



## Community Profile

Rings: 10, 20, 50 mile radii

10-2300 Lawrence Ave E, Scarborough, ON

Latitude: 43.7504

Longitude: -79.27678

**50 mile**

### Population Summary

2010 Total Population	133,768
2020 Total Population	130,185
2020 Group Quarters	3,099
2022 Total Population	127,733
2022 Group Quarters	3,099
2027 Total Population	125,689
2022-2027 Annual Rate	-0.32%
2022 Total Daytime Population	124,018
Workers	55,547
Residents	68,471

### Household Summary

2010 Households	56,010
2010 Average Household Size	2.33
2020 Total Households	55,670
2020 Average Household Size	2.28
2022 Households	55,008
2022 Average Household Size	2.27
2027 Households	54,478
2027 Average Household Size	2.25
2022-2027 Annual Rate	-0.19%
2010 Families	34,706
2010 Average Family Size	2.93
2022 Families	32,912
2022 Average Family Size	2.92
2027 Families	32,494
2027 Average Family Size	2.90
2022-2027 Annual Rate	-0.26%

### Housing Unit Summary

2000 Housing Units	61,892
Owner Occupied Housing Units	61.4%
Renter Occupied Housing Units	28.8%
Vacant Housing Units	9.8%
2010 Housing Units	62,729
Owner Occupied Housing Units	60.2%
Renter Occupied Housing Units	29.1%
Vacant Housing Units	10.7%
2020 Housing Units	62,331
Vacant Housing Units	10.7%
2022 Housing Units	62,250
Owner Occupied Housing Units	60.7%
Renter Occupied Housing Units	27.7%
Vacant Housing Units	11.6%
2027 Housing Units	62,084
Owner Occupied Housing Units	60.9%
Renter Occupied Housing Units	26.9%
Vacant Housing Units	12.3%

### Median Household Income

2022	\$55,527
2027	\$65,836

### Median Home Value

2022	\$181,443
2027	\$210,173

### Per Capita Income

2022	\$34,158
2027	\$40,704

### Median Age

2010	41.7
2022	44.2
2027	44.7

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households.

Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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### 2022 Households by Income

Household Income Base	55,008
<\$15,000	13.8%
\$15,000 - \$24,999	9.7%
\$25,000 - \$34,999	8.8%
\$35,000 - \$49,999	13.0%
\$50,000 - \$74,999	16.0%
\$75,000 - \$99,999	13.0%
\$100,000 - \$149,999	15.3%
\$150,000 - \$199,999	6.1%
\$200,000+	4.4%
Average Household Income	\$79,408

### 2027 Households by Income

Household Income Base	54,478
<\$15,000	11.9%
\$15,000 - \$24,999	7.9%
\$25,000 - \$34,999	7.6%
\$35,000 - \$49,999	11.6%
\$50,000 - \$74,999	15.5%
\$75,000 - \$99,999	13.3%
\$100,000 - \$149,999	17.8%
\$150,000 - \$199,999	8.5%
\$200,000+	5.9%
Average Household Income	\$94,030

### 2022 Owner Occupied Housing Units by Value

Total	37,778
<\$50,000	13.8%
\$50,000 - \$99,999	16.4%
\$100,000 - \$149,999	12.6%
\$150,000 - \$199,999	11.5%
\$200,000 - \$249,999	14.5%
\$250,000 - \$299,999	11.5%
\$300,000 - \$399,999	7.2%
\$400,000 - \$499,999	3.8%
\$500,000 - \$749,999	6.3%
\$750,000 - \$999,999	0.4%
\$1,000,000 - \$1,499,999	0.5%
\$1,500,000 - \$1,999,999	0.3%
\$2,000,000 +	1.2%
Average Home Value	\$239,599

### 2027 Owner Occupied Housing Units by Value

Total	37,805
<\$50,000	12.4%
\$50,000 - \$99,999	13.2%
\$100,000 - \$149,999	10.7%
\$150,000 - \$199,999	10.9%
\$200,000 - \$249,999	14.0%
\$250,000 - \$299,999	10.7%
\$300,000 - \$399,999	7.4%
\$400,000 - \$499,999	5.2%
\$500,000 - \$749,999	10.9%
\$750,000 - \$999,999	0.8%
\$1,000,000 - \$1,499,999	1.1%
\$1,500,000 - \$1,999,999	0.6%
\$2,000,000 +	2.2%
Average Home Value	\$303,745

