

I.A.

City Of Edina

**Mid-Decade
Analysis of Housing
And Population**

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Consulting Geographer**

January 20, 2015

Mid-Decade Analysis of Housing and Population.

Local Sources of Data

County Property tax records

City Assessor Data

Birth Records (Mn Dept Of Health)

K-12 Student Data

U. S. Census Files

GIS Pulls it all together

Some Questions

- 1. Over the last five years which areas (younger or older) have a higher percentage of single family homes with births?**
- 2. As of May 2014 which areas have the highest percentages of single family homes with children of school age?**
- 3. Which areas have the highest number of single family homes with residents age 55 years and older?**
- 4. Which areas have the higher numbers of home sales?**
- 5. Do households in “re-builds” have more or fewer school age children than the previous households?**

Table 1					
City of Edina					
Percentage of Single Family Homes with At Least One Birth					
September 1, 2008 - August 30 2013					
By Census Block Group					
Arranged by Median Age					
July 2014					
		Median Age			
		In Years	Median Value	Single Family	
Census	All Single	Of All Single-	Of All Single-	Homes with	Percent
Block Group	Family	Family Detached	Family Detached	Households	Households
	Homes	Homes	Homes	With Births	With Births
Dewey Hill-Cahill	203	34	\$683,000	9	4%
Parkwood Knolls	451	36	\$779,200	18	4%
Promenade	13	38	NA	0	0%
Lewis Park	113	41	\$515,950	9	8%
Indian Hills	366	45	\$539,300	17	5%
Braemar Hills	261	46	\$566,300	17	7%
Bredeson Park	147	46	\$499,000	7	5%
Prospect Knolls	310	46	\$517,350	19	6%
Walnut Ridge Park	278	46	\$742,150	13	5%
Creek Valley	301	47	\$429,200	16	5%
Countryside	466	48	\$446,600	28	6%
Lake Edina	158	49	\$458,400	8	5%
The Heights	468	51	\$436,650	32	7%
Cornelia	515	54	\$406,300	51	10%
Fox Meadow	284	55	\$573,900	16	6%
Interlachen-Todd Park	400	55	\$632,200	33	8%
Garden Park	460	56	\$380,900	50	11%
Lake Cornelia	387	56	\$449,900	30	8%
Birchcrest	289	57	\$340,300	27	9%
Normandale Park	498	58	\$326,960	53	11%
Rosland Park	218	58	\$342,800	21	10%
Garrison Lane	327	59	\$333,300	32	10%
Highlands	286	59	\$571,600	28	10%
St. Johns Park	331	60	\$326,800	37	11%
Edinburgh Park	15	61	\$193,200	0	0%
Grandview	370	61	\$350,000	35	9%
Strachauer Park	341	61	\$297,500	43	13%
Brookside	289	62	\$318,500	39	13%
Pamela Park	333	62	\$310,300	49	15%
Presidents	342	62	\$226,700	33	10%
Southdale	11	62	\$176,100	1	9%
Yorktown Park	26	63	\$198,900	9	35%
Zenith	468	63	\$274,100	66	14%
Concord	315	64	\$682,000	27	9%
Minnehaha Woods	424	64	\$644,650	36	8%
Creek Knoll	267	65	\$316,800	33	12%
Morningside North	397	68	\$410,600	42	11%
Halifax-Townes	368	74	\$702,100	39	11%
Sunnyside-Arden Park	369	74	\$836,500	26	7%
Morningside South	248	79	\$439,550	24	10%
Country Club	424	84	\$902,850	34	8%
66th Street	2	NA	NA	0	0%
Park Lawn	0	0	\$0	0	0%
TOTAL	12,539	57		1,107	9%

Legend

- Block Groups
- % SF with Births**
- 0%
- 1% - 7%
- 8% - 11%
- 12% - 15%
- 16% - 35%

Map A

Source of Data:
Edina City
Geographic
Information
System,
Excensus LLC

Percentage of Households In Single Family Homes With Births Sept. 1, 2008 - Aug. 30, 2013 City of Edina (by Census Block Groups) September 2014

Disclaimer: This map is to be used only for data analysis purposes.

