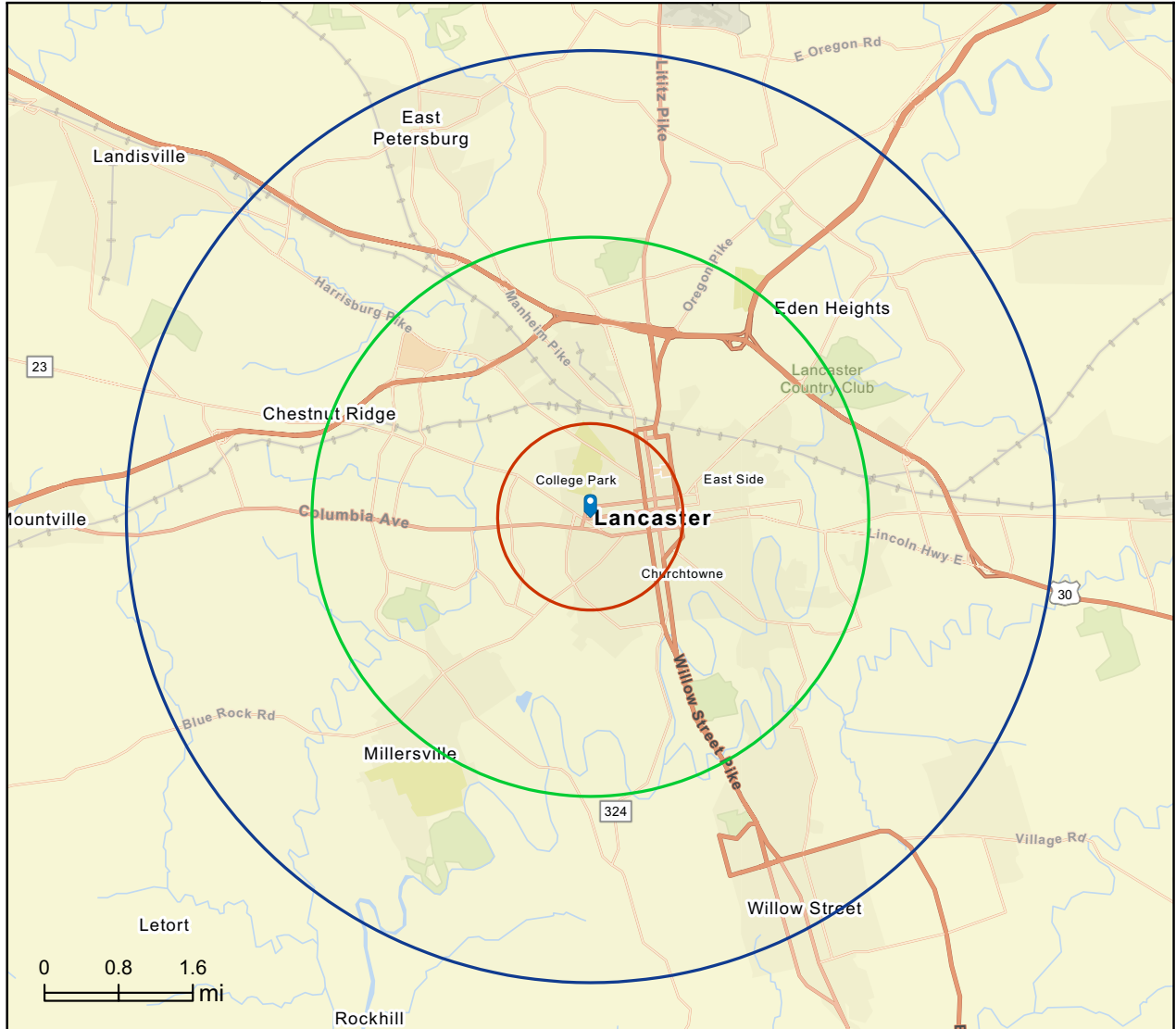
DEMOGRAPHICS



Site Map

649 W Chestnut St, Lancaster, Pennsylvania, 17603
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.03994
Longitude: -76.31968



September 18, 2025

DEMOGRAPHICS



Executive Summary

649 W Chestnut St, Lancaster, Pennsylvania, 17603
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.03994
Longitude: -76.31968

	1 mile	3 miles	5 miles
Population			
2010 Population	33,226	105,081	177,709
2020 Population	32,604	109,690	191,047
2025 Population	33,276	111,551	195,604
2030 Population	34,398	113,340	199,200
2010-2020 Annual Rate	-0.19%	0.43%	0.73%
2020-2025 Annual Rate	0.39%	0.32%	0.45%
2025-2030 Annual Rate	0.67%	0.32%	0.37%
2020 Male Population	49.0%	48.4%	48.1%
2020 Female Population	51.0%	51.6%	51.9%
2020 Median Age	33.6	36.0	38.6
2025 Male Population	49.4%	48.9%	48.6%
2025 Female Population	50.6%	51.1%	51.4%
2025 Median Age	35.0	37.1	39.4