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

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		50 mile
<b>2010 Population by Age</b>		
Total		133,769
0 - 4		5.3%
5 - 9		5.8%
10 - 14		6.2%
15 - 24		14.1%
25 - 34		10.8%
35 - 44		12.1%
45 - 54		16.3%
55 - 64		13.1%
65 - 74		8.0%
75 - 84		5.7%
85 +		2.6%
18 +		78.6%
<b>2022 Population by Age</b>		
Total		127,735
0 - 4		4.7%
5 - 9		5.0%
10 - 14		5.3%
15 - 24		11.7%
25 - 34		13.0%
35 - 44		11.3%
45 - 54		12.6%
55 - 64		15.0%
65 - 74		12.0%
75 - 84		6.6%
85 +		2.9%
18 +		81.7%
<b>2027 Population by Age</b>		
Total		125,688
0 - 4		4.8%
5 - 9		4.9%
10 - 14		5.3%
15 - 24		11.1%
25 - 34		11.6%
35 - 44		12.6%
45 - 54		11.8%
55 - 64		13.7%
65 - 74		13.2%
75 - 84		8.0%
85 +		2.9%
18 +		81.8%
<b>2010 Population by Sex</b>		
Males		64,896
Females		68,872
<b>2022 Population by Sex</b>		
Males		62,144
Females		65,590
<b>2027 Population by Sex</b>		
Males		61,214
Females		64,475

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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### 2010 Population by Race/Ethnicity

Total	133,768
White Alone	84.8%
Black Alone	9.8%
American Indian Alone	1.5%
Asian Alone	0.9%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.6%
Two or More Races	2.5%
Hispanic Origin	2.4%
Diversity Index	30.4

### 2020 Population by Race/Ethnicity

Total	130,185
White Alone	78.1%
Black Alone	11.1%
American Indian Alone	1.6%
Asian Alone	1.3%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.5%
Two or More Races	6.4%
Hispanic Origin	3.9%
Diversity Index	42.1

### 2022 Population by Race/Ethnicity

Total	127,733
White Alone	77.7%
Black Alone	11.1%
American Indian Alone	1.6%
Asian Alone	1.4%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.6%
Two or More Races	6.6%
Hispanic Origin	4.0%
Diversity Index	42.8

### 2027 Population by Race/Ethnicity

Total	125,688
White Alone	76.2%
Black Alone	11.3%
American Indian Alone	1.6%
Asian Alone	1.5%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.8%
Two or More Races	7.6%
Hispanic Origin	4.3%
Diversity Index	44.9

### 2010 Population by Relationship and Household Type

Total	133,768
In Households	97.4%
In Family Households	78.4%
Householder	25.9%
Spouse	17.7%
Child	30.0%
Other relative	2.5%
Nonrelative	2.3%
In Nonfamily Households	18.9%
In Group Quarters	2.6%
Institutionalized Population	1.1%
Noninstitutionalized Population	1.5%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

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### 2022 Population 25+ by Educational Attainment

Total	93,607
Less than 9th Grade	2.2%
9th - 12th Grade, No Diploma	6.1%
High School Graduate	27.7%
GED/Alternative Credential	6.5%
Some College, No Degree	18.2%
Associate Degree	14.4%
Bachelor's Degree	14.1%
Graduate/Professional Degree	10.7%

### 2022 Population 15+ by Marital Status

Total	108,498
Never Married	34.0%
Married	48.2%
Widowed	7.0%
Divorced	10.8%

### 2022 Civilian Population 16+ in Labor Force

Civilian Population 16+	61,366
Population 16+ Employed	97.5%
Population 16+ Unemployment rate	2.5%
Population 16-24 Employed	14.3%
Population 16-24 Unemployment rate	4.1%
Population 25-54 Employed	60.5%
Population 25-54 Unemployment rate	1.9%
Population 55-64 Employed	18.4%
Population 55-64 Unemployment rate	2.2%
Population 65+ Employed	6.7%
Population 65+ Unemployment rate	4.3%