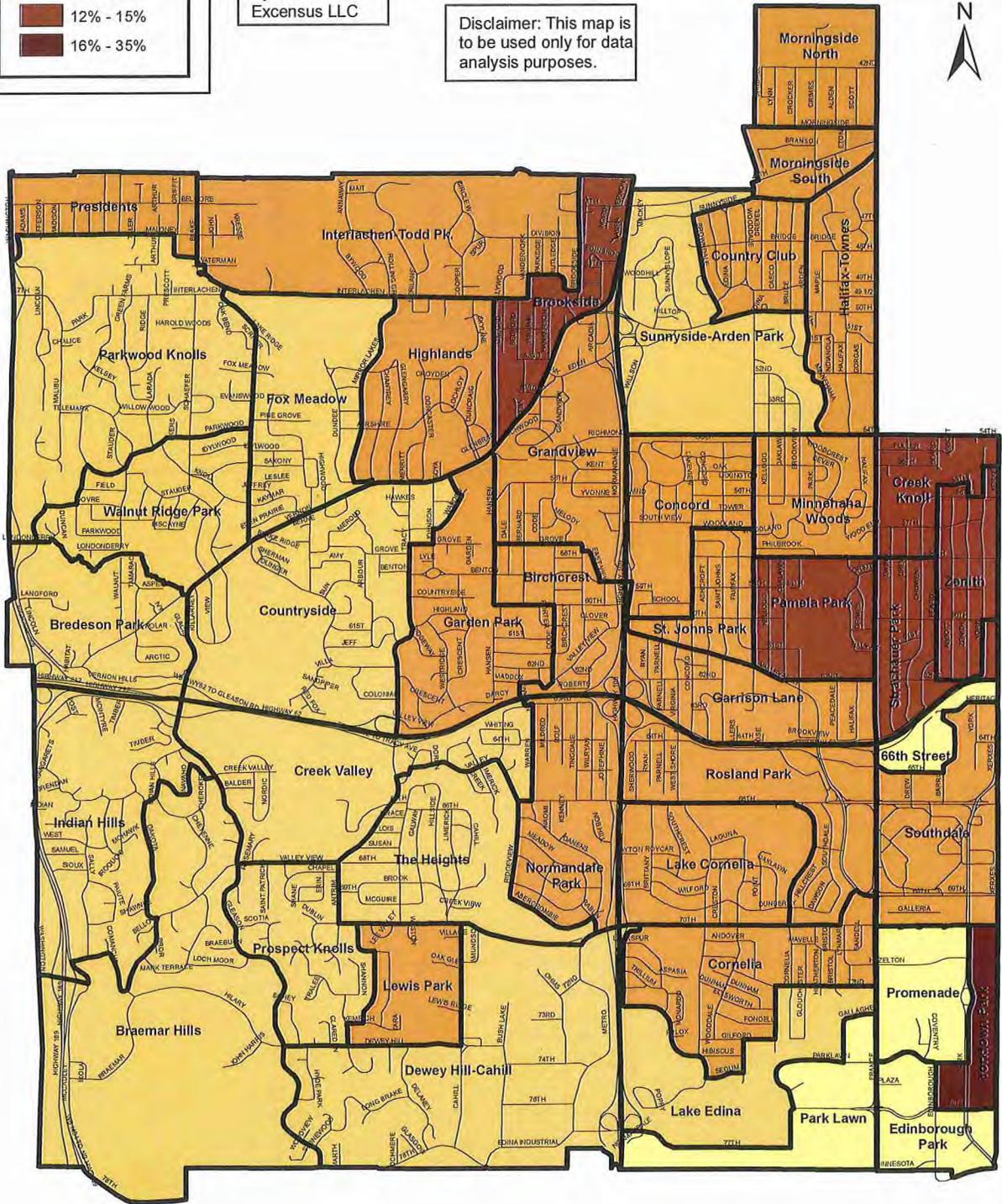


Table 3													
City Of Edina													
Housing Type Of School-Aged Children (public school enrolled)													
April 2014													
	Percent				Percent				Percent				
	All	School Age	School Age		Percent	Percent	Percent	School Age	School Age		Percent	School Age	Percent
	Resident	Children in	Children in	School Age	School Age	School Age	School Age	Children in	Children in	School Age	School Age	Children in	Children in
	School Age	Single-Family	Single-Family	Children in	Children in	Children in	Children in	Split	Split	Children in	Children in	Condominium	Condominium
Study Areas	Children	Homes	Homes	Multi-Family*	Multi-Family	Duplex	Duplex	Duplex	Duplex	Townhomes	Townhomes	units	units
Northeast	2570	2499	97%	13	1%	41	2%	5	0%	10	0%	2	0%
Northwest	2031	1847	91%	108	5%	26	1%	25	1%	8	0%	17	1%
Southeast	1161	750	65%	350	30%	16	1%	12	1%	0	0%	33	3%
Southwest	1612	1450	90%	111	7%	4	0%	24	1%	22	1%	1	0%
TOTAL	7374	6546	89%	582	8%	87	1%	66	1%	40	1%	53	1%
*Apartments, Triplex													
Sources Of Data													
ISD 273 Student Information System													
Hennepin County Geographic Information System													
Edina City Assessor													

Table 4					
City of Edina					
Percentage of Single Family Homes with Households					
With at Least One School Age Child (SAC)					
By Census Block Group					
Arranged by Median Age					
July 2014					
		Median Age		Single Family	
		In Years	Median Value	Homes with	Percent
	All Single	Of All Single-	Of All Single-	Households	Households
Census	Family	Family Detached	Family Detached	With School	With School
Block Group	Homes	Homes	Homes	Age Children	Age Children
Dewey Hill-Cahill	203	34	\$683,000	57	28%
Parkwood Knolls	451	36	\$779,200	81	18%
Promenade	13	38	NA	0	0%
Lewis Park	113	41	\$515,950	37	33%
Indian Hills	366	45	\$539,300	115	31%
Braemar Hills	261	46	\$566,300	78	30%
Bredeson Park	147	46	\$499,000	43	29%
Prospect Knolls	310	46	\$517,350	93	30%
Walnut Ridge Park	278	46	\$742,150	80	29%
Creek Valley	301	47	\$429,200	92	31%
Countryside	466	48	\$446,600	146	31%
Lake Edina	158	49	\$458,400	53	34%
The Heights	468	51	\$436,650	163	35%
Cornelia	515	54	\$406,300	145	28%
Fox Meadow	284	55	\$573,900	79	28%
Interlachen-Todd Par	400	55	\$632,200	79	20%
Garden Park	460	56	\$380,900	165	36%
Lake Cornelia	387	56	\$449,900	142	37%
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Normandale Park	498	58	\$326,960	152	31%
Rosland Park	218	58	\$342,800	67	31%
Garrison Lane	327	59	\$333,300	95	29%
Highlands	286	59	\$571,600	106	37%
St. Johns Park	331	60	\$326,800	94	28%
Edinborough Park	15	61	\$193,200	2	13%
Grandview	370	61	\$350,000	115	31%
Strachauer Park	341	61	\$297,500	94	28%
Brookside	289	62	\$318,500	69	24%
Pamela Park	333	62	\$310,300	80	24%
Presidents	342	62	\$226,700	45	13%
Southdale	11	62	\$176,100	0	0%
Yorktown Park	26	63	\$198,900	5	19%
Zenith	468	63	\$274,100	111	24%
Concord	315	64	\$682,000	126	40%
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Morningside North	397	68	\$410,600	120	30%
Halifax-Townes	368	74	\$702,100	122	33%
Sunnyside-Arden Park	369	74	\$836,500	122	33%
Morningside South	248	79	\$439,550	90	36%
Country Club	424	84	\$902,850	165	39%
66th Street	2	NA	NA	0	0%
Park Lawn	0	0	\$0	0	0%
TOTAL	12,539	57		3,703	30%

