Community Profile

Loch Raven Plaza
805 Taylor Ave, Towson, Maryland, 21286
Rings: 1, 3, 5 mile radii

Population Summary	1 mile	3 miles	5 miles
2010 Total Population	19,941	160,933	380,925
2020 Total Population	20,688	163,057	377,410
2020 Group Quarters	102	10,681	20,568
2026 Total Population	21,172	161,022	368,345
2026 Group Quarters	102	10,652	20,515
2031 Total Population	21,369	159,702	364,255
2026-2031 Annual Rate	0.19%	-0.16%	-0.22%
2026 Total Daytime Population	16,550	155,864	338,635
Workers	6,808	79,196	157,711
Residents	9,742	76,668	180,924

Household Summary			
2010 Total Households	8,614	63,979	152,497
2010 Average Household Size	2.31	2.35	2.37
2020 Total Households	8,807	65,144	152,198
2020 Average Household Size	2.34	2.34	2.34
2026 Total Households	9,001	65,605	152,546
2026 Average Household Size	2.34	2.29	2.28
2031 Total Households	9,084	65,571	152,306
2031 Average Household Size	2.34	2.27	2.26
2026-2031 Annual Rate	0.18%	-0.01%	-0.03%
2026 Families	5,037	37,107	85,349
2026 Average Family Size	2.97	3.02	3.03
2031 Families	5,034	36,741	84,448
2031 Average Family Size	2.99	3.01	3.02
2026-2031 Growth Rate	-0.01%	-0.20%	-0.21%

Median Household Income			
2026	$79,116	$85,236	$84,076
2031	$86,124	$97,489	$96,066

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Per Capita Income	1 mile	3 miles	5 miles
2026	$45,382	$49,440	$50,779
2031	$51,263	$56,456	$57,901

2026 Households by Income			
Household Income Base	9,002	65,607	152,545
<$10,000	5.9%	6.6%	6.5%
$10,000-14,999	2.1%	2.3%	2.6%
$15,000-19,999	1.7%	1.8%	2.1%
$20,000-24,999	4.1%	2.7%	2.9%
$25,000-29,999	2.9%	2.6%	2.6%
$30,000-34,999	2.2%	2.7%	2.9%
$35,000-39,999	3.3%	2.6%	3.0%
$40,000-44,999	3.3%	3.5%	3.9%
$45,000-49,999	2.3%	3.4%	3.7%
$50,000-59,999	6.7%	5.7%	5.3%
$60,000-74,999	12.1%	9.9%	9.1%
$75000-99999	15.7%	13.2%	12.6%
$100,000-124,999	9.6%	9.8%	9.9%
$125,000-149,999	6.5%	7.4%	7.0%
$150000-199999	8.8%	9.8%	9.5%
$200,000-249,999	5.8%	7.1%	7.0%
$250,000-299,999	2.7%	3.3%	3.2%
$300,000-399,999	2.1%	3.1%	3.3%
$400,000-499,999	0.9%	1.1%	1.2%
$500,000+	1.3%	1.5%	1.7%
Average Household Income	$106,835	$120,359	$121,714

2026 Affordability, Mortgage and Wealth			
Housing Affordability Index	99	100	95
Percent of Income for Mortgage	23.0%	22.0%	23.1%
Wealth Index	84	98	99

Median Home Value			
2026	$309,086	$319,304	$330,799
2031	$385,762	$397,045	$426,559

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Home Value	1 mile	3 miles	5 miles
Total Owner Occupied Housing Units	4,457	39,541	91,877
<$50,000	3.4%	1.4%	1.9%
$50,000 - $99,999	0.6%	0.6%	1.4%
$100,000 - $149,999	3.5%	2.9%	4.1%
$150,000 - $199,999	7.4%	9.2%	8.2%
$200,000 - $249,999	12.4%	14.6%	13.7%
$250,000 - $299,999	20.9%	16.8%	14.2%
$300,000 - $399,999	19.6%	22.6%	21.3%
$400,000 - $499,999	11.4%	9.6%	11.2%
$500,000 - $749,999	17.2%	15.7%	15.1%
$750,000 - $999,999	3.0%	4.4%	5.8%
$1,000,000 - $1,499,999	0.3%	0.9%	1.8%
$1,500,000 - $1,999,999	0.1%	0.6%	0.6%
$2,000,000 +	0.2%	0.6%	0.7%
Average Home Value	$366,223	$392,547	$410,649

