

Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.7429/-71.1655

70 Pleasant Valley St Methuen, MA 01844	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2023)	6,404		107,959		221,545	
Projected Population (2028)	6,655		108,521		225,657	
Census Population (2020)	6,576		110,216		224,604	
Census Population (2010)	5,912		95,262		198,349	
Projected Annual Growth (2023 to 2028)	251	0.8%	562	0.1%	4,112	0.4%
Historical Annual Growth (2020 to 2023)	-172	-0.9%	-2,257	-0.7%	-3,058	-0.5%
Historical Annual Growth (2010 to 2020)	664	3.7%	14,953	5.2%	26,254	4.4%
Estimated Population Density (2023)	2,039 psm		3,820 psm		2,822 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
Households						
Estimated Households (2023)	2,357		38,027		82,528	
Projected Households (2028)	2,433		38,264		84,033	
Census Households (2020)	2,436		37,786		81,580	
Census Households (2010)	2,196		33,218		72,663	
Estimated Households with Children (2023)	763	32.4%	11,130	29.3%	22,741	27.6%
Estimated Average Household Size (2023)	2.69		2.77		2.64	
Average Household Income						
Estimated Average Household Income (2023)	\$140,915		\$105,265		\$115,538	
Projected Average Household Income (2028)	\$148,583		\$114,772		\$124,230	
Estimated Average Family Income (2023)	\$161,982		\$122,272		\$137,402	
Median Household Income						
Estimated Median Household Income (2023)	\$113,110		\$82,702		\$90,985	
Projected Median Household Income (2028)	\$115,042		\$84,406		\$93,353	
Estimated Median Family Income (2023)	\$137,360		\$102,012		\$109,968	
Per Capita Income						
Estimated Per Capita Income (2023)	\$51,970		\$37,411		\$43,249	
Projected Per Capita Income (2028)	\$54,415		\$40,799		\$46,468	
Estimated Per Capita Income 5 Year Growth	\$2,444	4.7%	\$3,389	9.1%	\$3,220	7.4%
Estimated Average Household Net Worth (2023)	\$1,429,410		\$994,026		\$1,091,909	
Daytime Demos (2023)						
Total Businesses	170		4,193		8,784	
Total Employees	1,600		41,782		98,968	
Company Headquarter Businesses	5	2.9%	129	3.1%	308	3.5%
Company Headquarter Employees	82	5.1%	5,307	12.7%	18,358	18.5%
Employee Population per Business	9.4		10.0		11.3	
Residential Population per Business	37.6		25.7		25.2	

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1 mi radius 3 mi radius 5 mi radius

Race & Ethnicity						
White (2023)	4,421	69.0%	57,675	53.4%	133,145	60.1%
Black or African American (2023)	536	8.4%	11,987	11.1%	20,965	9.5%
American Indian or Alaska Native (2023)	24	0.4%	715	0.7%	1,175	0.5%
Asian (2023)	345	5.4%	3,195	3.0%	8,375	3.8%
Hawaiian or Pacific Islander (2023)	-	-	31	-	78	-
Other Race (2023)	638	10.0%	23,580	21.8%	37,893	17.1%
Two or More Races (2023)	440	6.9%	10,777	10.0%	19,913	9.0%
Not Hispanic or Latino Population (2023)	5,040	78.7%	63,955	59.2%	148,351	67.0%
Hispanic or Latino Population (2023)	1,364	21.3%	44,004	40.8%	73,194	33.0%
Not Hispanic or Latino Population (2028)	5,237	78.7%	65,097	60.0%	152,585	67.6%
Hispanic or Latino Population (2028)	1,418	21.3%	43,424	40.0%	73,071	32.4%
Not Hispanic or Latino Population (2020)	5,341	81.2%	46,911	42.6%	122,549	54.6%
Hispanic or Latino Population (2020)	1,235	18.8%	63,305	57.4%	102,055	45.4%
Not Hispanic or Latino Population (2010)	5,256	88.9%	48,699	51.1%	125,174	63.1%
Hispanic or Latino Population (2010)	655	11.1%	46,563	48.9%	73,175	36.9%
Projected Hispanic Annual Growth (2023 to 2028)	54	0.8%	-579	-0.3%	-122	-
Historic Hispanic Annual Growth (2010 to 2023)	709	8.3%	-2,560	-0.4%	19	-
Age Distribution (2023)						
Age Under 5	348	5.4%	6,504	6.0%	12,964	5.9%
Age 5 to 9 Years	342	5.3%	6,183	5.7%	12,543	5.7%
Age 10 to 14 Years	399	6.2%	6,518	6.0%	13,062	5.9%
Age 15 to 19 Years	366	5.7%	6,786	6.3%	13,451	6.1%
Age 20 to 24 Years	384	6.0%	7,724	7.2%	15,304	6.9%
Age 25 to 29 Years	410	6.4%	7,693	7.1%	15,617	7.0%
Age 30 to 34 Years	487	7.6%	7,767	7.2%	16,519	7.5%
Age 35 to 39 Years	454	7.1%	7,451	6.9%	15,634	7.1%
Age 40 to 44 Years	440	6.9%	7,037	6.5%	14,348	6.5%
Age 45 to 49 Years	392	6.1%	6,187	5.7%	12,719	5.7%
Age 50 to 54 Years	392	6.1%	6,679	6.2%	14,026	6.3%
Age 55 to 59 Years	458	7.2%	6,923	6.4%	14,654	6.6%
Age 60 to 64 Years	421	6.6%	6,520	6.0%	13,908	6.3%
Age 65 to 74 Years	607	9.5%	10,187	9.4%	21,354	9.6%
Age 75 to 84 Years	336	5.3%	5,182	4.8%	10,586	4.8%
Age 85 Years or Over	168	2.6%	2,618	2.4%	4,857	2.2%
Median Age	39.6		37.7		38.0	
Gender Age Distribution (2023)						
Female Population	3,306	51.6%	54,645	50.6%	112,793	50.9%
Age 0 to 19 Years	728	22.0%	12,614	23.1%	25,174	22.3%
Age 20 to 64 Years	1,947	58.9%	31,581	57.8%	66,365	58.8%
Age 65 Years or Over	631	19.1%	10,450	19.1%	21,254	18.8%
Female Median Age	41.2		39.4		39.6	
Male Population	3,097	48.4%	53,314	49.4%	108,752	49.1%
Age 0 to 19 Years	727	23.5%	13,377	25.1%	26,847	24.7%
Age 20 to 64 Years	1,890	61.0%	32,400	60.8%	66,364	61.0%
Age 65 Years or Over	481	15.5%	7,537	14.1%	15,542	14.3%
Male Median Age	37.9		36.0		36.4	