Legend

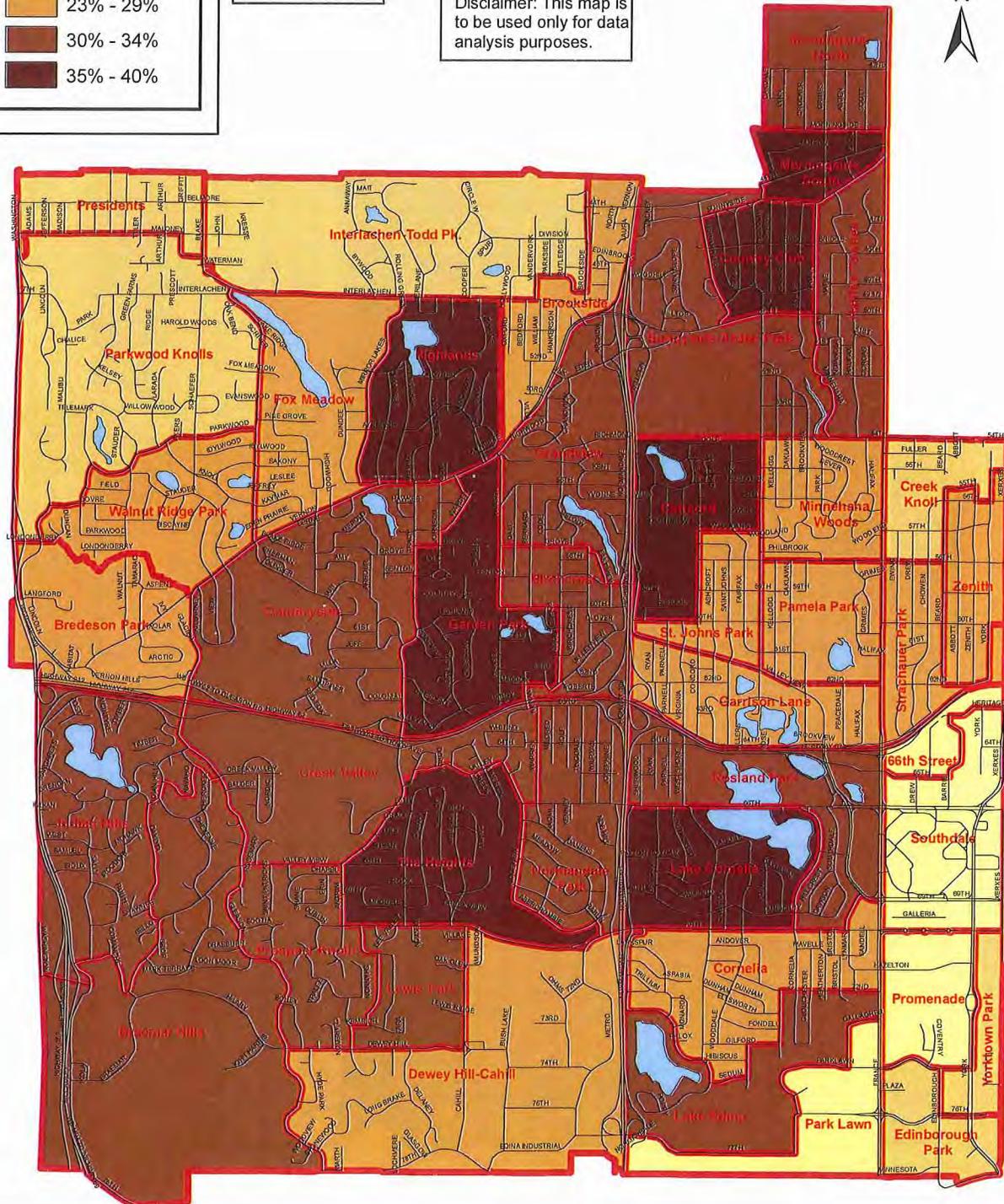


Map B

Source of Data:
Edina City
Geographic
Information
System,
Excensus LLC

Percentage of Households In Single Family Homes With School Age Children (Public Sch.) City of Edina (by Census Block Groups) September 2014

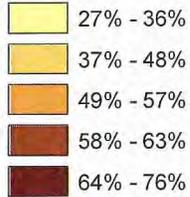
Disclaimer: This map is
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analysis purposes.