### 2022 Employed Population 16+ by Industry

Total	59,855
Agriculture/Mining	0.8%
Construction	6.0%
Manufacturing	11.9%
Wholesale Trade	1.8%
Retail Trade	12.1%
Transportation/Utilities	6.5%
Information	1.3%
Finance/Insurance/Real Estate	5.1%
Services	49.8%
Public Administration	4.7%

### 2022 Employed Population 16+ by Occupation

Total	59,854
White Collar	58.3%
Management/Business/Financial	13.9%
Professional	21.7%
Sales	9.4%
Administrative Support	13.3%
Services	18.9%
Blue Collar	22.8%
Farming/Forestry/Fishing	0.3%
Construction/Extraction	5.0%
Installation/Maintenance/Repair	3.5%
Production	6.8%
Transportation/Material Moving	7.2%

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### 2010 Households by Type

Total	56,011
Households with 1 Person	32.1%
Households with 2+ People	67.9%
Family Households	62.0%
Husband-wife Families	42.4%
With Related Children	15.7%
Other Family (No Spouse Present)	19.6%
Other Family with Male Householder	5.2%
With Related Children	2.8%
Other Family with Female Householder	14.4%
With Related Children	9.3%
Nonfamily Households	5.9%

All Households with Children	28.2%
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Multigenerational Households	2.9%
Unmarried Partner Households	7.5%
Male-female	6.9%
Same-sex	0.5%

### 2010 Households by Size

Total	56,011
1 Person Household	32.1%
2 Person Household	33.3%
3 Person Household	15.5%
4 Person Household	11.6%
5 Person Household	5.0%
6 Person Household	1.6%
7 + Person Household	0.9%

### 2010 Households by Tenure and Mortgage Status

Total	56,010
Owner Occupied	67.4%
Owned with a Mortgage/Loan	41.1%
Owned Free and Clear	26.3%
Renter Occupied	32.6%

### 2022 Affordability, Mortgage and Wealth

Housing Affordability Index	107
Percent of Income for Mortgage	17.2%
Wealth Index	73

### 2010 Housing Units By Urban/ Rural Status

Total Housing Units	62,729
Housing Units Inside Urbanized Area	64.5%
Housing Units Inside Urbanized Cluster	13.0%
Rural Housing Units	22.5%

### 2010 Population By Urban/ Rural Status

Total Population	133,768
Population Inside Urbanized Area	61.8%
Population Inside Urbanized Cluster	13.1%
Rural Population	25.1%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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### Top 3 Tapestry Segments

1. Traditional Living (12B)
2. Midlife Constants (5E)
3. Comfortable Empty Nesters (5A)

### 2022 Consumer Spending

Apparel & Services: Total \$	\$102,004,668
Average Spent	\$1,854.36
Spending Potential Index	77
Education: Total \$	\$73,610,086
Average Spent	\$1,338.17
Spending Potential Index	68
Entertainment/Recreation: Total \$	\$159,954,096
Average Spent	\$2,907.83
Spending Potential Index	79
Food at Home: Total \$	\$268,475,960
Average Spent	\$4,880.67
Spending Potential Index	79
Food Away from Home: Total \$	\$178,975,489
Average Spent	\$3,253.63
Spending Potential Index	75
Health Care: Total \$	\$323,325,662
Average Spent	\$5,877.79
Spending Potential Index	83
HH Furnishings & Equipment: Total \$	\$108,029,563
Average Spent	\$1,963.89
Spending Potential Index	77
Personal Care Products & Services: Total \$	\$43,602,228
Average Spent	\$792.65
Spending Potential Index	78
Shelter: Total \$	\$924,676,498
Average Spent	\$16,809.85
Spending Potential Index	73
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$112,014,758
Average Spent	\$2,036.34
Spending Potential Index	75
Travel: Total \$	\$115,368,995
Average Spent	\$2,097.31
Spending Potential Index	73
Vehicle Maintenance & Repairs: Total \$	\$55,705,351
Average Spent	\$1,012.68
Spending Potential Index	80

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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