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Household Income Distribution (2023)						
HH Income \$200,000 or More	467	19.8%	4,563	12.0%	11,333	13.7%
HH Income \$150,000 to \$199,999	306	13.0%	4,094	10.8%	9,276	11.2%
HH Income \$100,000 to \$149,999	535	22.7%	6,349	16.7%	14,630	17.7%
HH Income \$75,000 to \$99,999	222	9.4%	4,638	12.2%	10,571	12.8%
HH Income \$50,000 to \$74,999	255	10.8%	5,437	14.3%	11,182	13.5%
HH Income \$35,000 to \$49,999	241	10.2%	3,999	10.5%	8,095	9.8%
HH Income \$25,000 to \$34,999	137	5.8%	2,294	6.0%	4,929	6.0%
HH Income \$15,000 to \$24,999	93	3.9%	2,639	6.9%	4,809	5.8%
HH Income Under \$15,000	102	4.3%	4,014	10.6%	7,702	9.3%
HH Income \$35,000 or More	2,025	85.9%	29,079	76.5%	65,088	78.9%
HH Income \$75,000 or More	1,529	64.9%	19,643	51.7%	45,811	55.5%
Housing (2023)						
Total Housing Units	2,481		40,307		87,466	
Housing Units Occupied	2,357	95.0%	38,027	94.3%	82,528	94.4%
Housing Units Owner-Occupied	1,516	64.3%	22,525	59.2%	50,310	61.0%
Housing Units, Renter-Occupied	841	35.7%	15,502	40.8%	32,218	39.0%
Housing Units, Vacant	124	5.2%	2,281	6.0%	4,938	6.0%
Marital Status (2023)						
Never Married	1,866	35.1%	36,391	41.0%	72,856	39.8%
Currently Married	2,557	48.1%	32,293	36.4%	70,110	38.3%
Separated	142	2.7%	6,458	7.3%	11,536	6.3%
Widowed	243	4.6%	4,165	4.7%	8,652	4.7%
Divorced	507	9.5%	9,447	10.6%	19,823	10.8%
Household Type (2023)						
Population Family	5,524	86.3%	91,363	84.6%	184,116	83.1%
Population Non-Family	816	12.7%	14,042	13.0%	34,006	15.3%
Population Group Quarters	64	1.0%	2,554	2.4%	3,423	1.5%
Family Households	1,729	73.3%	26,539	69.8%	55,045	66.7%
Non-Family Households	629	26.7%	11,487	30.2%	27,483	33.3%
Married Couple with Children	550	21.5%	5,143	15.9%	11,293	16.1%
Average Family Household Size	3.2		3.4		3.3	
Household Size (2023)						
1 Person Households	519	22.0%	9,642	25.4%	22,908	27.8%
2 Person Households	769	32.6%	10,508	27.6%	24,076	29.2%
3 Person Households	416	17.7%	6,930	18.2%	14,176	17.2%
4 Person Households	393	16.7%	5,885	15.5%	12,015	14.6%
5 Person Households	170	7.2%	2,974	7.8%	5,740	7.0%
6 or More Person Households	90	3.8%	2,088	5.5%	3,614	4.4%
Household Vehicles (2023)						
Households with 0 Vehicles Available	117	5.0%	5,198	13.7%	9,755	11.8%
Households with 1 Vehicles Available	919	39.0%	13,057	34.3%	28,363	34.4%
Households with 2 or More Vehicles Available	1,321	56.1%	19,772	52.0%	44,410	53.8%
Total Vehicles Available	4,308		62,737		137,812	
Average Vehicles Per Household	1.8		1.6		1.7	

