Community Profile

Penn Station
5600 Silver Hill Rd, District Heights, Maryland, 20747
Rings: 1, 3, 5 mile radii

Population Summary	1 mile	3 miles	5 miles
2010 Total Population	20,501	146,445	361,990
2020 Total Population	21,621	152,298	389,636
2020 Group Quarters	116	1,079	8,158
2026 Total Population	21,438	149,216	392,362
2026 Group Quarters	115	1,027	7,603
2031 Total Population	21,360	148,747	400,112
2026-2031 Annual Rate	-0.07%	-0.06%	0.39%
2026 Total Daytime Population	15,240	114,962	326,748
Workers	5,133	37,656	124,687
Residents	10,107	77,306	202,061

Household Summary			
2010 Total Households	8,376	57,684	142,518
2010 Average Household Size	2.45	2.53	2.48
2020 Total Households	9,262	62,356	157,300
2020 Average Household Size	2.32	2.43	2.43
2026 Total Households	9,475	62,651	162,723
2026 Average Household Size	2.25	2.37	2.36
2031 Total Households	9,522	63,141	168,299
2031 Average Household Size	2.23	2.34	2.33
2026-2031 Annual Rate	0.10%	0.16%	0.68%
2026 Families	5,122	35,562	92,019
2026 Average Family Size	3.07	3.18	3.19
2031 Families	5,095	35,584	94,601
2031 Average Family Size	3.07	3.17	3.16
2026-2031 Growth Rate	-0.11%	0.01%	0.55%

Median Household Income			
2026	$72,272	$74,728	$76,625
2031	$82,540	$85,481	$88,283

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	$41,390	$41,191	$44,073
2031	$46,588	$47,098	$51,038

2026 Households by Income			
Household Income Base	9,476	62,651	162,725
<$10,000	5.4%	7.2%	8.5%
$10,000-14,999	3.6%	3.5%	4.2%
$15,000-19,999	2.6%	2.6%	2.7%
$20,000-24,999	3.6%	3.3%	3.9%
$25,000-29,999	3.4%	3.5%	3.2%
$30,000-34,999	2.9%	3.0%	2.5%
$35,000-39,999	3.4%	2.8%	2.6%
$40,000-44,999	3.8%	3.1%	3.0%
$45,000-49,999	3.5%	2.9%	2.7%
$50,000-59,999	8.3%	7.5%	6.5%
$60,000-74,999	11.3%	10.8%	9.3%
$75000-99999	9.9%	11.3%	11.3%
$100,000-124,999	10.5%	10.6%	10.0%
$125,000-149,999	10.2%	8.8%	7.8%
$150000-199999	9.1%	9.1%	8.7%
$200,000-249,999	4.5%	4.8%	5.3%
$250,000-299,999	2.3%	2.4%	3.1%
$300,000-399,999	0.7%	1.3%	2.4%
$400,000-499,999	0.8%	1.0%	1.3%
$500,000+	0.3%	0.6%	1.1%
Average Household Income	$94,043	$97,993	$105,792

2026 Affordability, Mortgage and Wealth			
Housing Affordability Index	78	76	71
Percent of Income for Mortgage	28.7%	30.4%	33.0%
Wealth Index	63	70	76

Median Home Value			
2026	$352,826	$385,971	$429,669
2031	$382,568	$433,891	$474,897

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	3,881	31,084	75,245
<$50,000	3.6%	2.7%	2.6%
$50,000 - $99,999	0.1%	0.7%	0.7%
$100,000 - $149,999	0.8%	1.6%	1.3%
$150,000 - $199,999	1.1%	1.9%	1.8%
$200,000 - $249,999	8.8%	5.7%	4.3%
$250,000 - $299,999	11.5%	9.1%	6.8%
$300,000 - $399,999	45.6%	32.8%	25.7%
$400,000 - $499,999	15.4%	22.9%	22.7%
$500,000 - $749,999	9.6%	17.7%	21.5%
$750,000 - $999,999	1.4%	2.4%	6.3%
$1,000,000 - $1,499,999	0.6%	1.3%	3.8%
$1,500,000 - $1,999,999	0.0%	0.2%	1.2%
$2,000,000 +	1.5%	0.9%	1.2%
Average Home Value	$398,685	$433,622	$512,355

