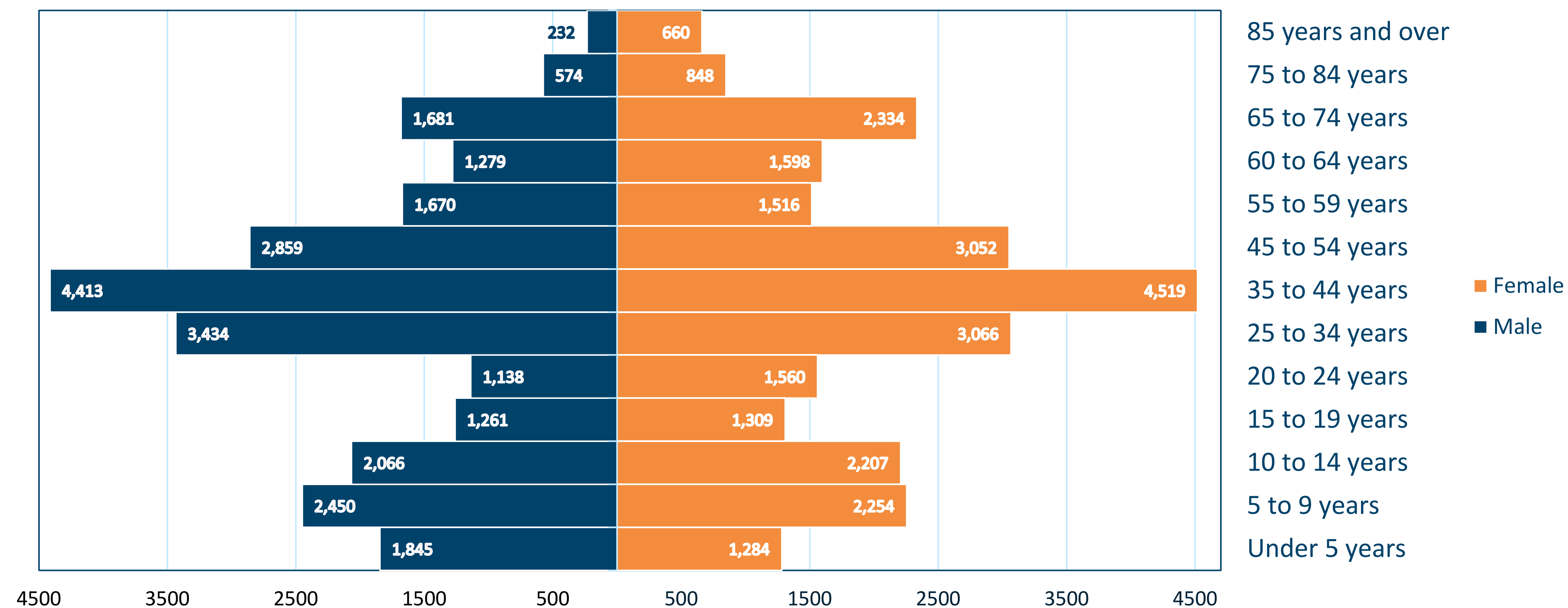


Population Characteristics



AGE PYRAMID

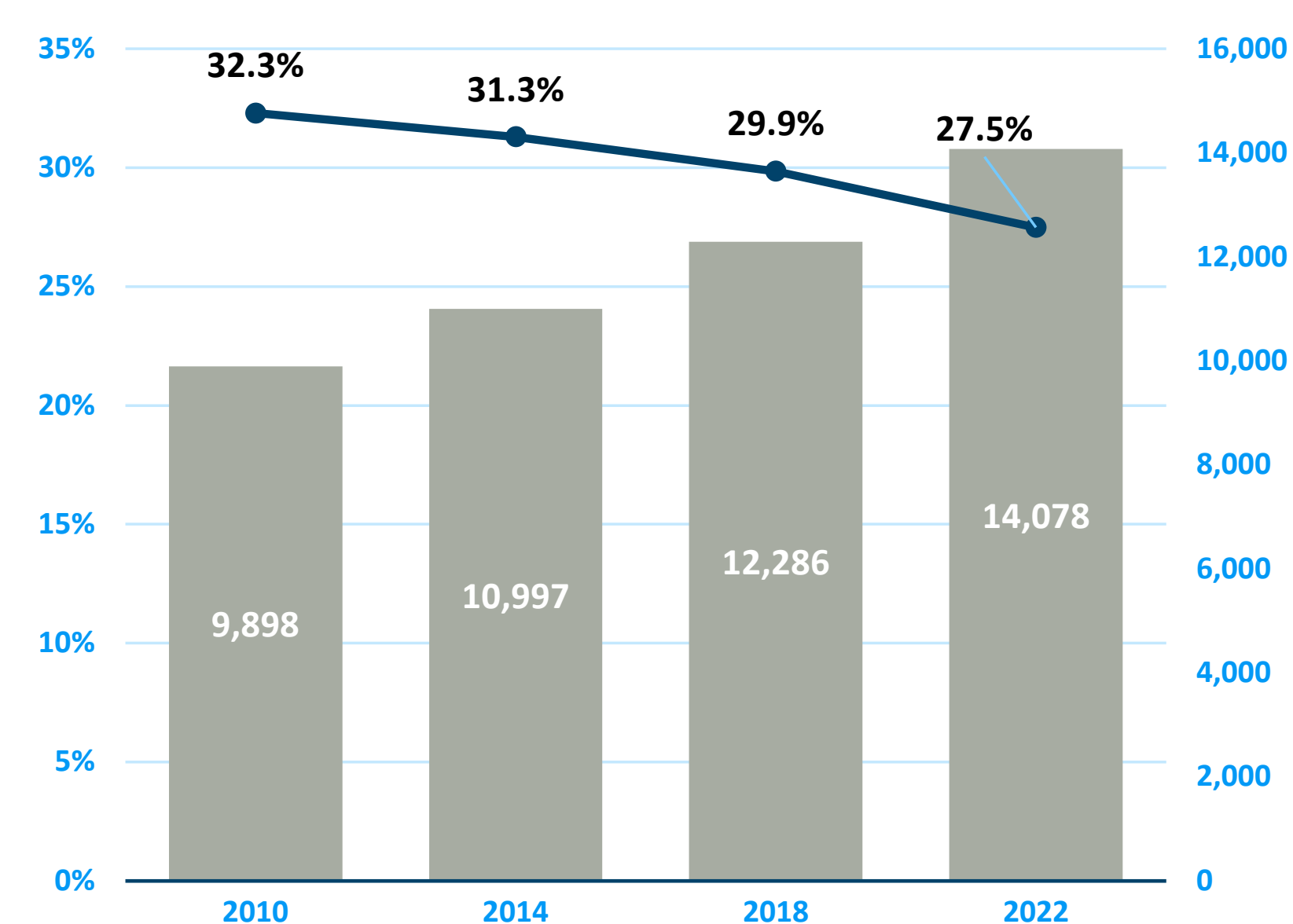


35 - 44
year olds are the highest