Legend

Block Groups

Percent Age 55+ Households

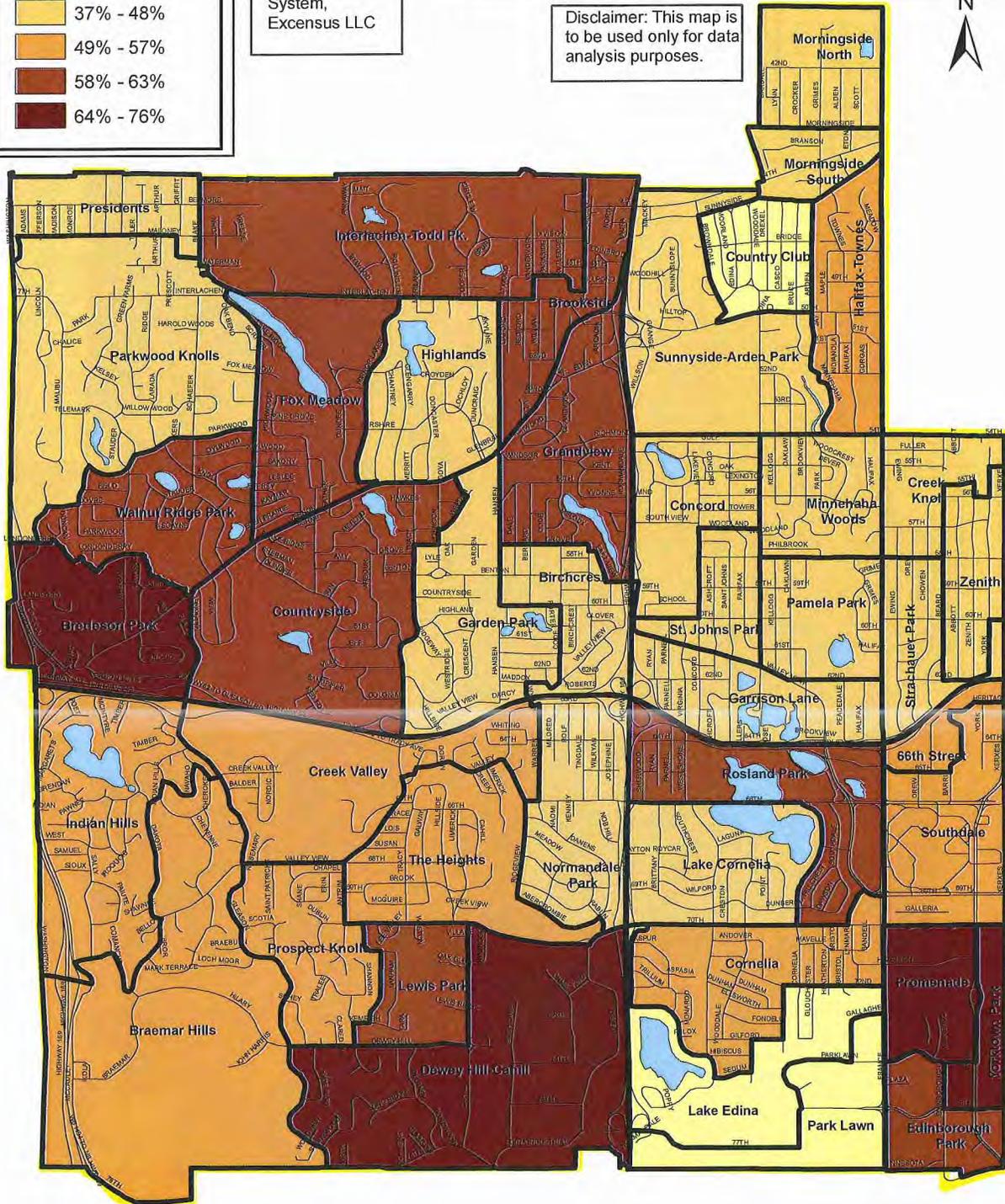


Map C

Source of Data:
Edina City
Geographic
Information
System,
Excensus LLC

Households, (2011), With Householder Age 55+ As Percent of all Households City of Edina (by Census Block Groups) September 2014

Disclaimer: This map is to be used only for data analysis purposes.



Legend

Block Groups

Counts Age 55+ Households

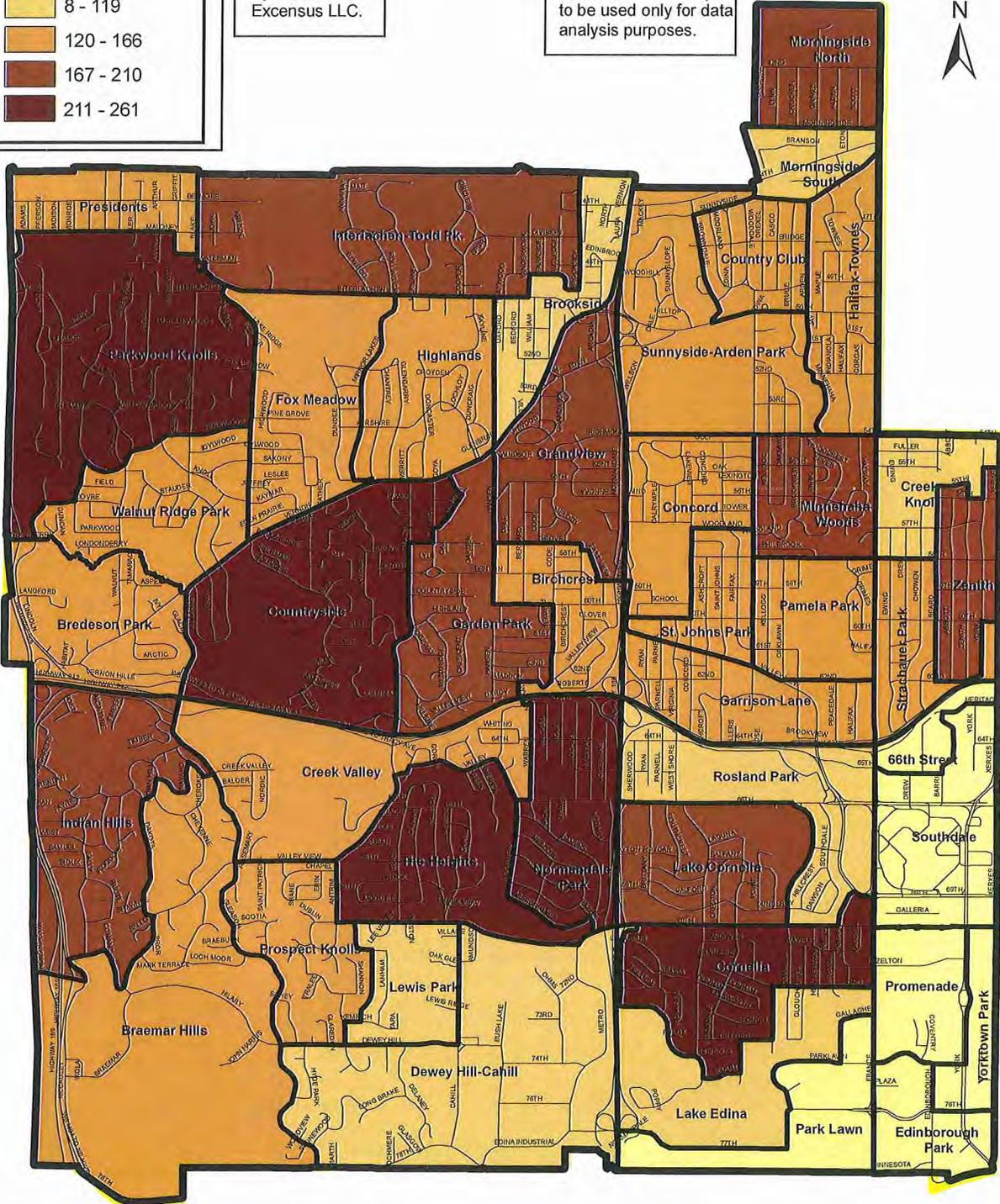
- 0 - 7
- 8 - 119
- 120 - 166
- 167 - 210
- 211 - 261

