

Regional Context Analysis

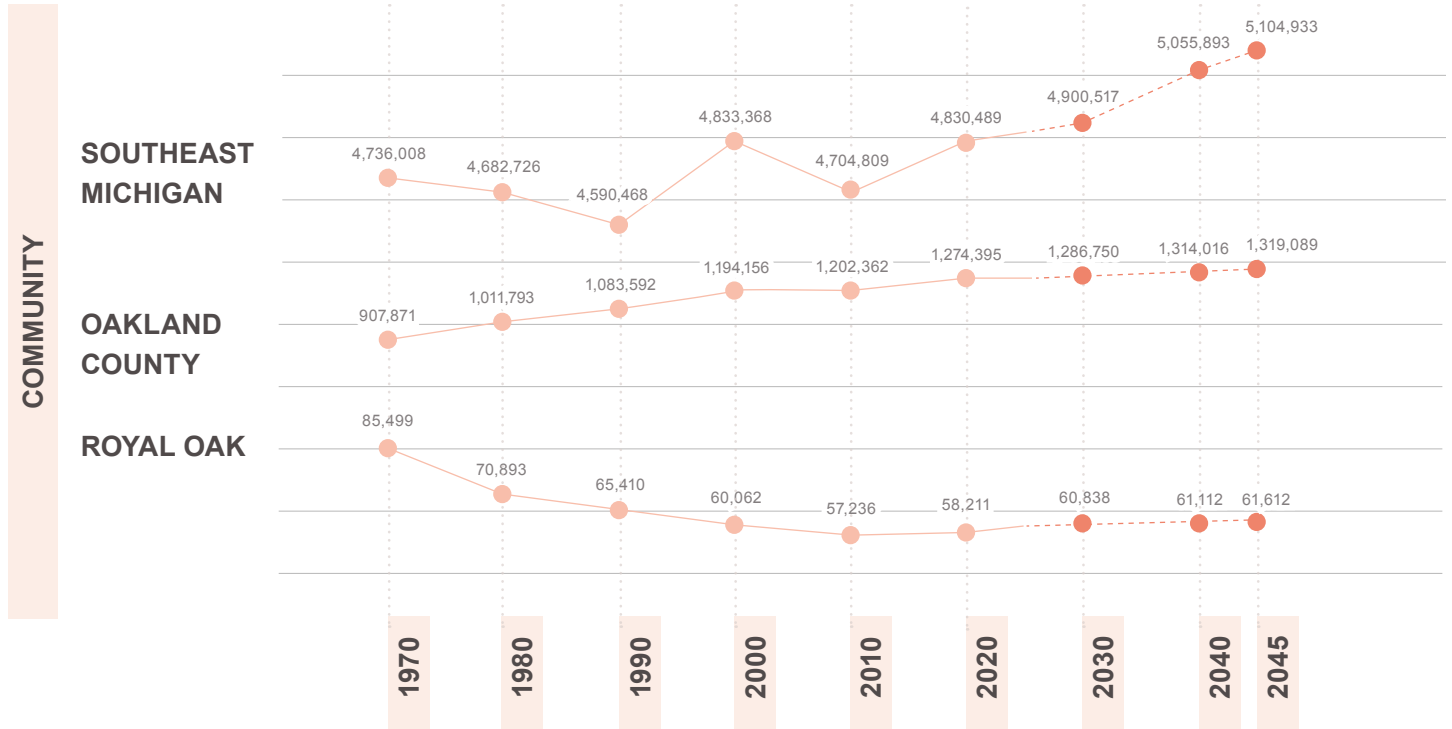
Regional Context Analysis

Demographics



Population Over Time

Decennial Census SEMCOG 2045 Forecast

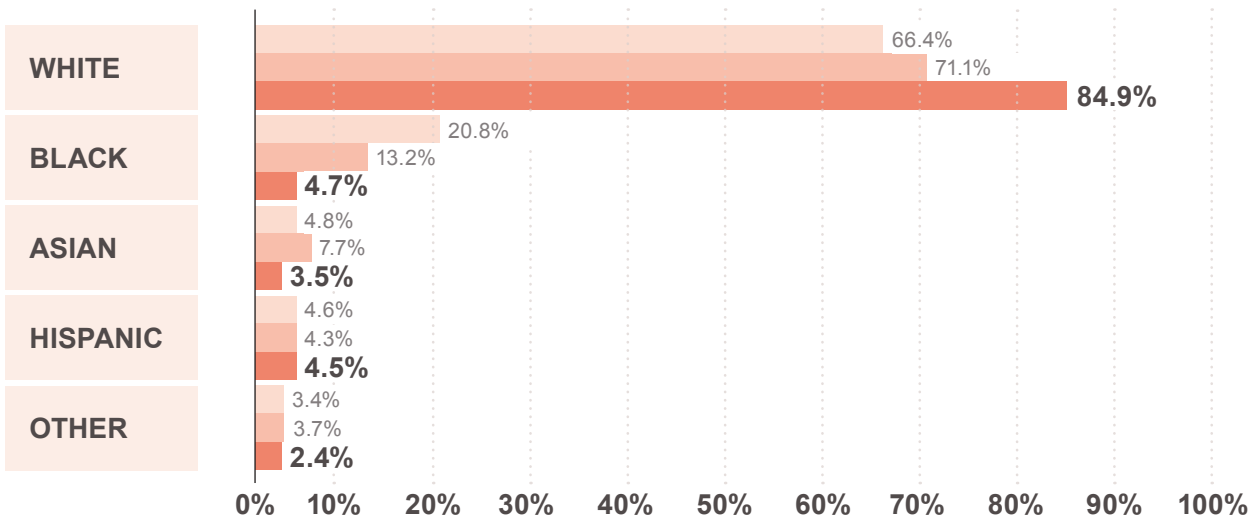


Source: Decennial Census + SEMCOG 2045 Forecast - Community Profile



Population by Race and Hispanic Origin

Southeast Michigan Oakland County ROYAL OAK



Source: SEMCOG 2020 Southeast Michigan Council of Governments - Community Explorer



Regional Context Analysis

Demographics



Households

	CENSUS 2010	ACS 2020	CHANGE (%)
ROYAL OAK	28,063	28,933	3.1%
Oakland County	483,698	509,589	5.4%
Southeast Michigan	1.84m	1.89m	2.8%

Source: U.S. Census Bureau, Decennial Census, 2016-2020 American Community Survey 5-Year Estimates, and SEMCOG 2045 Regional Development Forecast



Median Age

	CENSUS 2010	ACS 2020	CHANGE (%)
ROYAL OAK	37.8	35.3	-2.5%
Oakland County	40.2	41	0.8%
Southeast Michigan	38.3	39	0.7%



Median Household Income

	ACS 2010	ACS 2020	CHANGE (%)
ROYAL OAK	\$71,432	\$83,194	16.5%
Oakland County	\$78,798	\$81,587	3.5%
Southeast Michigan	\$63,029	\$64,068	1.6%



Median Property Value