age group and the prime
working age adult.

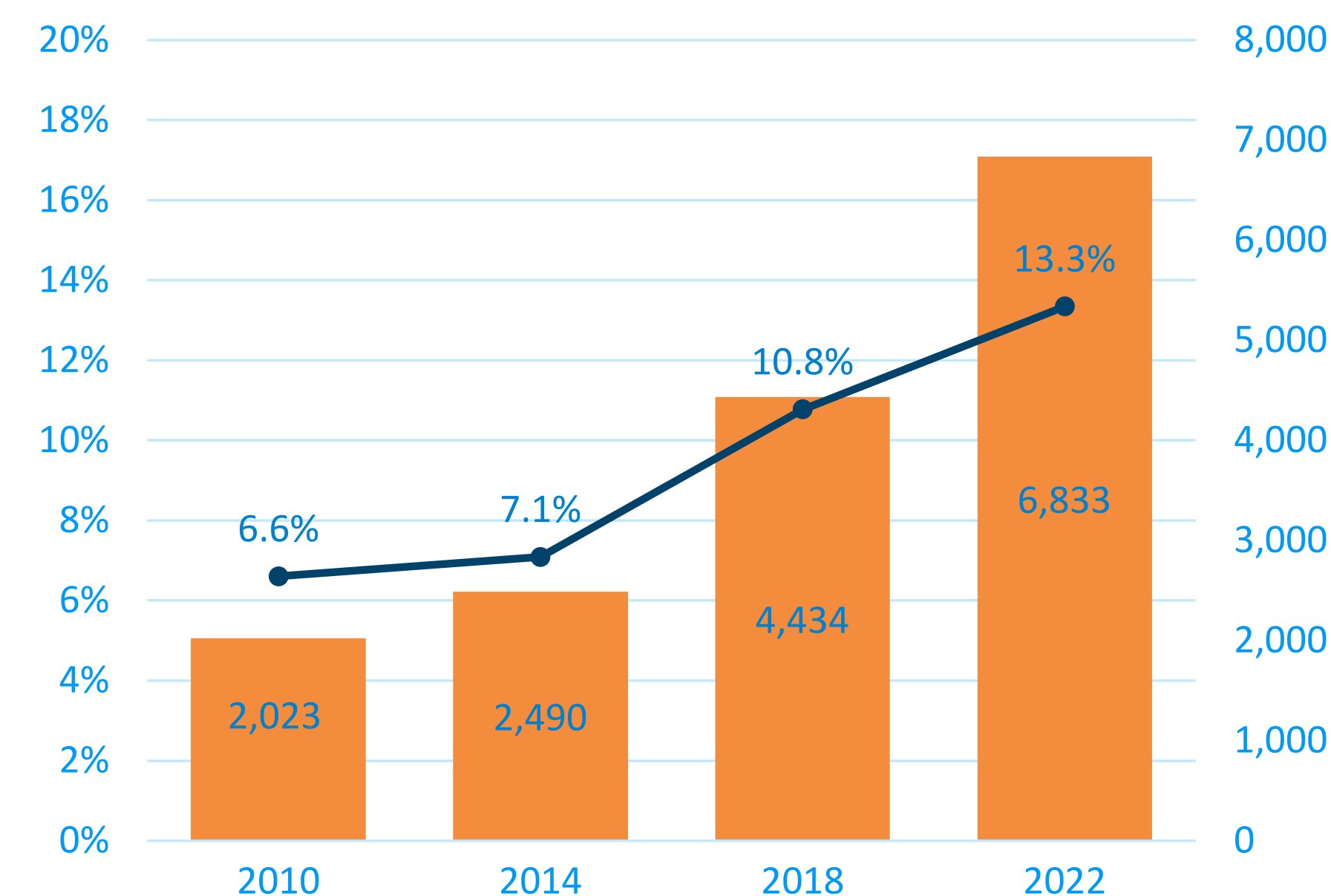
27.5%

As of 2022, 27.5% of the
population is under 18.