Map D

Source of Data:
Edina City Geographic Information System, Excensus LLC.

Counts of Households, (2011), With Householder Age 55+ In Owned Single Family Homes. City of Edina (by Census Block Groups) September 2014

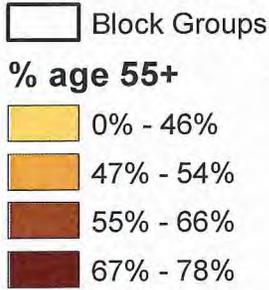
Disclaimer: This map is to be used only for data analysis purposes.



Map E

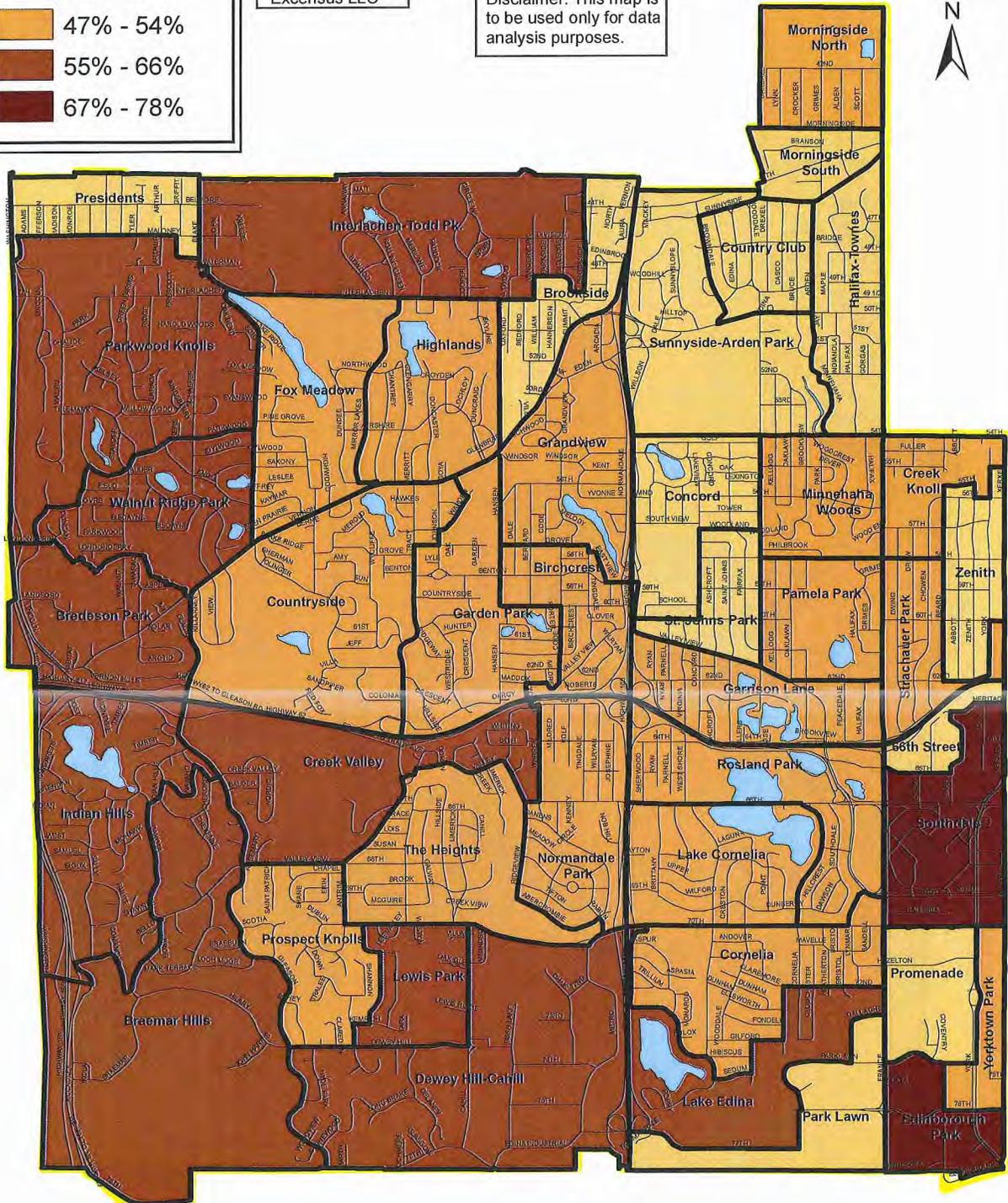
**Percent of Households, (2011),
With Householder Age 55+
In Owned Single Family Homes,
City of Edina (by Census Block Groups)
September 2014**

Legend



Source of Data:
Edina City
Geographic
Information
System
Excensus LLC

Disclaimer: This map is to be used only for data analysis purposes.