Housing Unit Summary			
2010 Total Housing Units	9,042	63,482	158,792
Owner Occupied Housing Units	41.2%	49.7%	46.0%
Renter Occupied Housing Units	58.8%	50.3%	54.0%
Vacant Housing Units	7.4%	9.1%	10.3%
2020 Housing Units	9,734	67,104	170,936
Owner Occupied Housing Units	38.1%	47.3%	44.3%
Renter Occupied Housing Units	61.9%	52.7%	55.7%
Vacant Housing Units	5.0%	7.2%	8.0%
2026 Housing Units	10,115	68,353	179,365
Owner Occupied Housing Units	41.0%	49.6%	46.2%
Renter Occupied Housing Units	59.0%	50.4%	53.8%
Vacant Housing Units	6.3%	8.3%	9.3%
2031 Total Housing Units	10,210	69,533	187,003
Owner Occupied Housing Units	42.4%	51.4%	47.4%
Renter Occupied Housing Units	57.6%	48.6%	52.6%
Vacant Housing Units	6.7%	9.2%	10.0%

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	9,805	68,965	182,808
Females	11,633	80,251	209,554

Median Age			
2010	33.8	35.1	34.6
2020	37.4	37.6	36.1
2026	38.7	39.0	37.7
2031	40.4	40.7	39.2

2026 Population by Age			
Total	21,437	149,217	392,362
0 - 4	5.7%	5.6%	6.1%
5 - 9	5.8%	6.0%	6.3%
10 - 14	5.8%	6.2%	6.3%
15 - 24	12.3%	11.4%	12.0%
25 - 34	14.4%	14.5%	15.1%
35 - 44	15.0%	15.0%	15.6%
45 - 54	11.6%	12.0%	12.1%
55 - 64	12.2%	12.2%	11.4%
65 - 74	10.5%	10.2%	9.5%
75 - 84	5.6%	5.5%	4.8%
85 +	1.2%	1.7%	1.4%
18 +	79.0%	78.6%	77.8%

2026 Population 15+ by Marital Status			
Total	17,745	122,699	319,316
Never Married	50.4%	51.9%	52.3%
Married	32.7%	30.4%	31.5%
Widowed	5.5%	6.6%	5.8%
Divorced	11.4%	11.2%	10.4%

2026 Pop 25+ by Educational Attainment	1 mile	3 miles	5 miles
Total	15,109	105,643	272,386
Less than 9th Grade	2.5%	2.9%	3.4%
9th - 12th Grade, No Diploma	6.0%	7.0%	7.3%
High School Graduate	32.0%	31.4%	27.5%
GED/Alternative Credential	4.5%	4.6%	4.6%
Some College, No Degree	19.6%	19.6%	18.1%
Associate Degree	6.3%	5.3%	4.7%
Bachelor's Degree	17.4%	19.0%	19.2%
Graduate/Professional Degree	11.6%	10.2%	15.2%

2020 Population by Race/Ethnicity			
Total	21,621	152,298	389,636
White Alone	2.6%	3.3%	8.1%
Black Alone	86.1%	85.3%	80.0%
American Indian Alone	0.3%	0.4%	0.4%
Asian Alone	1.1%	0.8%	1.1%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	5.8%	5.8%	5.6%
Two or More Races	5.8%	5.8%	5.6%
Hispanic Origin	8.3%	8.5%	8.6%
Diversity Index	36.7	38.0	45.1

2026 Population by Race/Ethnicity			
Total	21,437	149,217	392,362
White Alone	2.6%	3.3%	8.3%
Black Alone	83.9%	83.5%	77.8%
American Indian Alone	0.3%	0.5%	0.5%
Asian Alone	1.2%	0.8%	1.2%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	7.3%	6.9%	6.5%
Two or More Races	4.5%	5.0%	5.6%
Hispanic Origin	10.4%	10.2%	10.1%
Diversity Index	42.1	42.4	49.2

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	12,264	79,264	207,351
White Collar	58.5%	62.5%	64.5%
Management/Business/Financial	16.1%	17.8%	19.3%
Professional	18.3%	23.3%	25.9%
Sales	7.0%	5.8%	5.7%
Administrative Support	17.0%	15.5%	13.6%
Services	20.7%	18.1%	19.5%