POPULATION UNDER 18 YEARS OLD



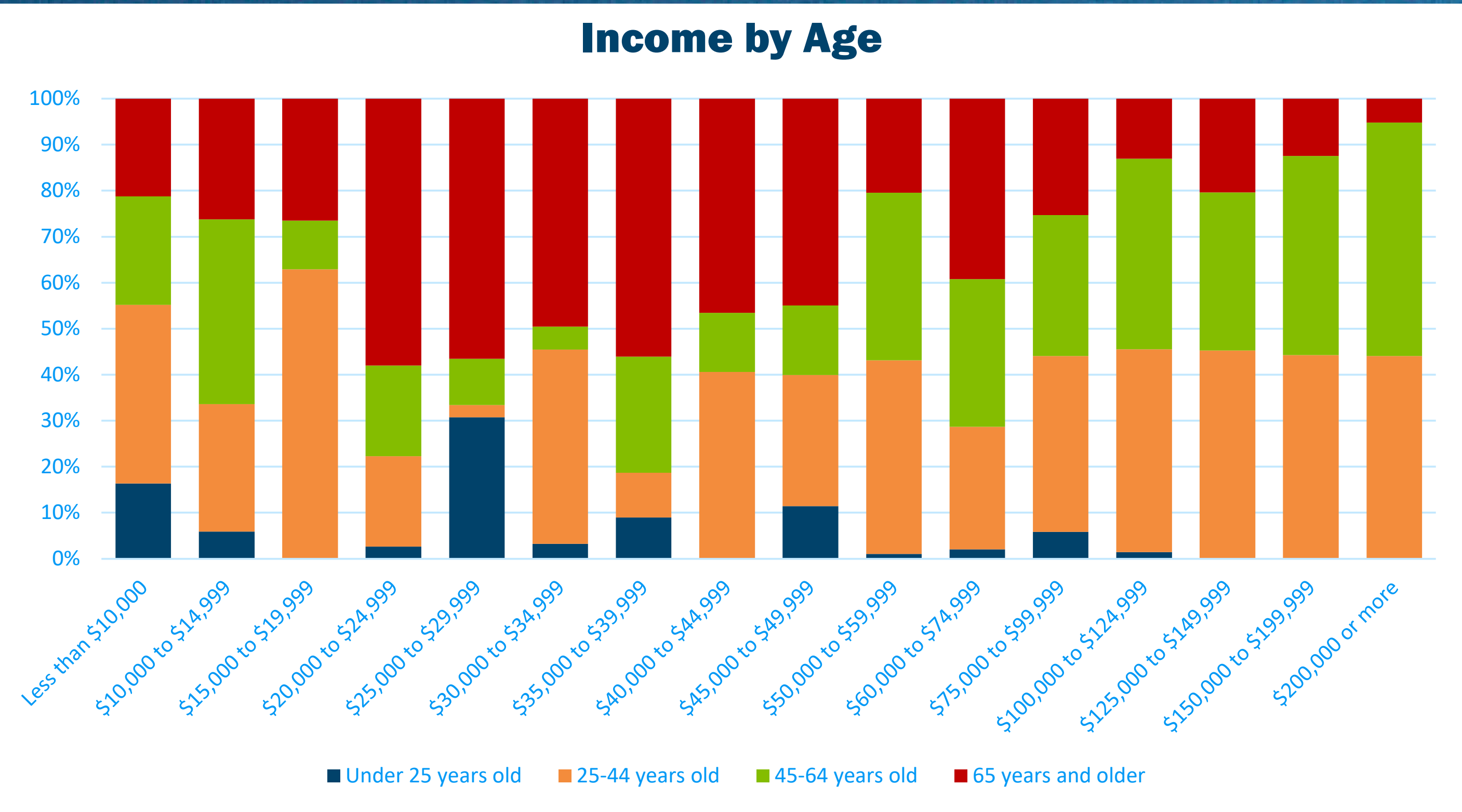
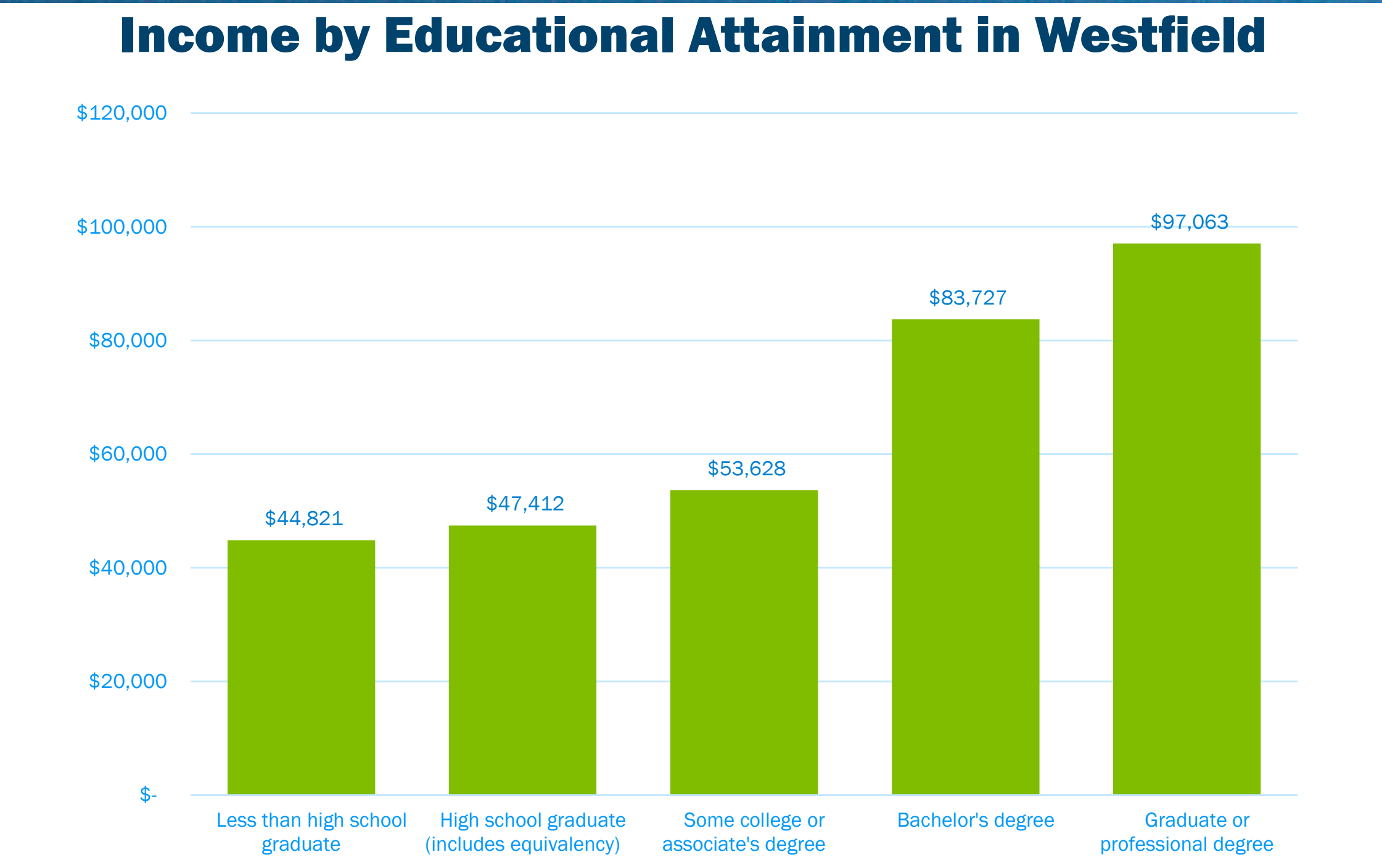
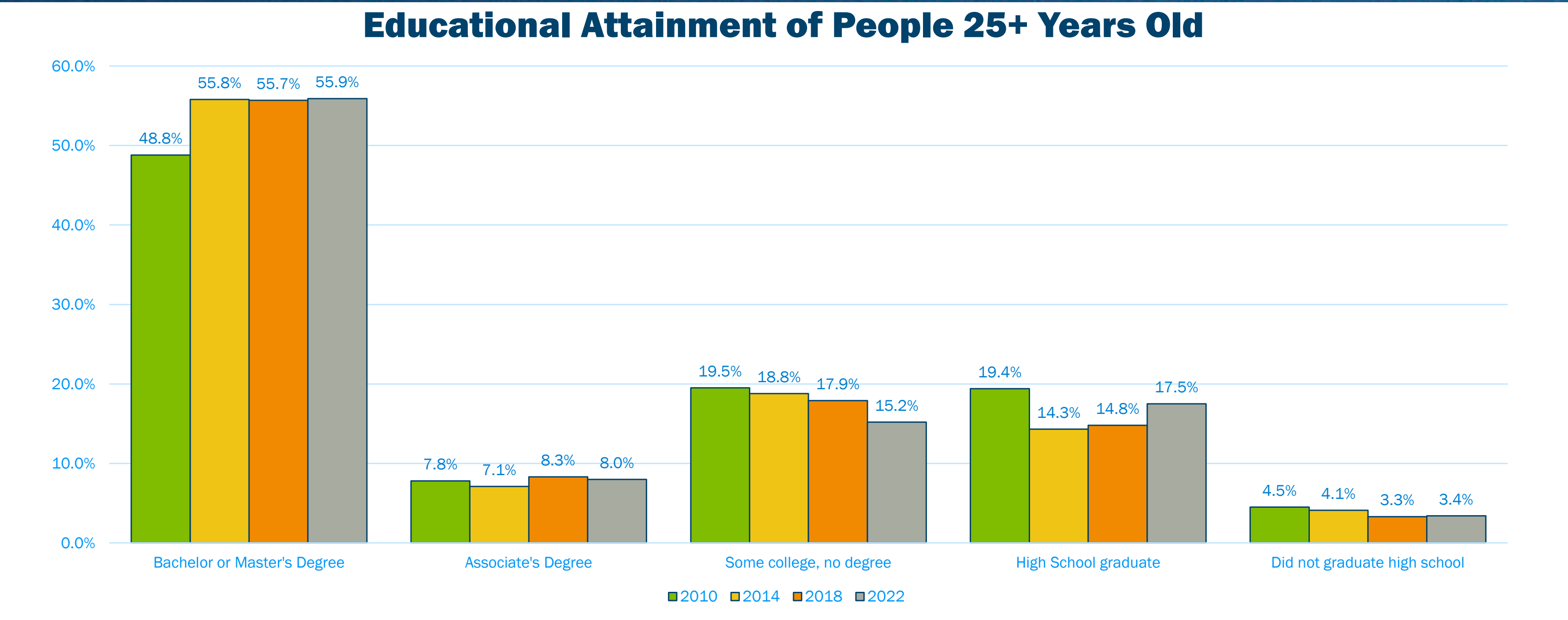
POPULATION 65+ YEARS OLD



6,833
older adults live in
Westfield. As this
number rises, so should
the accommodations
needed for an aging
population.