Housing Unit Summary			
2010 Total Housing Units	9,197	69,019	165,797
Owner Occupied Housing Units	52.1%	62.5%	61.5%
Renter Occupied Housing Units	47.9%	37.5%	38.5%
Vacant Housing Units	6.3%	7.3%	8.0%
2020 Housing Units	9,503	70,521	165,963
Owner Occupied Housing Units	48.4%	59.1%	58.8%
Renter Occupied Housing Units	51.6%	40.9%	41.2%
Vacant Housing Units	7.3%	7.6%	8.3%
2026 Housing Units	9,754	71,623	167,566
Owner Occupied Housing Units	49.5%	60.3%	60.2%
Renter Occupied Housing Units	50.5%	39.7%	39.8%
Vacant Housing Units	7.7%	8.4%	9.0%
2031 Total Housing Units	9,825	71,945	168,334
Owner Occupied Housing Units	50.9%	61.3%	61.2%
Renter Occupied Housing Units	49.1%	38.7%	38.8%
Vacant Housing Units	7.5%	8.9%	9.5%

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Population by Sex	1 mile	3 miles	5 miles
Males	9,970	75,062	173,063
Females	11,202	85,960	195,282

Median Age			
2010	32.8	36.5	36.8
2020	34.6	37.1	37.7
2026	36.3	38.3	38.9
2031	38.1	39.7	40.3

2026 Population by Age			
Total	21,172	161,023	368,344
0 - 4	5.4%	4.7%	4.7%
5 - 9	5.4%	5.2%	5.2%
10 - 14	5.5%	5.3%	5.3%
15 - 24	13.9%	16.7%	15.6%
25 - 34	17.8%	13.7%	13.9%
35 - 44	14.4%	13.4%	13.5%
45 - 54	12.0%	11.4%	11.4%
55 - 64	10.5%	11.2%	11.3%
65 - 74	9.5%	10.6%	10.7%
75 - 84	5.1%	6.1%	6.3%
85 +	1.4%	2.2%	2.5%
18 +	80.4%	81.5%	81.6%

2026 Population 15+ by Marital Status			
Total	17,712	136,558	312,392
Never Married	46.4%	46.2%	46.2%
Married	39.1%	38.1%	38.0%
Widowed	5.1%	6.0%	6.3%
Divorced	9.4%	9.6%	9.5%

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Pop 25+ by Educational Attainment	1 mile	3 miles	5 miles
Total	14,764	109,695	254,975
Less than 9th Grade	2.0%	2.2%	2.1%
9th - 12th Grade, No Diploma	2.9%	3.0%	4.2%
High School Graduate	16.4%	17.8%	18.8%
GED/Alternative Credential	3.6%	3.7%	3.7%
Some College, No Degree	19.1%	17.2%	15.7%
Associate Degree	9.8%	8.0%	6.7%
Bachelor's Degree	25.3%	24.8%	24.6%
Graduate/Professional Degree	20.8%	23.3%	24.2%

2020 Population by Race/Ethnicity			
Total	20,688	163,057	377,410
White Alone	39.0%	45.8%	44.9%
Black Alone	45.0%	41.5%	41.0%
American Indian Alone	0.4%	0.3%	0.3%
Asian Alone	5.7%	4.3%	6.0%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	3.7%	2.3%	2.0%
Two or More Races	3.7%	2.3%	2.0%
Hispanic Origin	7.1%	5.1%	4.6%
Diversity Index	68.6	65.0	65.6

2026 Population by Race/Ethnicity			
Total	21,172	161,022	368,345
White Alone	36.5%	43.9%	43.2%
Black Alone	46.2%	41.9%	41.3%
American Indian Alone	0.6%	0.4%	0.4%
Asian Alone	5.9%	4.7%	6.5%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	4.1%	2.6%	2.3%
Two or More Races	6.7%	6.4%	6.3%
Hispanic Origin	8.0%	5.9%	5.3%
Diversity Index	69.6	66.6	67.1

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Employed Pop 16+ by Occupation	1 mile	3 miles	5 miles
Total	12,343	89,407	199,603
White Collar	67.3%	70.2%	70.7%
Management/Business/Financial	17.6%	18.3%	18.4%
Professional	29.8%	33.2%	33.8%
Sales	6.0%	6.8%	7.0%
Administrative Support	13.9%	11.9%	11.5%
Services	19.3%	17.6%	16.2%

2026 Employed Pop 16+ by Occupation			
Total	12,343	89,407	199,603
Blue Collar	13.4%	12.3%	13.1%
Farming/Forestry/Fishing	0.1%	0.2%	0.1%
Construction/Extraction	3.3%	2.3%	2.1%
Installation/Maintenance/Repair	1.9%	2.0%	2.1%
Production	2.2%	1.8%	2.1%
Transportation/Material Moving	5.9%	6.1%	6.6%
White Collar	67.3%	70.2%	70.7%
Management/Business/Financial	17.6%	18.3%	18.4%
Professional	29.8%	33.2%	33.8%
Sales	6.0%	6.8%	7.0%
Administrative Support	13.9%	11.9%	11.5%
Services	19.3%	17.6%	16.2%