Legend

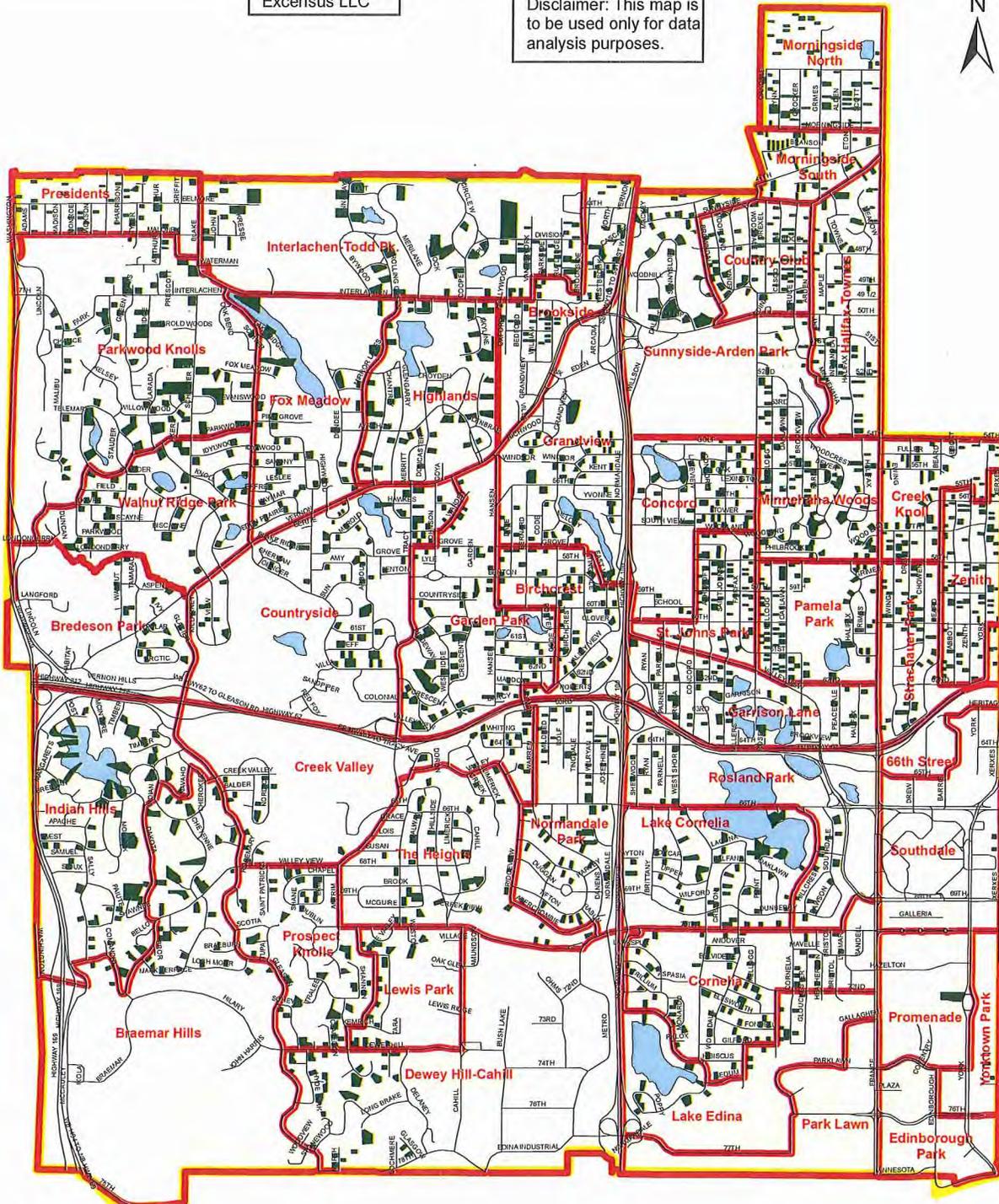
-  Block Groups
-  Parcels sold

Map F

Source of Data:
Edina City
Geographic
Information
System,
Excensus LLC

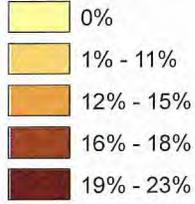
Distribution of Parcels With Single Family Homes Sold January 1, 2011 - June 30 2014, Census Block Groups, City of Edina, September 2014

Disclaimer: This map is
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Legend