2026 Employed Pop 16+ by Occupation			
Total	12,264	79,264	207,351
Blue Collar	20.8%	19.4%	16.0%
Farming/Forestry/Fishing	0.1%	0.1%	0.1%
Construction/Extraction	5.4%	3.6%	3.1%
Installation/Maintenance/Repair	3.8%	3.8%	2.9%
Production	1.8%	1.6%	1.3%
Transportation/Material Moving	9.7%	10.4%	8.6%
White Collar	58.5%	62.5%	64.5%
Management/Business/Financial	16.1%	17.8%	19.3%
Professional	18.3%	23.3%	25.9%
Sales	7.0%	5.8%	5.7%
Administrative Support	17.0%	15.5%	13.6%
Services	20.7%	18.1%	19.5%

2026 Civilian Population 16+ in Labor Force			
Civilian Population 16+	12,264	79,264	207,351
Population 16+ Employed	94.1%	92.6%	91.4%
Population 16+ Unemployment rate	5.9%	7.4%	8.6%
Population 16-24 Employed	11.8%	9.8%	9.9%
Population 16-24 Unemployment rate	13.4%	17.4%	19.8%
Population 25-54 Employed	58.8%	60.5%	60.7%
Population 25-54 Unemployment rate	4.5%	6.1%	7.3%
Population 55-64 Employed	16%	16%	15%
Population 55-64 Unemployment rate	6.0%	6.0%	6.5%
Population 65+ Employed	8%	6%	6%
Population 65+ Unemployment rate	4.0%	5.4%	5.2%

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	11,540	73,402	189,560
Agriculture/Mining	0.5%	0.5%	0.4%
Construction	7.6%	5.6%	5.0%
Manufacturing	2.3%	2.1%	1.7%
Wholesale Trade	0.9%	0.7%	0.8%
Retail Trade	11.1%	10.1%	8.7%
Transportation/Utilities	9.0%	9.3%	7.2%
Information	2%	1%	2%
Finance/Insurance/Real Estate	3.6%	3.9%	4.0%
Services	48.4%	49.9%	53.5%
Public Administration	15.1%	16.6%	16.4%

2026 Consumer Spending			
Apparel & Services: Total $	$19,688,405	$133,296,928	$378,368,815
Average Spent	$2,077.93	$2,127.61	$2,325.23
Spending Potential Index	81	83	91
Education: Total $	$14,708,718	$104,415,214	$294,382,078
Average Spent	$1,552.37	$1,666.62	$1,809.10
Spending Potential Index	77	83	90
Entertainment/Recreation: Total $	$30,381,204	$210,219,399	$586,934,551
Average Spent	$3,206.46	$3,355.40	$3,606.96
Spending Potential Index	75	78	84
Food at Home: Total $	$60,699,861	$412,375,449	$1,159,390,924
Average Spent	$6,406.32	$6,582.10	$7,124.94
Spending Potential Index	81	84	90
Food Away from Home: Total $	$33,546,748	$224,536,560	$636,385,891
Average Spent	$3,540.55	$3,583.93	$3,910.85
Spending Potential Index	79	80	88
Health Care: Total $	$56,968,486	$392,703,600	$1,077,129,000
Average Spent	$6,012.51	$6,268.11	$6,619.40
Spending Potential Index	75	78	83
HH Furnishings & Equipment: Total $	$20,509,652	$140,453,821	$391,044,532
Average Spent	$2,164.61	$2,241.84	$2,403.13
Spending Potential Index	76	79	85
Personal Care Products & Services: Total $	$8,496,692	$57,183,383	$161,031,212
Average Spent	$896.75	$912.73	$989.60
Spending Potential Index	79	80	87

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 $	$209,377,634	$1,430,840,735	$4,049,612,576
Average Spent	$22,097.90	$22,838.27	$24,886.54
Spending Potential Index	80	83	90
Support Payments/Gifts in Kind: Total $	$20,755,128	$144,130,183	$391,967,146
Average Spent	$2,190.51	$2,300.52	$2,408.80
Spending Potential Index	72	76	79
Travel: Total $	$24,651,945	$177,522,785	$494,622,702
Average Spent	$2,601.79	$2,833.52	$3,039.66
Spending Potential Index	71	77	83
Vehicle Maintenance & Repairs: Total $	$9,101,587	$60,833,249	$169,732,064
Average Spent	$960.59	$970.99	$1,043.07
Spending Potential Index	78	78	84

Top Tapestry Segment

1 mile	3 miles	5 miles
Kids and Kin (C2):	**City Strivers (F4)**:	**City Strivers (F4)**:
This segment is characterized by young, educated, metropolitan renter households.	This segment is characterized by major metropolis multigenerational households.	This segment is characterized by major metropolis multigenerational households.
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.