In the identified area, the current year population is 195,604. In 2020, the Census count in the area was 191,047. The rate of change since 2020 was 0.45% annually. The five-year projection for the population in the area is 199,200 representing a change of 0.37% annually from 2025 to 2030. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 39.4, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	53.4%	54.5%	64.8%
2025 Black Alone	13.5%	11.9%	8.9%
2025 American Indian/Alaska Native Alone	0.6%	0.6%	0.4%
2025 Asian Alone	4.1%	5.2%	5.1%
2025 Pacific Islander Alone	0.0%	0.0%	0.0%
2025 Other Race	15.7%	15.2%	10.6%
2025 Two or More Races	12.7%	12.5%	10.1%
2025 Hispanic Origin (Any Race)	31.9%	31.2%	22.4%

Persons of Hispanic origin represent 22.4% of the population in the identified area compared to 19.7% 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 70.5 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	57	70	90
2010 Households	13,212	40,751	68,801
2020 Households	13,308	42,534	73,679
2025 Households	13,611	43,372	75,724
2030 Households	14,227	44,402	77,801
2010-2020 Annual Rate	0.07%	0.43%	0.69%
2020-2025 Annual Rate	0.43%	0.37%	0.52%
2025-2030 Annual Rate	0.89%	0.47%	0.54%
2025 Average Household Size	2.29	2.45	2.46

The household count in this area has changed from 73,679 in 2020 to 75,724 in the current year, a change of 0.52% annually. The five-year projection of households is 77,801, a change of 0.54% annually from the current year total. Average household size is currently 2.46, compared to 2.47 in the year 2020. The number of families in the current year is 47,154 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

September 18, 2025

DEMOGRAPHICS



Executive Summary

649 W Chestnut St, Lancaster, Pennsylvania, 17603
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.03994
Longitude: -76.31968

	1 mile	3 miles	5 miles
Mortgage Income			
2025 Percent of Income for Mortgage	27.2%	24.3%	25.9%
Median Household Income			
2025 Median Household Income	\$62,505	\$71,215	\$79,326
2030 Median Household Income	\$68,982	\$77,854	\$86,031
2025-2030 Annual Rate	1.99%	1.80%	1.64%
Average Household Income			
2025 Average Household Income	\$84,005	\$91,455	\$105,813
2030 Average Household Income	\$91,863	\$99,464	\$114,698
2025-2030 Annual Rate	1.80%	1.69%	1.63%
Per Capita Income			
2025 Per Capita Income	\$34,401	\$35,772	\$41,313
2030 Per Capita Income	\$38,071	\$39,171	\$45,134
2025-2030 Annual Rate	2.05%	1.83%	1.78%
GINI Index			
2025 Gini Index	44.7	42.7	43.6

Current median household income is \$79,326 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$86,031 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$105,813 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$114,698 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$41,313 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$45,134 in five years, compared to \$50,744 for all U.S. households.

Housing			
2025 Housing Affordability Index	82	92	86
2010 Total Housing Units	14,313	43,190	72,586
2010 Owner Occupied Housing Units	5,489	22,155	41,661
2010 Renter Occupied Housing Units	7,723	18,597	27,140
2010 Vacant Housing Units	1,101	2,439	3,785
2020 Total Housing Units	14,437	45,245	77,912
2020 Owner Occupied Housing Units	5,345	22,386	43,294
2020 Renter Occupied Housing Units	7,963	20,148	30,385
2020 Vacant Housing Units	1,124	2,690	4,258
2025 Total Housing Units	14,993	46,373	80,237
2025 Owner Occupied Housing Units	5,596	23,341	45,595
2025 Renter Occupied Housing Units	8,015	20,031	30,129
2025 Vacant Housing Units	1,382	3,001	4,513
2030 Total Housing Units	15,673	47,496	82,401
2030 Owner Occupied Housing Units	5,748	23,925	46,784
2030 Renter Occupied Housing Units	8,479	20,477	31,018
2030 Vacant Housing Units	1,446	3,094	4,600
Socioeconomic Status Index			
2025 Socioeconomic Status Index	42.5	44.1	48.4

Currently, 56.8% of the 80,237 housing units in the area are owner occupied; 37.6%, renter occupied; and 5.6% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 77,912 housing units in the area and 5.5% vacant housing units. The annual rate of change in housing units since 2020 is 0.56%. Median home value in the area is \$327,863, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 2.51% annually to \$371,073.

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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

September 18, 2025