Education and Income

Westfield's population is highly educated.



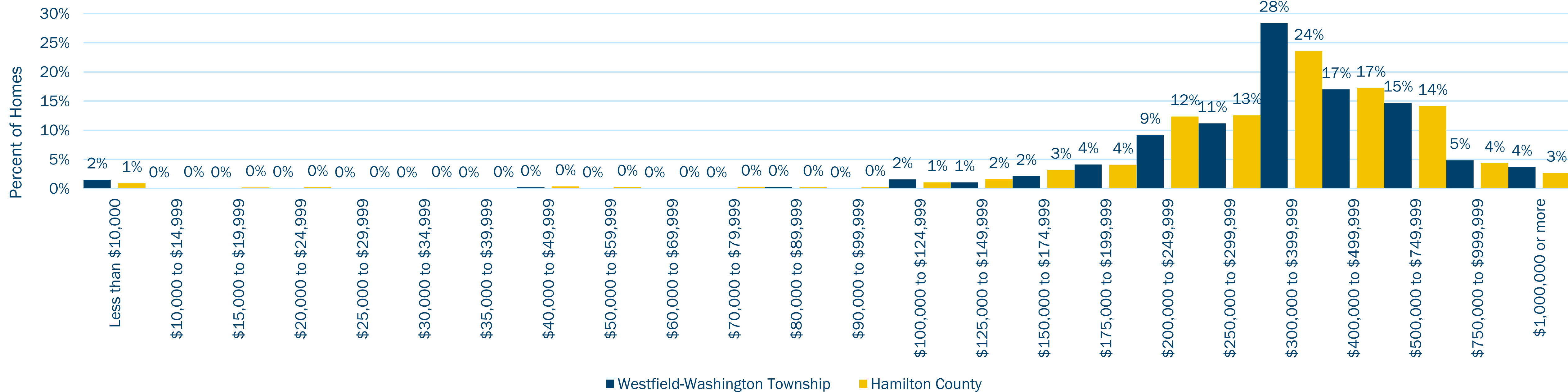
UNDERSTANDING THIS DATA

Westfield is strong and stable with a highly educated population. Higher levels of education earn higher wages. Those who have a Bachelors Degree make \$30k more than those with some college or a high school diploma. The income base is strong and growing. People between the ages 25-44 (young professionals to middle managers) and 45-64 (middle managers to c-suite) make the most in Westfield. 2,000 people in the community make over \$200,000 a year.

Housing



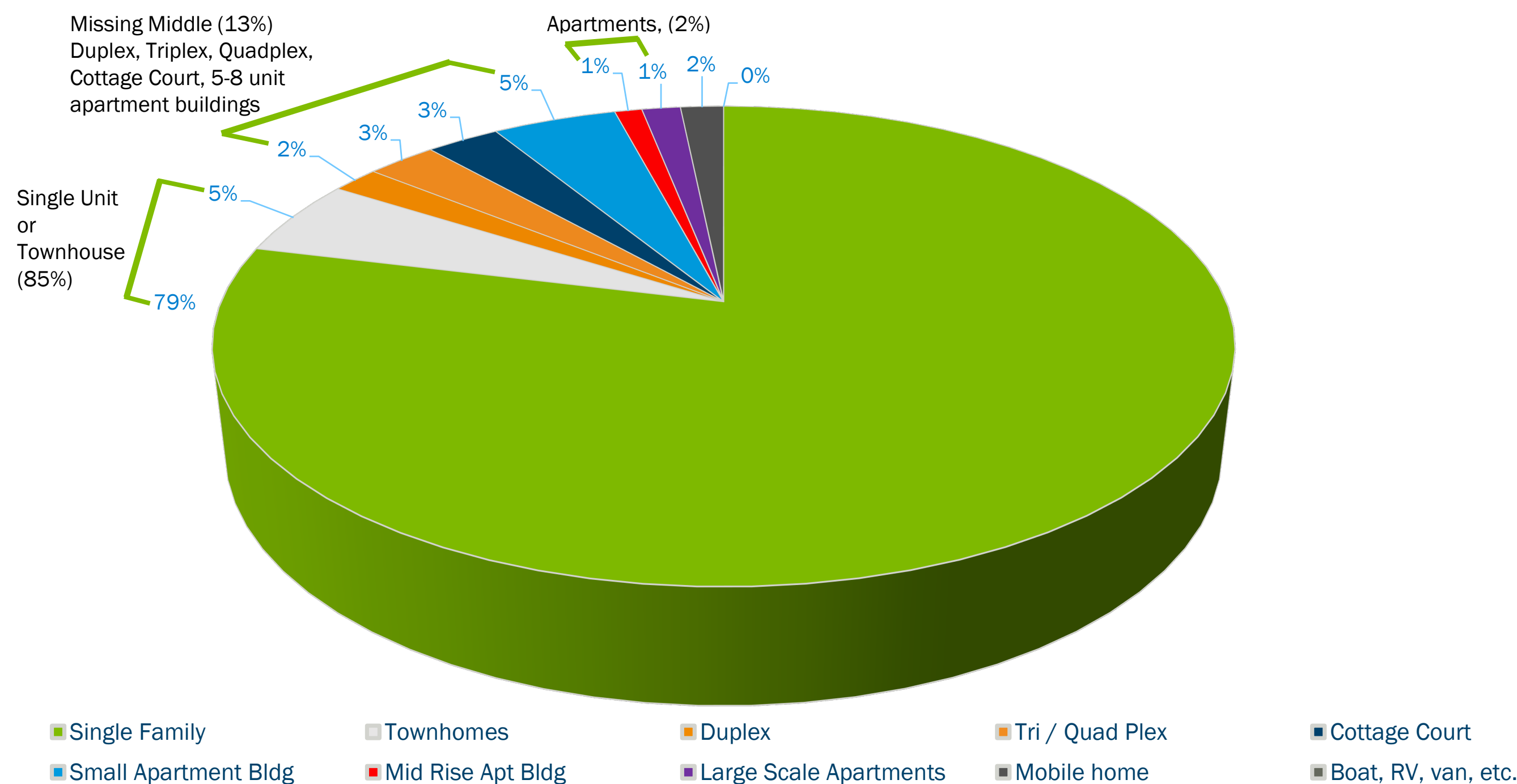
Home Values (Price Asked)