% SF Sold

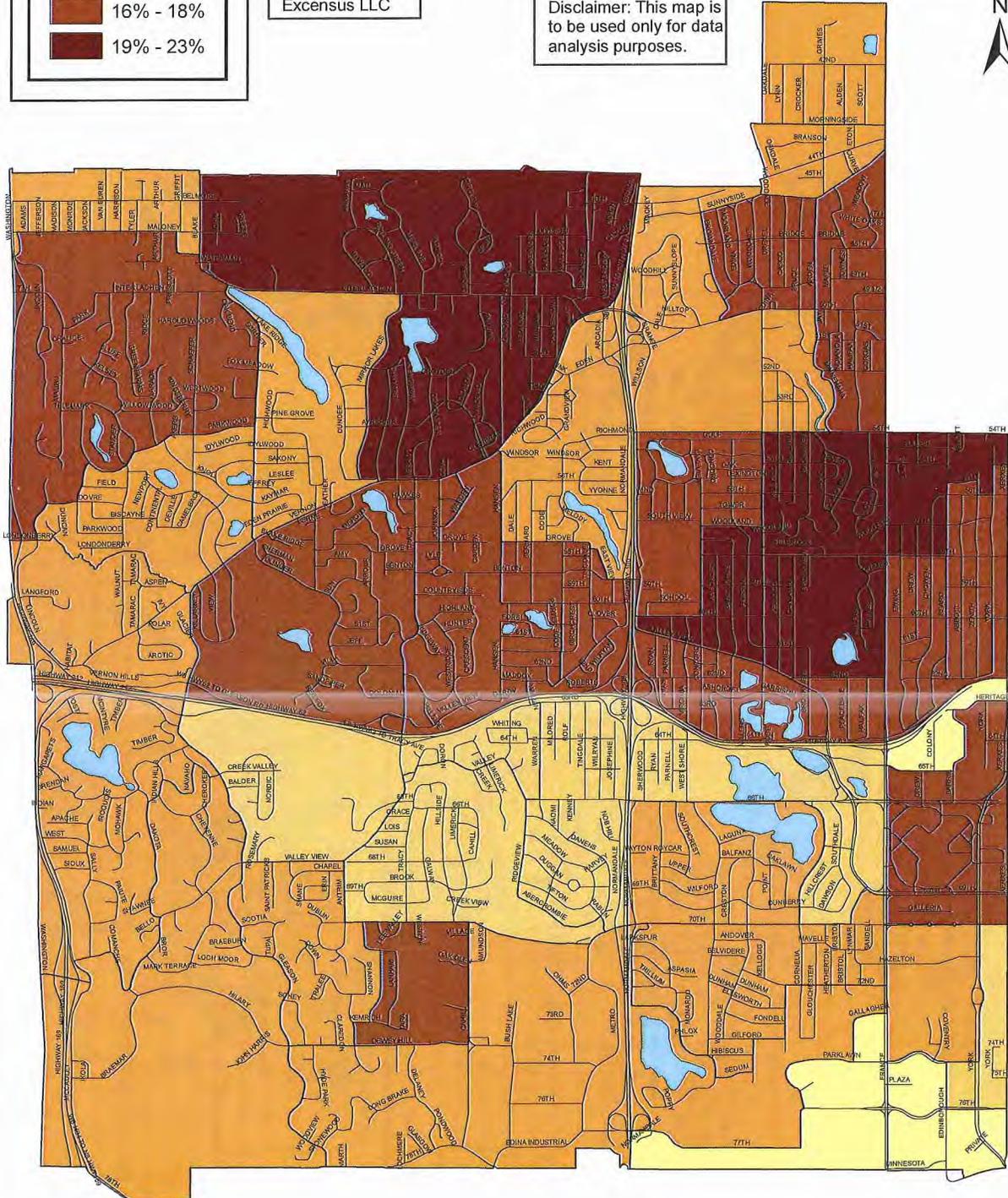


Map G

Source of Data:
Edina City
Geographic
Information
System,
Excensus LLC

Percent of Single Family Homes Sold January 1, 2011 - June 30, 2014 City of Edina (by Census Block Groups) September 2014

