

**Demographic Data:**

<b>Households</b>	<b>Avondale</b>	<b>City of Cincinnati</b>
2008 Projection	6,350	143,087
2003 Estimate	6,738	146,013
2000 Census	6,966	147,829
1990 Census	7,572	153,450
Growth 2003-2008	-5.76%	-2.00%
Growth 200-2003	-3.28%	-1.23%
Growth 1990-2000	-8.00%	-3.66%

**Demographic Data: Household By Households Income**

<b>Households by Household Income</b>	<b>Avondale</b>			<b>City of Cincinnati</b>								
	2000 Census	%	2003 Estimate	%	2008 Projection	%	2000 Census	%	2003 Estimate	%	2008 Projection	%
	6,932		6,738		6,350		147,892		146,013		143,087	
Less than \$15,000	3,080	44.43%	2,820	41.85%	2,393	37.68%	39,333	26.60%	35,115	24.05%	30,264	21.15%
\$15,000 to \$24,999	1,307	18.86%	1,237	18.37%	1,117	17.59%	24,196	16.36%	21,745	14.89%	19,049	13.31%
\$25,000 to \$34,999	900	12.99%	889	13.20%	844	13.29%	21,151	14.30%	20,100	13.77%	18,290	12.78%
\$35,000 to \$49,999	786	11.34%	815	12.09%	827	13.03%	22,111	14.95%	22,822	15.63%	22,475	15.71%
\$50,000 to \$74,999	464	6.70%	510	7.57%	595	9.37%	20,513	13.87%	21,144	14.48%	22,423	15.67%
\$75,000 to \$99,999	223	3.21%	245	3.63%	269	4.23%	9,299	6.29%	10,754	7.36%	11,982	8.37%
\$100,000 to \$149,999	70	1.01%	116	1.72%	192	3.03%	6,404	4.33%	8,634	5.91%	11,409	7.97%
\$150,000 to \$249,999	78	1.13%	66	0.98%	64	1.01%	3,466	2.34%	3,739	2.56%	4,593	3.21%
\$250,000 to \$499,999	23	0.33%	35	0.52%	37	0.58%	1,044	0.71%	1,410	0.97%	1,779	1.24%
\$500,000 or more	1	0.01%	5	0.07%	11	0.17%	374	0.25%	551	0.38%	824	0.58%
<b>Average Household Income</b>	\$26,734		\$29,738		\$33,739		\$43,994		\$48,438		\$55,043	
<b>Median Household Income</b>	\$17,953		\$19,437		\$22,003		\$29,925		\$33,033		\$37,630	

**Demographic Data: Population by Age**

	<b>Avondale</b>						<b>City of Cincinnati</b>					
	2000 Census	%	2003 Estimate	%	2008 Projection	%	2000 Census	%	2003 Estimate	%	2008 Projection	%
<b>Total Population</b>	16,478		15,746		14,537		330,327		321,525		307,419	
Growth	0.00		-4.40		-7.70		-8.60		-2.66		-4.39	
Age 0 to 4	1,185	7.19%	1,087	6.91%	996	6.85%	23,801	7.21%	23,256	7.23%	21,612	7.03%
Age 5 to 9	1,475	8.95%	1,203	7.64%	994	6.84%	22,845	6.92%	21,112	6.57%	20,811	6.77%
Age 10 to 14	1,387	8.42%	1,364	8.66%	1,084	7.46%	22,062	6.68%	21,729	6.76%	19,375	6.30%
Age 15 to 17	744	4.51%	711	4.52%	702	4.83%	12,325	3.73%	11,979	3.73%	11,687	3.80%
Age 18 to 20	837	5.08%	768	4.88%	731	5.03%	18,002	5.45%	15,982	4.97%	15,126	4.92%
Age 21 to 24	1,162	7.05%	1,339	8.51%	1,166	8.02%	24,489	7.41%	22,877	7.12%	18,482	6.01%
Age 25 to 34	1,889	11.46%	1,849	11.75%	1,985	13.66%	55,741	16.87%	53,535	16.65%	48,314	15.72%
Age 35 to 44	2,380	14.45%	2,017	67.39%	1,673	11.51%	48,555	14.70%	46,116	70.75%	45,256	14.72%
Age 45 to 49	1,081	6.56%	1,149	7.29%	956	6.58%	21,398	6.48%	21,990	6.84%	20,796	6.76%
Age 50 to 54	749	4.55%	892	5.67%	985	6.78%	17,283	5.23%	18,514	5.76%	19,666	6.40%
Age 55 to 59	659	4.00%	596	3.78%	777	5.34%	12,714	3.85%	13,809	4.29%	16,552	5.38%
Age 60 to 64	547	3.32%	531	3.38%	484	3.33%	10,313	3.12%	10,829	3.37%	12,123	3.94%
Age 65 to 74	1,228	7.45%	1,093	6.94%	943	6.49%	19,742	5.98%	17,998	5.60%	17,101	5.56%
Age 75 to 84	802	4.87%	779	4.95%	691	4.75%	14,727	4.46%	14,449	4.49%	12,910	4.20%
Age 85 and Over	355	2.15%	364	2.31%	369	2.54%	6,330	1.92%	7,348	2.29%	7,607	2.47%
Age 16 and over	12,190	73.98%	11,843	75.21%	11,246	77.36%	257,434	77.93%	251,218	78.13%	241,673	78.61%
Age 18 and over	11,688	70.93%	11,379	72.27%	10,761	74.02%	249,293	75.47%	243,449	75.72%	233,933	76.10%
Age 21 and over	10,851	65.85%	10,611	0.00%	10,030	68.99%	231,292	70.02%	227,467	0.00%	218,807	71.18%
Age 65 and over	2,385	14.47%	2,237	14.21%	2,003	13.78%	40,799	12.35%	39,796	12.38%	37,618	12.24%
Median Age of Householder	32.68		32.56		33.04		32.47		33.19		34.65	
Average Age of Householder	35.38		35.73		36.29		35.26		35.84		36.57	