	ACS 2010	ACS 2020	CHANGE (%)
ROYAL OAK	\$222,816	\$236,600	6.2%
Oakland County	\$256,748	\$252,800	-1.5%
Southeast Michigan	\$204,380	\$184,700	-9.6%



Poverty Rate

	ACS 2010	ACS 2020	CHANGE (%)
ROYAL OAK	6.8%	6.5%	-0.3%
Oakland County	8.7%	7.8%	-1%
Southeast Michigan	14.3%	13.8%	-0.5%

Source (4 Bottom Charts) : U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates



Current Employment by Industry

Southeast Michigan

14%	Healthcare Services
12.1%	Professional & Technical
10.5%	Information & Financial
9.6%	Retail Trade
9%	Leisure & Hospitality
8.9%	Manufacturing
7.8%	Administrative & Waste Services
7%	Educational Services
5.8%	Other Services
4.8%	Natural Resources
3.5%	Transportation, Warehousing
3.5%	Wholesales Trade
3.2%	Public Administration

Oakland County

16.5%	Professional & Technical
14%	Information & Financial
12.5%	Healthcare Services
9.5%	Retail Trade
8.9%	Administrative & Waste Services
8.4%	Leisure & Hospitality
6.4%	Manufacturing
5.1%	Other Services
5.1%	Educational Services
4.8%	Natural Resources
4.4%	Wholesales Trade
1.9%	Public Administration
1.9%	Transportation, Warehousing