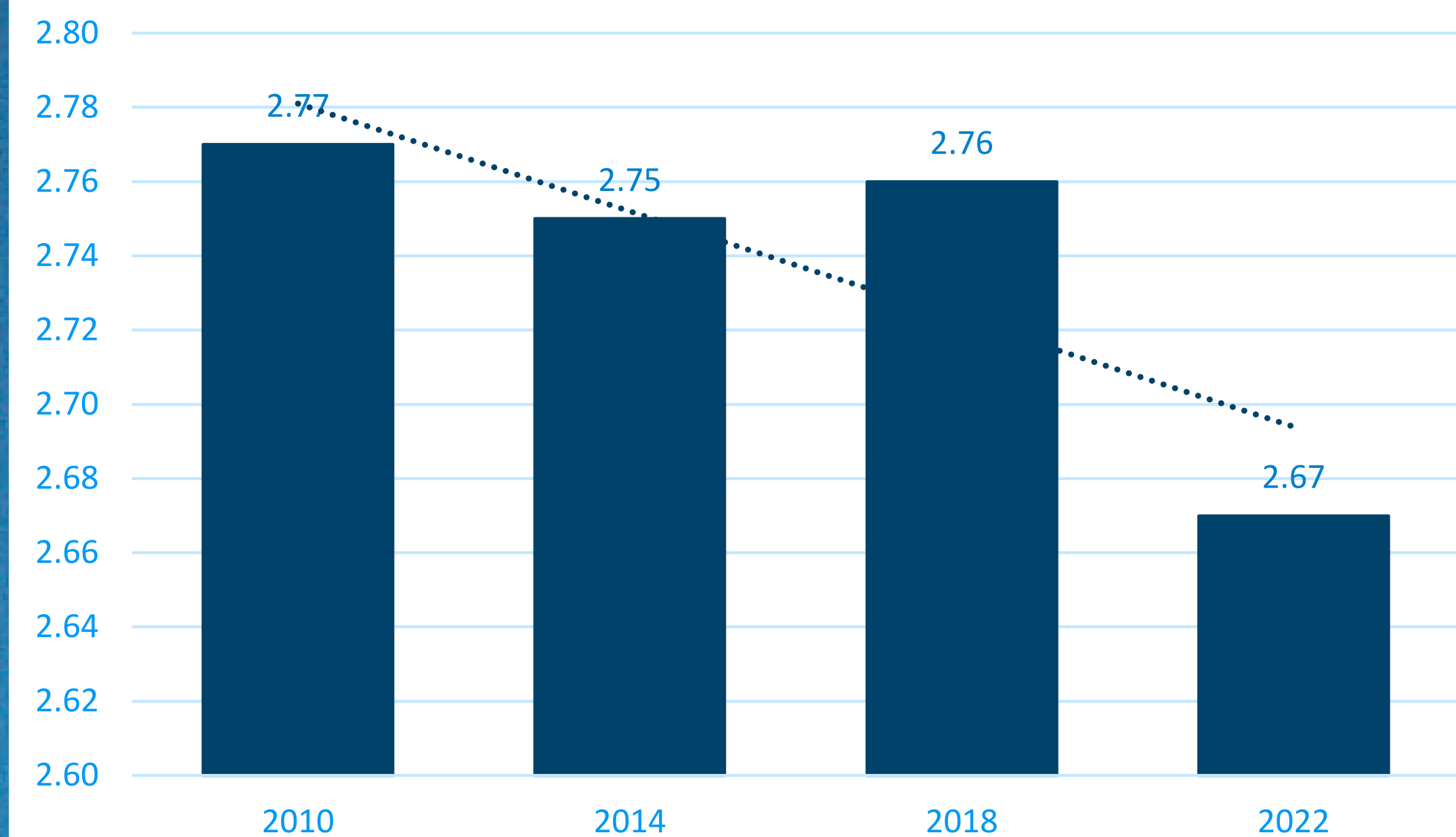
KEY DATA POINTS

- The average sales price was \$463k in 2024.
- Median home value was \$365,700.
- Median gross rent is \$1,431/month
- 90% of owner-occupied homes have a value over \$200,000.
- More than 60% of households in Westfield are spending more than 30% of their gross income on housing costs.
- 1/3 of renters are cost burdened
- Nearly 85% of housing is single-family or townhomes.
- The average household size has decreased from 2.77 pp/h in 2010 to 2.67 in 2022.