<b>Economic Baseline</b>				
<b>Avondale</b>	<b>Total Establishments</b>	<b>Total Employees</b>	<b>Sales (\$ Millions)</b>	<b>Establishments with 20 or more Employees</b>
<b>Total Businesses</b>	511	0	\$875.00	78
<b>Dominant Major Group</b>	Services	Services	Services	Services
<b>Dominant Minor Group</b>			0	
<b>Retail Trade</b>	71	900	\$103.00	11
Home Improvement Stores	3	236	\$30.00	3
General merchandise stores	7	29	\$2.00	0
Food stores	6	35	\$6.00	0
Auto dealers, gas stations	5	26	\$5.00	0
Apparel, accessory stores	8	28	\$3.00	0
Furniture, home furnishings	5	28	\$6.00	0
Eating & drinking places	19	272	\$14.00	4
Miscellaneous Retail Stores	17	246	\$37.00	4
<b>Finance, Insurance, Real Estate</b>	29	137	\$28.00	1
Banks, saving & lending inst.	7	54	\$13.00	0
Security, commodity brokers	0	0	0	0
Insurance carriers & Agencies	5	14	\$3.00	0
Real estate, Holding cos.	17	69	\$11.00	1
<b>Services</b>	349	9,498	\$667.00	52
Hotels & other lodging	1	291	\$6.00	1
Personal services	41	137	\$8.00	0
Business services	19	123	\$23.00	1
Motion pictures & Amusement	9	175	\$9.00	2
Health services	111	6,936	\$489.00	26
Legal services	1	2	0	0
Educational services	18	476	\$48.00	9
Social services	38	626	\$47.00	10
Other Services	110	732	\$36.00	3
<b>Agriculture &amp; Natural Resources</b>	2	17	\$1.00	0
<b>Resource Extraction</b>	0	0	0	0
<b>Construction</b>	14	74	\$13.00	0
<b>Manufacturing</b>	14	255	\$19.00	4
<b>Transport/Communication, Utilities</b>	12	177	\$9.00	2
<b>Wholesale Trade</b>	12	224	\$37.00	5
<b>Government</b>	8	131	0	3
<b>Daytime Population</b>	11,413			
<b>Employment per Acre</b>	0			
<b>2003 New Businesses</b>	0			
<b>2003 Moved Businesses</b>	0			
<b>2000-03 Average Number of New Businesses</b>	0			
<b>2000-03 Average Number of Moved Businesses</b>	0			
<b>Residential Population</b>	15,746			
<b>Households</b>	6,738			