ROYAL OAK

30%	Healthcare Services
11.6%	Leisure & Hospitality
11.5%	Information & Financial
8.8%	Professional & Technical
8.6%	Retail Trade
7.6%	Administrative & Waste Services
5.3%	Other Services
4.4%	Natural Resources
3.5%	Manufacturing
2.2%	Transportation, Warehousing
2.1%	Wholesales Trade
2.8%	Educational Services
0.8%	Public Administration

Source: SEMCOG 2020 Forecasted Jobs by Industry Sector - Community Profile



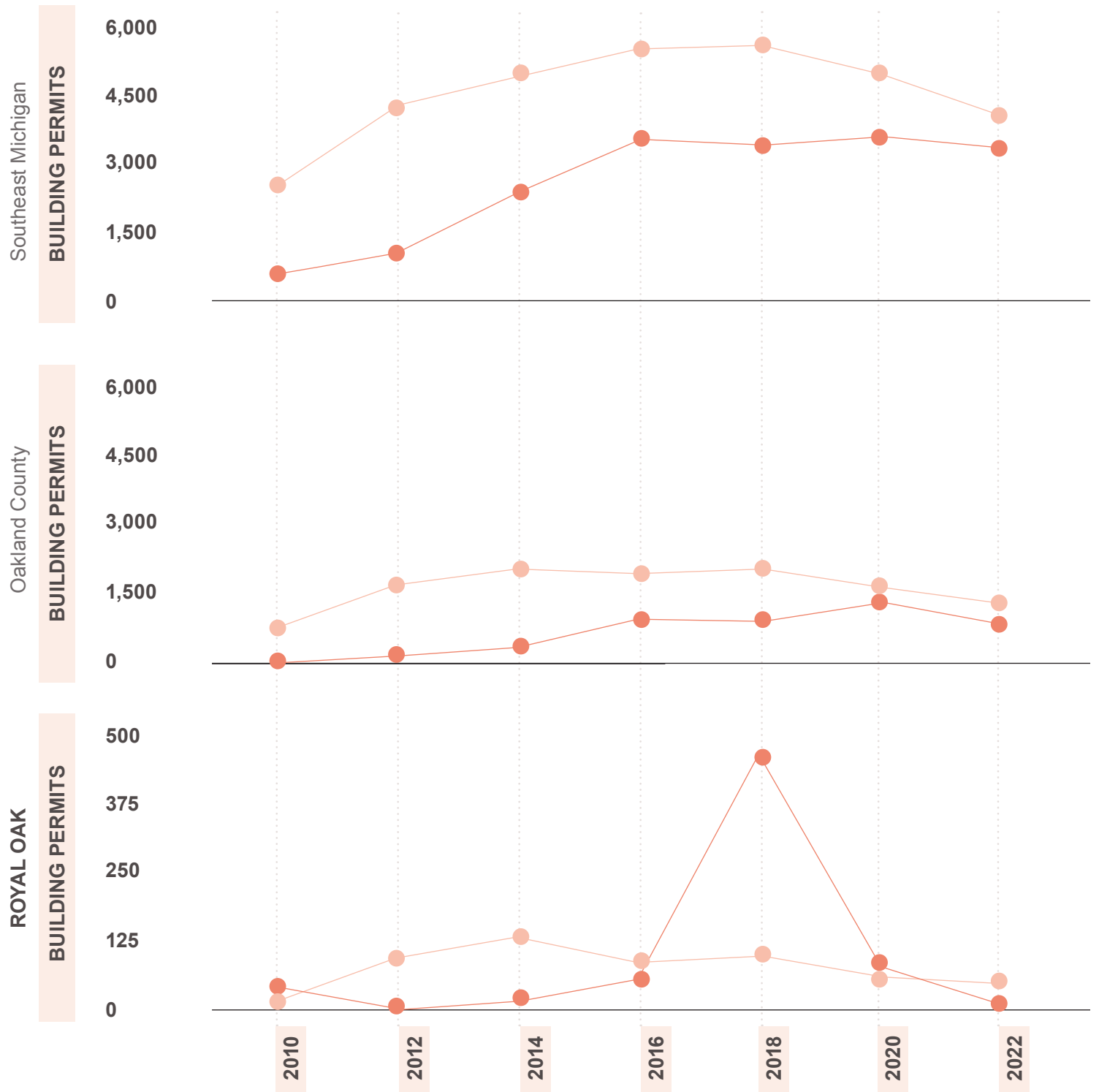
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Housing (Residential Supply)