2026 Civilian Population 16+ in Labor Force			
Civilian Population 16+	12,343	89,407	199,603
Population 16+ Employed	94.2%	95.1%	95.2%
Population 16+ Unemployment rate	5.8%	4.9%	4.8%
Population 16-24 Employed	13.0%	15.7%	14.8%
Population 16-24 Unemployment rate	12.8%	10.5%	9.8%
Population 25-54 Employed	60.8%	56.7%	57.6%
Population 25-54 Unemployment rate	4.8%	3.7%	3.9%
Population 55-64 Employed	13%	14%	14%
Population 55-64 Unemployment rate	4.6%	4.1%	4.3%
Population 65+ Employed	7%	8%	9%
Population 65+ Unemployment rate	2.6%	3.1%	3.1%

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Employed Population 16+ by Industry	1 mile	3 miles	5 miles
Total	11,626	85,051	189,949
Agriculture/Mining	0.0%	0.3%	0.3%
Construction	4.8%	4.2%	3.9%
Manufacturing	5.2%	4.8%	4.9%
Wholesale Trade	1.4%	1.3%	1.4%
Retail Trade	9.5%	9.4%	9.9%
Transportation/Utilities	6.0%	5.8%	5.6%
Information	0%	2%	2%
Finance/Insurance/Real Estate	6.1%	6.2%	6.1%
Services	61.3%	58.6%	58.9%
Public Administration	5.3%	7.7%	7.5%

2026 Consumer Spending			
Apparel & Services: Total $	$20,790,317	$166,656,803	$393,083,944
Average Spent	$2,309.78	$2,540.31	$2,576.82
Spending Potential Index	91	100	101
Education: Total $	$16,255,749	$133,836,256	$315,674,882
Average Spent	$1,805.99	$2,040.03	$2,069.38
Spending Potential Index	90	102	103
Entertainment/Recreation: Total $	$33,292,331	$275,019,208	$645,331,506
Average Spent	$3,698.74	$4,192.05	$4,230.41
Spending Potential Index	86	97	98
Food at Home: Total $	$63,720,628	$513,700,612	$1,209,757,051
Average Spent	$7,079.28	$7,830.21	$7,930.44
Spending Potential Index	90	99	101
Food Away from Home: Total $	$35,993,903	$289,086,619	$679,382,749
Average Spent	$3,998.88	$4,406.47	$4,453.63
Spending Potential Index	90	99	100
Health Care: Total $	$61,235,290	$512,105,706	$1,198,648,161
Average Spent	$6,803.17	$7,805.89	$7,857.62
Spending Potential Index	85	97	98
HH Furnishings & Equipment: Total $	$22,209,456	$182,521,500	$428,832,540
Average Spent	$2,467.44	$2,782.13	$2,811.17
Spending Potential Index	87	98	99
Personal Care Products & Services: Total $	$9,208,051	$74,243,629	$174,511,611
Average Spent	$1,023.00	$1,131.68	$1,143.99
Spending Potential Index	90	99	100

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Consumer Spending	1 mile	3 miles	5 miles
Shelter: Total $	$222,091,321	$1,794,645,557	$4,237,377,857
Average Spent	$24,674.07	$27,355.32	$27,777.71
Spending Potential Index	90	99	101
Support Payments/Gifts in Kind: Total $	$22,879,756	$192,541,502	$451,816,869
Average Spent	$2,541.91	$2,934.86	$2,961.84
Spending Potential Index	83	96	97
Travel: Total $	$27,155,396	$230,056,279	$541,083,545
Average Spent	$3,016.93	$3,506.69	$3,547.02
Spending Potential Index	83	96	97
Vehicle Maintenance & Repairs: Total $	$9,884,487	$79,431,672	$186,338,337
Average Spent	$1,098.15	$1,210.76	$1,221.52
Spending Potential Index	89	98	99

Top Tapestry Segment

1 mile	3 miles	5 miles
City Greens (K6):	**Family Foundations (C4)**:	**Family Foundations (C4)**:
This segment is characterized by educated professionals in metro areas with high home ownership.	This segment is characterized by older, suburban households with moderate incomes.	This segment is characterized by older, suburban households with moderate incomes.
Learn more about this segment...	Learn more about this segment...	Learn more about this segment...

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.

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.

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.

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: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.