Housing Characteristics (Units in Building)

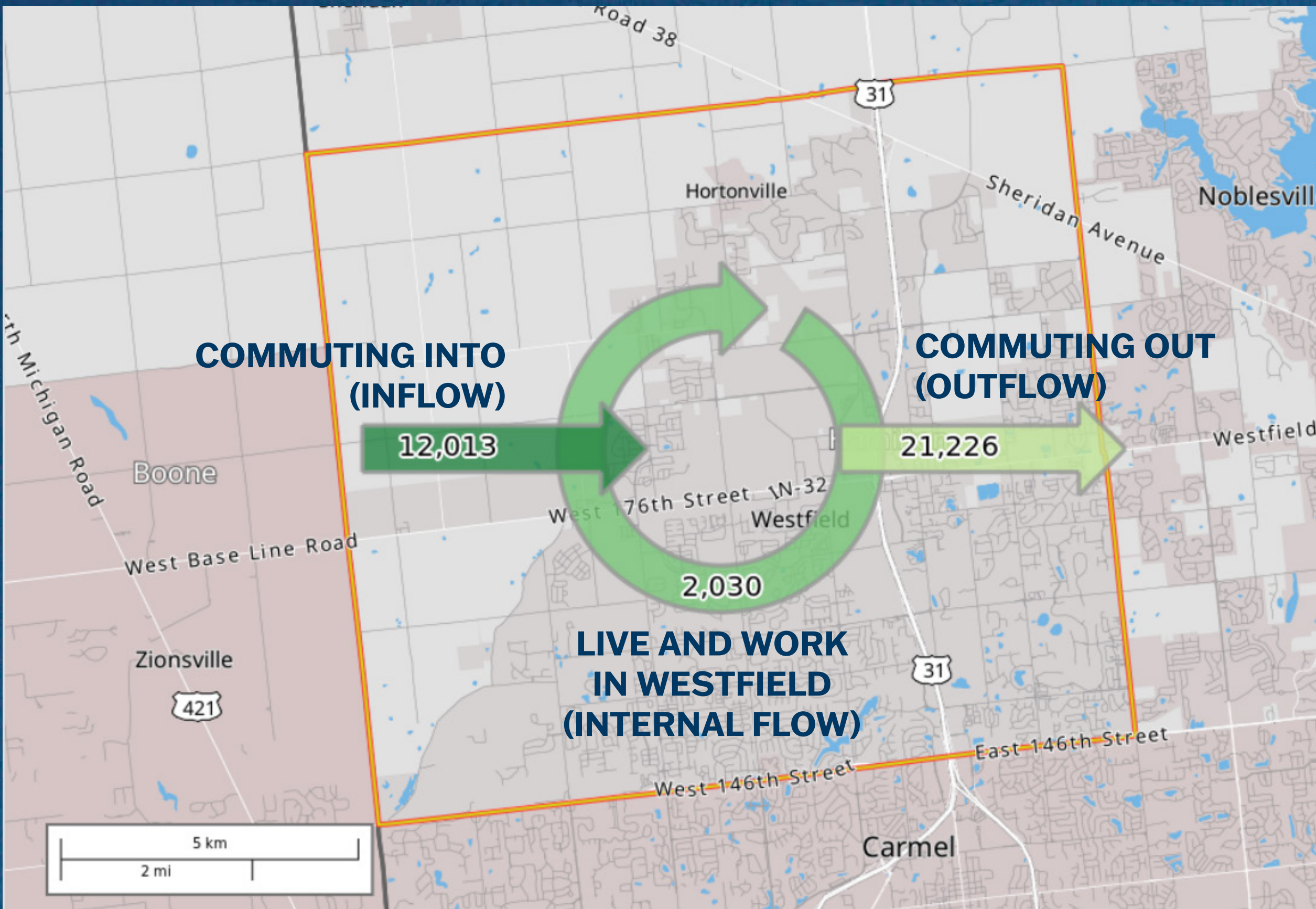


Average Household Size in Westfield