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1 mi radius 3 mi radius 5 mi radius

Labor Force (2023)							
Estimated Labor Population Age 16 Years or Over			5,240		87,376		180,219
Estimated Civilian Employed		3,620	69.1%		55,058	63.0%	117,392 65.1%
Estimated Civilian Unemployed		148	2.8%		2,735	3.1%	5,126 2.8%
Estimated in Armed Forces	-	-			20	-	42 -
Estimated Not in Labor Force		1,472	28.1%		29,562	33.8%	57,659 32.0%
Unemployment Rate			2.8%			3.1%	2.8%
Occupation (2023)							
Occupation: Population Age 16 Years or Over		3,620			55,058		117,390
Management, Business, Financial Operations		512	14.1%		6,184	11.2%	16,614 14.2%
Professional, Related Service		897	24.8%		10,335	18.8%	24,828 21.2%
Sales, Office		663	18.3%		12,379	22.5%	23,353 19.9%
Farming, Fishing, Forestry	-	-			17	-	120 0.1%
Construct, Extraction, Maintenance		306	8.5%		3,963	7.2%	8,623 7.3%
Production, Transport Material Moving		423	11.7%		11,136	20.2%	21,150 18.0%
White Collar Workers		2,227	61.5%		27,562	50.1%	64,145 54.6%
Blue Collar Workers		1,393	38.5%		27,496	49.9%	53,246 45.4%
Consumer Expenditure (2023)							
Total Household Expenditure		\$213.35 M			\$2.76 B		\$6.41 B
Total Non-Retail Expenditure		\$113.36 M	53.1%		\$1.46 B	53.0%	\$3.4 B 53.1%
Total Retail Expenditure		\$100 M	46.9%		\$1.29 B	47.0%	\$3.01 B 46.9%
Apparel		\$7.72 M	3.6%		\$98.86 M	3.6%	\$230.19 M 3.6%
Contributions		\$7.5 M	3.5%		\$92.46 M	3.4%	\$218.45 M 3.4%
Education		\$7.42 M	3.5%		\$89.8 M	3.3%	\$212.42 M 3.3%
Entertainment		\$12.41 M	5.8%		\$157.7 M	5.7%	\$368.7 M 5.8%
Food and Beverages		\$30.86 M	14.5%		\$403.67 M	14.6%	\$934.94 M 14.6%
Furnishings and Equipment		\$7.68 M	3.6%		\$97.7 M	3.5%	\$228.28 M 3.6%
Gifts		\$5.78 M	2.7%		\$70.3 M	2.6%	\$166.48 M 2.6%
Health Care		\$17.28 M	8.1%		\$227.68 M	8.3%	\$527.22 M 8.2%
Household Operations		\$8.61 M	4.0%		\$109.45 M	4.0%	\$255.69 M 4.0%
Miscellaneous Expenses		\$4.08 M	1.9%		\$52.3 M	1.9%	\$121.94 M 1.9%
Personal Care		\$2.87 M	1.3%		\$37.02 M	1.3%	\$86.13 M 1.3%
Personal Insurance		\$1.62 M	0.8%		\$20.05 M	0.7%	\$47.22 M 0.7%
Reading		\$471.04 K	0.2%		\$6.02 M	0.2%	\$14.07 M 0.2%
Shelter		\$44.79 M	21.0%		\$582.6 M	21.1%	\$1.35 B 21.1%
Tobacco		\$1.09 M	0.5%		\$15.59 M	0.6%	\$35.28 M 0.6%
Transportation		\$38.44 M	18.0%		\$497.47 M	18.0%	\$1.16 B 18.0%
Utilities		\$14.73 M	6.9%		\$197.64 M	7.2%	\$454.57 M 7.1%
Educational Attainment (2023)							
Adult Population Age 25 Years or Over		4,565			74,244		154,221
Elementary (Grade Level 0 to 8)		156	3.4%		9,231	12.4%	13,511 8.8%
Some High School (Grade Level 9 to 11)		210	4.6%		6,021	8.1%	10,692 6.9%
High School Graduate		1,304	28.6%		22,533	30.4%	44,403 28.8%
Some College		861	18.9%		13,878	18.7%	27,425 17.8%
Associate Degree Only		430	9.4%		4,597	6.2%	12,234 7.9%
Bachelor Degree Only		1,061	23.2%		11,565	15.6%	28,975 18.8%
Graduate Degree		543	11.9%		6,418	8.6%	16,980 11.0%