<b>Households per Acre</b>	0
<b>Average Household Income</b>	0

<b>City of Cincinnati</b>	<b>Total Establishments</b>	<b>Total Employees</b>	<b>Sales (\$ Millions)</b>	<b>Establishments with 20 or more Employees</b>
<b>Total Businesses</b>	15,286	0	\$27,972.00	2,138
<b>Dominant Major Group</b>	Services	Services	Services	Services
<b>Dominant Minor Group</b>	Other Services	Manufacturing	Business services	Manufacturing
<b>Retail Trade</b>	2,757	35,806	\$4,102.00	354
Home Improvement Stores	124	1,948	\$268.00	21
General merchandise stores	66	2,333	\$258.00	18
Food stores	340	5,900	\$944.00	30
Auto dealers, gas stations	218	2,187	\$600.00	26
Apparel, accessory stores	208	1,336	\$110.00	10
Furniture, home furnishings	290	2,360	\$487.00	18
Eating & drinking places	801	13,600	\$672.00	184
Miscellaneous Retail Stores	711	6,143	\$763.00	46
<b>Finance, Insurance, Real Estate</b>	1,267	21,766	\$4,529.00	134
Banks, saving & lending inst.	233	7,382	\$2,015.00	23
Security, commodity brokers	154	2,021	\$316.00	23
Insurance carriers & Agencies	238	6,071	\$1,208.00	37
Real estate, Holding cos.	642	6,292	\$989.00	50
<b>Services</b>	8,068	135,047	\$11,731.00	966
Hotels & other lodging	37	2,141	\$73.00	13
Personal services	1,318	6,768	\$492.00	39
Business services	1,513	24,903	\$3,340.00	248
Motion pictures & Amusement	268	4,559	\$408.00	37
Health services	1,215	40,481	\$2,531.00	207
Legal services	806	6,888	\$1,234.00	69
Educational services	349	23,049	\$2,136.00	184
Social services	548	11,163	\$863.00	98
Other Services	2,014	15,095	\$655.00	71
<b>Agriculture &amp; Natural Resources</b>	131	790	\$32.00	9
<b>Resource Extraction</b>	7	93	\$10.00	2
<b>Construction</b>	731	7,657	\$1,343.00	90
<b>Manufacturing</b>	932	41,787	\$3,224.00	264
<b>Transport/Communication, Utilities</b>	489	14,938	\$1,569.00	138
<b>Wholesale Trade</b>	556	8,269	\$1,432.00	94
<b>Government</b>	349	9,419	0	88
<b>Daytime Population</b>	275,571			
<b>Employment per Acre</b>	0			
<b>2003 New Businesses</b>	0			
<b>2003 Moved Businesses</b>	0			

<b>2000-03 Average Number of New Businesses</b>	0
<b>2000-03 Average Number of Moved Businesses</b>	0
<b>Residential Population</b>	321,525
<b>Households</b>	146,013
<b>Households per Acre</b>	0
<b>Average Household Income</b>	0

**Housing Trends: Housing Built By Year**

<b>2000 Housing Units by Year Structure Built</b>	<b>Avondale</b>		<b>City of Cincinnati</b>	
<b>Total Housing Units</b>	8,222		165,617	
1999 to March 2000	36	0.44%	527	0.32%
1995 to 1998	96	1.17%	1,770	1.07%
1990 to 1994	83	0.44%	2,866	0.32%
1980 to 1989	185	2.25%	6,848	4.14%
1970 to 1979	469	5.70%	16,282	9.83%
1960 to 1969	1,242	15.10%	24,165	14.59%
1950 to 1959	1,369	16.65%	26,532	16.02%
1940 to 1949	1,183	14.39%	21,000	12.68%
1939 or earlier	3,565	43.36%	65,611	39.62%

<b>2003 Estimated Housing Units by Year Structure Built</b>	<b>Avondale</b>		<b>City of Cincinnati</b>	
<b>Total Housing Units</b>	0		163,555	
1999 to March 2003	37	0.46%	1,746	1.07%
1995 to 1998	93	1.17%	1,740	1.06%
1990 to 1994	83	1.04%	2,838	1.74%
1980 to 1989	179	2.25%	6,771	4.14%
1970 to 1979	454	5.70%	16,064	9.82%
1960 to 1969	1,199	15.06%	23,730	14.51%
1950 to 1959	1,326	16.65%	26,076	15.94%
1940 to 1949	1,146	14.40%	20,571	12.58%
1939 or earlier	3,444	43.26%	64,018	39.14%