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Legend

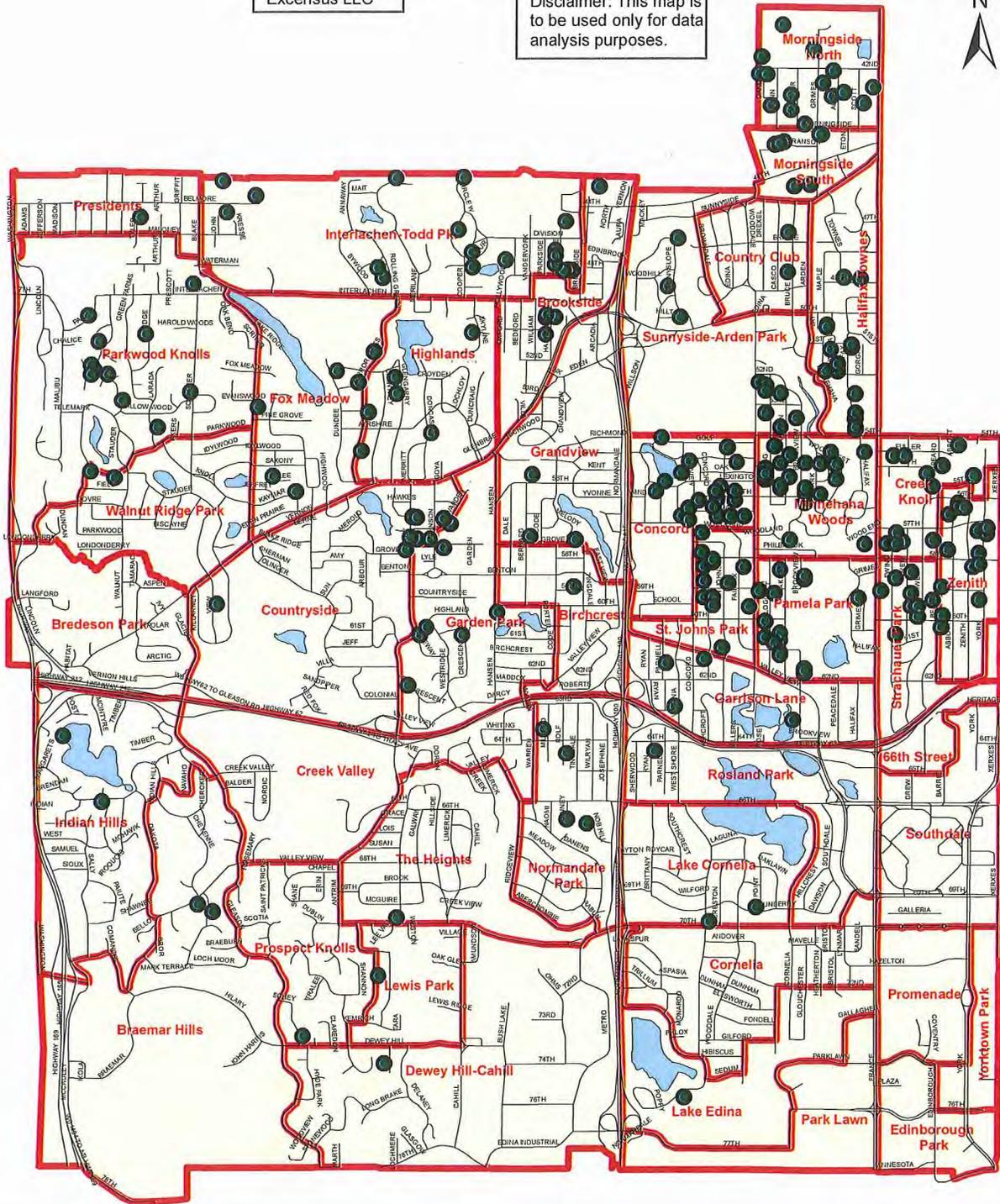
- Bldg Permit
- Block Groups

Map H

Source of Data:
Edina City
Geographic
Information
System,
Excensus LLC

Distribution of Building Permits For New Single Family Homes, Issued January 1, 2012 - June 30, 2014, Census Block Groups, City of Edina September 2014

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Legend

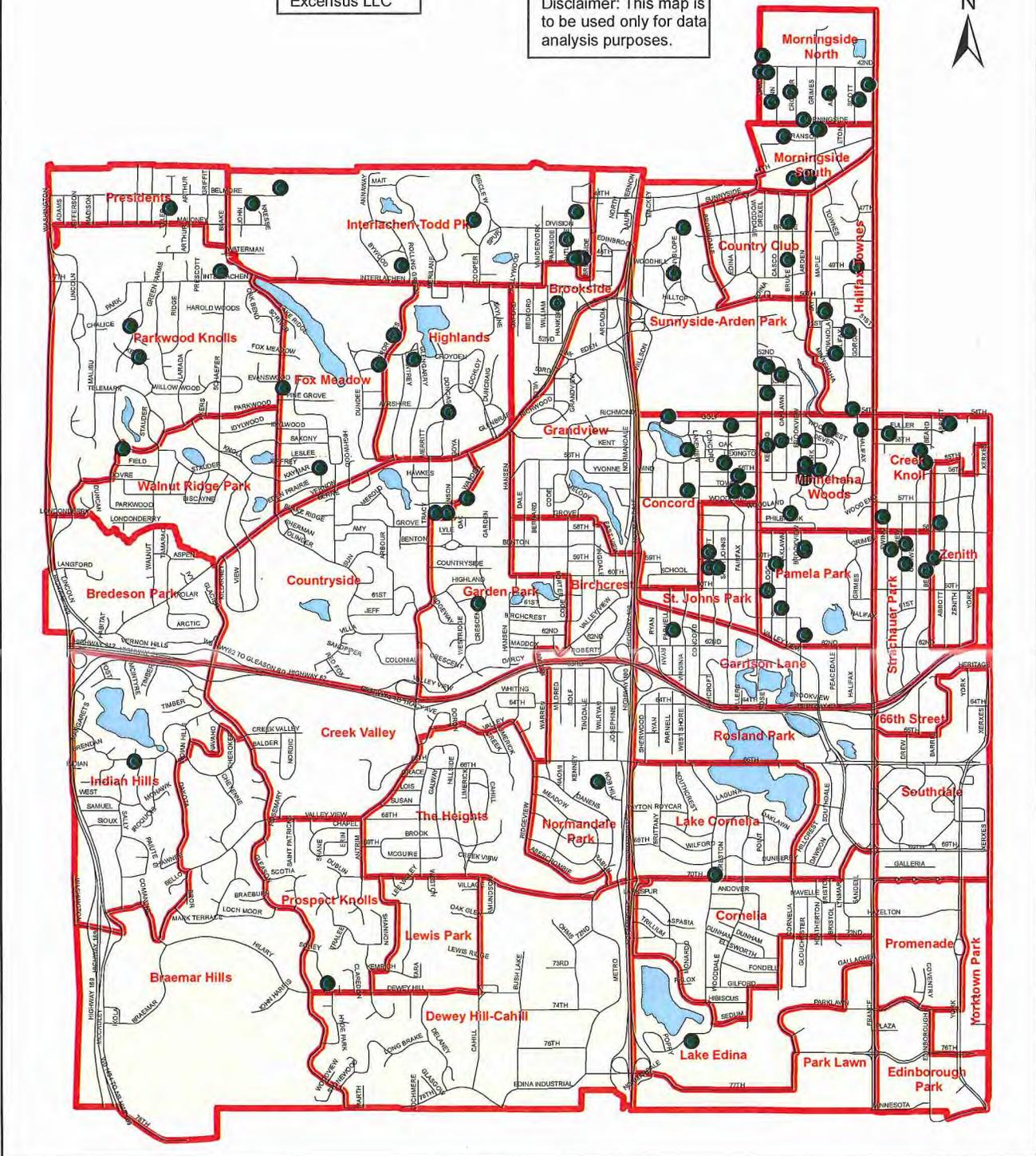
- Bldg Permit
- Block Groups

Map I

Source of Data:
Edina City
Geographic
Information
System,
Excensus LLC

Distribution of Building Permits For New Single Family Homes, Issued January 1, - December 30, 2012, Census Block Groups, City of Edina September 2014

Disclaimer: This map is to be used only for data analysis purposes.



Legend

 Parcels/New SF

Map J

Source of Data:
Edina City
Geographic
Information
System,
Excensus LLC

Distribution of Single Family Parcels With New Construction January 1, - December 30, 2012, City of Edina September 2014

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analysis purposes.