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Units In Structure (2023)							
1 Detached Unit		1,393	63.4%	16,808	50.6%	38,090	52.4%
1 Attached Unit		141	6.4%	2,707	8.2%	6,563	9.0%
2 to 4 Units		350	15.9%	9,453	28.5%	19,194	26.4%
5 to 9 Units		87	4.0%	1,879	5.7%	4,218	5.8%
10 to 19 Units		146	6.7%	1,738	5.2%	3,604	5.0%
20 to 49 Units		171	7.8%	2,315	7.0%	5,011	6.9%
50 or More Units		65	2.9%	3,044	9.2%	5,461	7.5%
Mobile Home or Trailer		4	0.2%	81	0.2%	375	0.5%
Other Structure	-	-	-	2	-	11	-
Homes Built By Year (2023)							
Homes Built 2010 or later		159	7.2%	2,535	7.6%	5,123	7.0%
Homes Built 2000 to 2009		98	4.5%	2,230	6.7%	4,718	6.5%
Homes Built 1990 to 1999		224	10.2%	2,571	7.7%	6,561	9.0%
Homes Built 1980 to 1989		388	17.7%	3,977	12.0%	9,369	12.9%
Homes Built 1970 to 1979		258	11.7%	4,120	12.4%	9,615	13.2%
Homes Built 1960 to 1969		289	13.2%	3,483	10.5%	8,287	11.4%
Homes Built 1950 to 1959		436	19.9%	3,611	10.9%	8,776	12.1%
Homes Built Before 1949		504	23.0%	15,499	46.7%	30,079	41.4%
Home Values (2023)							
Home Values \$1,000,000 or More		41	2.7%	785	3.5%	1,817	3.6%
Home Values \$500,000 to \$999,999		582	38.4%	7,820	34.7%	17,449	34.7%
Home Values \$400,000 to \$499,999		329	21.7%	4,577	20.3%	10,552	21.0%
Home Values \$300,000 to \$399,999		346	22.8%	4,992	22.2%	11,213	22.3%
Home Values \$200,000 to \$299,999		135	8.9%	2,733	12.1%	5,974	11.9%
Home Values \$150,000 to \$199,999		10	0.7%	549	2.4%	1,140	2.3%
Home Values \$100,000 to \$149,999		8	0.5%	214	0.9%	467	0.9%
Home Values \$70,000 to \$99,999		2	0.2%	64	0.3%	259	0.5%
Home Values \$50,000 to \$69,999		4	0.2%	146	0.6%	234	0.5%
Home Values \$25,000 to \$49,999		25	1.6%	279	1.2%	523	1.0%
Home Values Under \$25,000		34	2.3%	365	1.6%	682	1.4%
Owner-Occupied Median Home Value		\$468,071		\$446,827		\$451,283	
Renter-Occupied Median Rent		\$1,329		\$1,192		\$1,244	
Transportation To Work (2023)							
Drive to Work Alone		2,652	73.3%	37,594	68.3%	80,023	68.2%
Drive to Work in Carpool		238	6.6%	5,564	10.1%	10,918	9.3%
Travel to Work by Public Transportation		26	0.7%	1,882	3.4%	3,549	3.0%
Drive to Work on Motorcycle		-	-	-	-	-	-
Walk or Bicycle to Work		82	2.3%	1,903	3.5%	3,729	3.2%
Other Means		26	0.7%	895	1.6%	1,886	1.6%
Work at Home		595	16.4%	7,220	13.1%	17,285	14.7%
Travel Time (2023)							
Travel to Work in 14 Minutes or Less		770	21.3%	12,781	23.2%	26,903	22.9%
Travel to Work in 15 to 29 Minutes		1,142	31.5%	19,505	35.4%	38,733	33.0%
Travel to Work in 30 to 59 Minutes		884	24.4%	13,258	24.1%	28,716	24.5%
Travel to Work in 60 Minutes or More		229	6.3%	2,294	4.2%	5,754	4.9%
Average Minutes Travel to Work		22.2		20.9		21.8	

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