**Housing Trends: Typology Trend**

	<b>Avondale</b>		<b>Avondale</b>	
	<b>2000</b>		<b>2003</b>	
1 Unit Detached	1,538	18.71%	1,502	18.87%
1 Unit Attached	186	2.26%	896	11.26%
2 Units	936	11.39%	3,601	45.24%
3 to 19 Units	3,732	45.40%	1,038	13.04%
20 to 49 Units	1,067	12.97%	742	9.32%
50 or More Units	768	9.34%	0	0.00%
Mobile home	0	0.00%	0	0.00%
Boat, RV, van, etc.	0	0.00%	3 to 19 units	0.00%

**Housing Trends: Typology Trend**

	<b>City of Cincinnati</b>		<b>City of Cincinnati</b>	
	<b>2000</b>		<b>2003</b>	
1 Unit Detached	59,703	36.05%	59,154	36.17%
1 Unit Attached	5,535	3.34%	16,419	10.04%
2 Units	16,792	10.14%	58,219	35.60%
3 to 19 Units	59,303	35.81%	10,388	6.35%
20 to 49 Units	10,415	6.29%	13,693	8.37%
50 or More Units	13,642	8.24%	149	0.09%
Mobile home	148	0.09%	62	0.04%
Boat, RV, van, etc.	63	0.04%	1 Unit Detached	0.00%

**Housing Trends: Tenure Trend****Avondale**

	2000 Census	%	2003 Estimate	%
<b>Tenure of Occupied Housing Units</b>	6,966		6,737	
Owner Occupied	1,650	23.68%	1,599	23.73%
Renter Occupied	5,316	76.32%	5,138	76.27%
Total Occupied Units	8,222		7,960	
Occupancy Rate	84.72%		84.64%	

**Housing Trends: Tenure Trend****City of Cincinnati**

	2000 Census	%	2003 Estimate	%
<b>Tenure of Occupied Housing Units</b>	147,828		146,013	
Owner Occupied	58,017	39.25%	57,520	39.39%
Renter Occupied	89,811	60.75%	88,493	60.61%
Total Occupied Units	165,617		163,555	
Occupancy Rate	89.26%		89.27%	

<b>Private Residential Investment</b>				
	<b>1991-1994 Avg</b>	<b>1995-1999 Avg</b>	<b>2000-2002 Avg</b>	<b>Current Year</b>
	\$ per unit	\$ per unit	\$ per unit	\$ per unit
<b>Refinancing</b>				
Avondale	\$338.00	\$1,730.00	\$3,270.50	\$3,181.00
City of Cincinnati	\$1,669.50	\$4,498.33	\$7,185.00	\$8,077.00
<b>Home Improvement</b>				
Avondale	\$341.50	\$463.67	\$301.50	\$351.00
City of Cincinnati	\$289.25	\$483.67	\$311.00	\$320.00
<b>Multifamily</b>				
Avondale	\$108.25	\$965.00	\$1,417.50	\$1,725.00
City of Cincinnati	\$207.00	\$908.00	\$822.50	\$1,002.00
<b>Non-Occupant Single Family</b>				
Avondale	\$888.75	\$2,282.33	\$1,541.00	\$1,562.00
City of Cincinnati	\$665.50	\$1,740.67	\$1,913.00	\$2,175.00
<b>Total Residential Investment</b>				
Avondale	\$1,142.75	\$3,325.67	\$7,289.50	\$7,465.00
City of Cincinnati	\$3,659.25	\$9,211.33	\$12,403.50	\$13,670.00

**Real Estate Property Index**

<b>Avondale</b>	<b>2003</b>	<b>2002</b>	<b>2001</b>
Real Estate Market Value of SNA (Estimate by Hamilton County Auditor)	\$328,137,250.00	\$308,979,170.00	\$262,258,000.00
Market Value per Acre (Based on a total of 1,398 acres)	\$233,217.66	\$219,601.40	\$185,998.58
% Increase	6.20%	17.81%	

**Dominant Use Code by % of SNA's Total Real Estate Market Value**

R-510 Single Family	25.29%
R-520 Two Family Dwellings	13.73%
C-401 Apartments 4 to 19 units	11.70%
R-530 Three Family Dwellings	7.16%
P-640 Publicly Owned, Municipalities	4.95%

**City of Cincinnati**

Real Estate Market Value of Cincinnati	\$12,785,588,540.00	\$12,298,464,960.00	\$11,088,738,950.00
Market Value per Acre (Based on a total of 50,211 acres)	\$254,637.20	\$244,935.67	\$220,842.82
Total Dollar Increase	\$487,123,580.00	\$1,209,726,010.00	
% Increase	3.96%	10.91%	