Building Permits Over Time

Single Family Multi Family



Source: SEMCOG Development - Building Permits

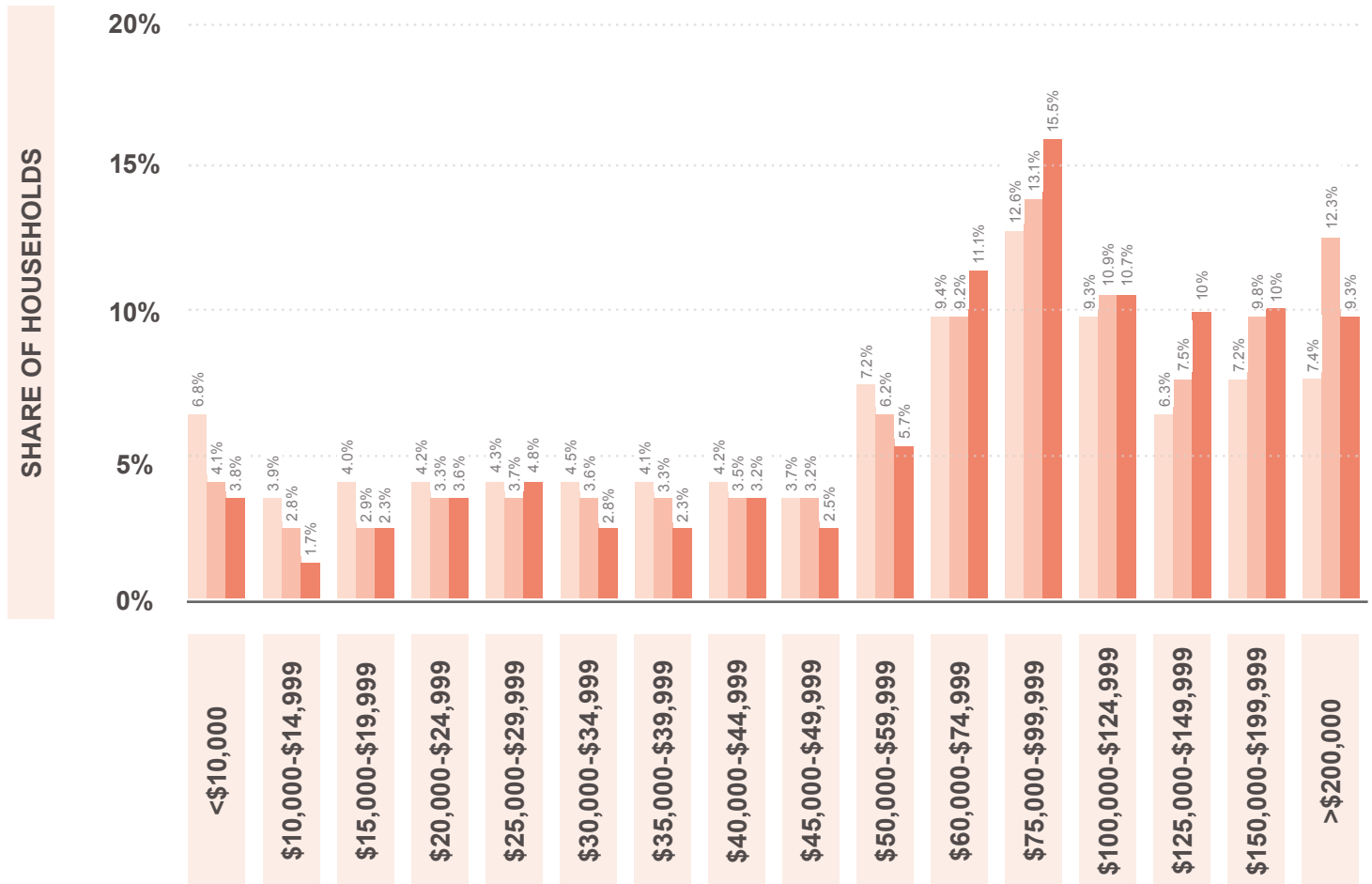
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Economics



Share of Households by Income Brackets

■ Southeast Michigan
 ■ Oakland County
 ■ Royal Oak



Source: SEMCOG 2020 Annual Household Income - Community Profile