

Executive Summary

901 E South St, Tipton, Iowa, 52772



Rings: 3 mile radii

Population	3 miles
2020 Population	3,532
2020 Male Population	48.0%
2020 Female Population	52.0%
2026 Population	3,471
2026 Male Population	48.1%
2026 Female Population	51.9%
2031 Population	3,441
2031 Male Population	47.6%
2031 Female Population	52.5%
2010-2020 Annual Rate	-0.16%
2020-2026 Annual Rate	-0.28%
2026-2031 Annual Rate	-0.17%

In the identified area, the current year population is **3,471**. In 2020, the Census count in the area was **3,532**. The rate of change since 2020 was **-0.28%** annually. The five-year projection for the population in the area is **3,441** representing a change of **-0.17%** annually from 2026 to 2031. Currently, the population is **48.1%** male and **51.9%** female.

Median Age

2026 Median Age	45.5
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The median age in this area is **45.5**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	93.3%
2026 Black Alone	0.8%
2026 American Indian Alone	0.6%
2026 Asian Alone	0.4%
2026 Pacific Islander Alone	0.0%
2026 Some Other Race Alone	1.1%
2026 Two or More Races	3.8%
2026 Hispanic Origin	3.3%
2026 Diversity Index	18.2

Persons of Hispanic origin represent **3.3%** of the population in the identified area compared to **19.9%** 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 **18.2** in the identified area, compared to **73.0** for the U.S. as a whole.

Households	3 miles
2026 Wealth Index	57
2010 Total Households	1,528
2020 Total Households	1,500
2026 Total Households	1,456
2031 Total Households	1,439
2010-2020 Annual Rate	-0.18%
2020-2026 Annual Rate	-0.48%
2026-2031 Annual Rate	-0.23%
2026 Average Household Size	2.31

The household count in this area has changed from **1,500** in 2020 to **1,456** in the current year, a change of **-0.48%** annually. The five-year projection of households is **1,439**, a change of **-0.23%** annually from the current year total. Average household size is currently **2.31**, compared to **2.28** in the year 2020. The number of families in the current year is **836** in the specified area.

Mortgage Income	
2026 Percent of Income for Mortgage	14.8%

Median Household Income	
2026 Median Household Income	\$80,442
2031 Median Household Income	\$87,550
2026-2031 Annual Rate	1.71%

Average Household Income	
2026 Average Household Income	\$88,576
2031 Average Household Income	\$95,997
2026-2031 Annual Rate	1.62%

Per Capita Income	
2026 Per Capita Income	\$37,385
2031 Per Capita Income	\$40,353
2026-2031 Annual Rate	1.54%

Income Equality	
2026 Gini Index	34.8

Households by Income

Current median household income is **\$80,442** in the area, compared to **\$85,893** for all U.S. households. Median household income is projected to be **\$87,550** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$88,576** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$95,997** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$37,385** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$40,353** in five years, compared to **\$55,073** for all U.S. households.

Housing Unit Summary	3 miles
2026 Housing Affordability Index	147
2010 Total Housing Units	1,657
2010 Owner Occupied	1,102
2010 Renter Occupied	426
2010 Vacant	129
2020 Housing Units	1,664
2020 Owner Occupied	1,124
2020 Renter Occupied	376
2020 Vacant	161
2026 Housing Units	1,652
2026 Owner Occupied	1,097
2026 Renter Occupied	359
2026 Vacant	196
2031 Total Housing Units	1,652
2031 Owner Occupied	1,094
2031 Renter Occupied	345
2031 Vacant	213

Socioeconomic Status

2026 Socioeconomic Status Index 55.1

Currently, **66.4%** of the **1,652** housing units in the area are owner occupied; **21.7%** renter occupied; and **11.9%** are vacant. Currently, in the U.S., **57.6%** of the housing units are owner occupied; **32.4%** are renter occupied; and **10.0%** are vacant. In 2020, there were **1,664** housing units in the area and **161** vacant housing units. The annual rate of change in housing units since 2020 is **-0.12%**. Median home value in the area is **\$201,809**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **1.05%** annually to **\$212,600**.