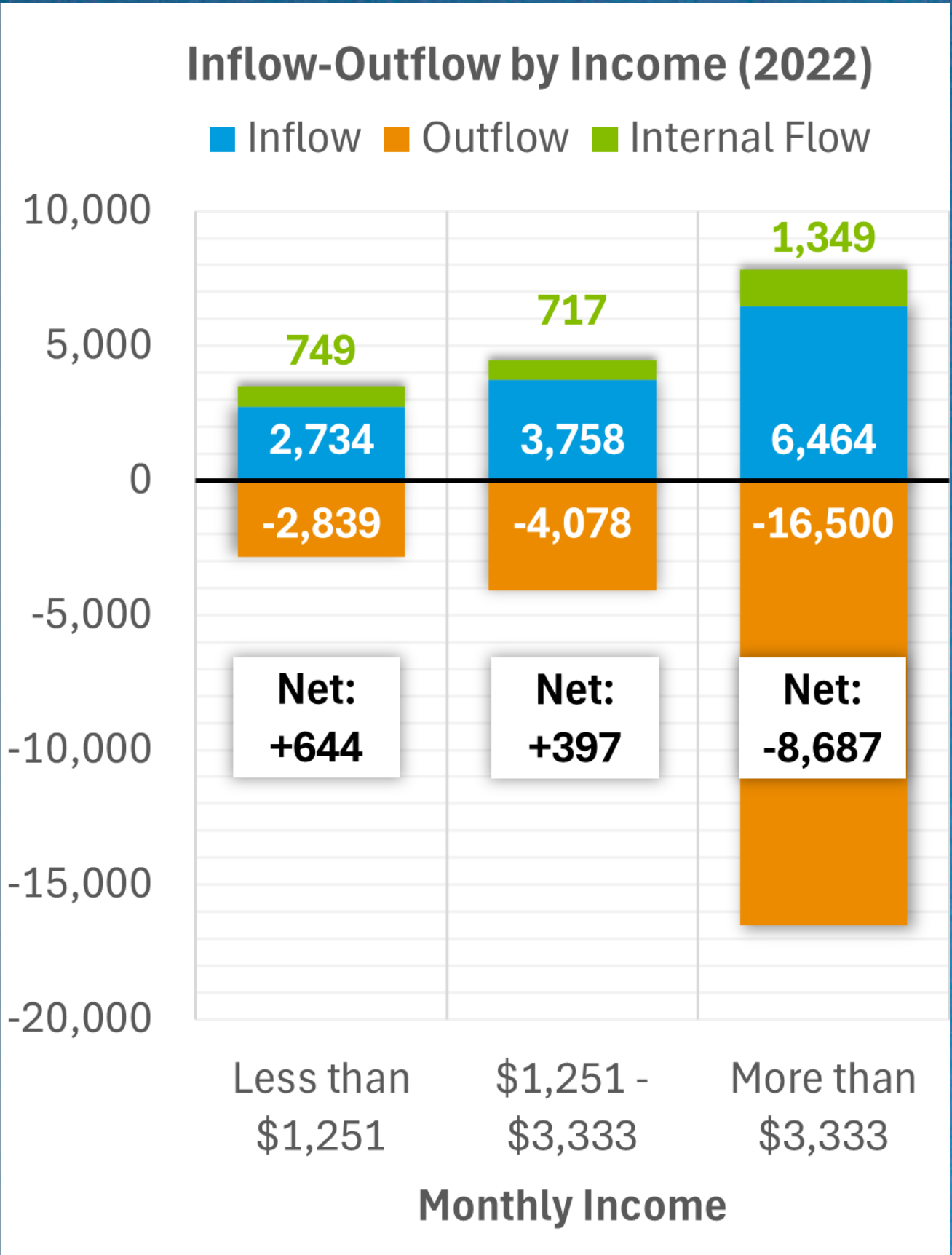
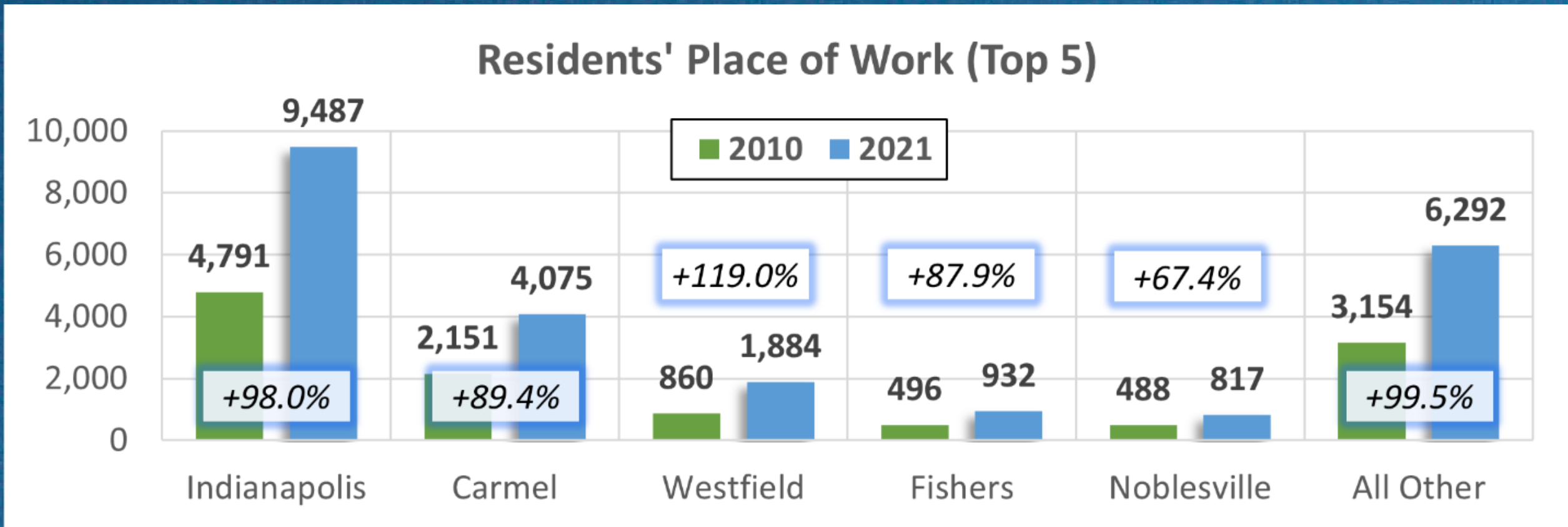
Commuting Patterns

Who is coming in and out of Westfield for work?



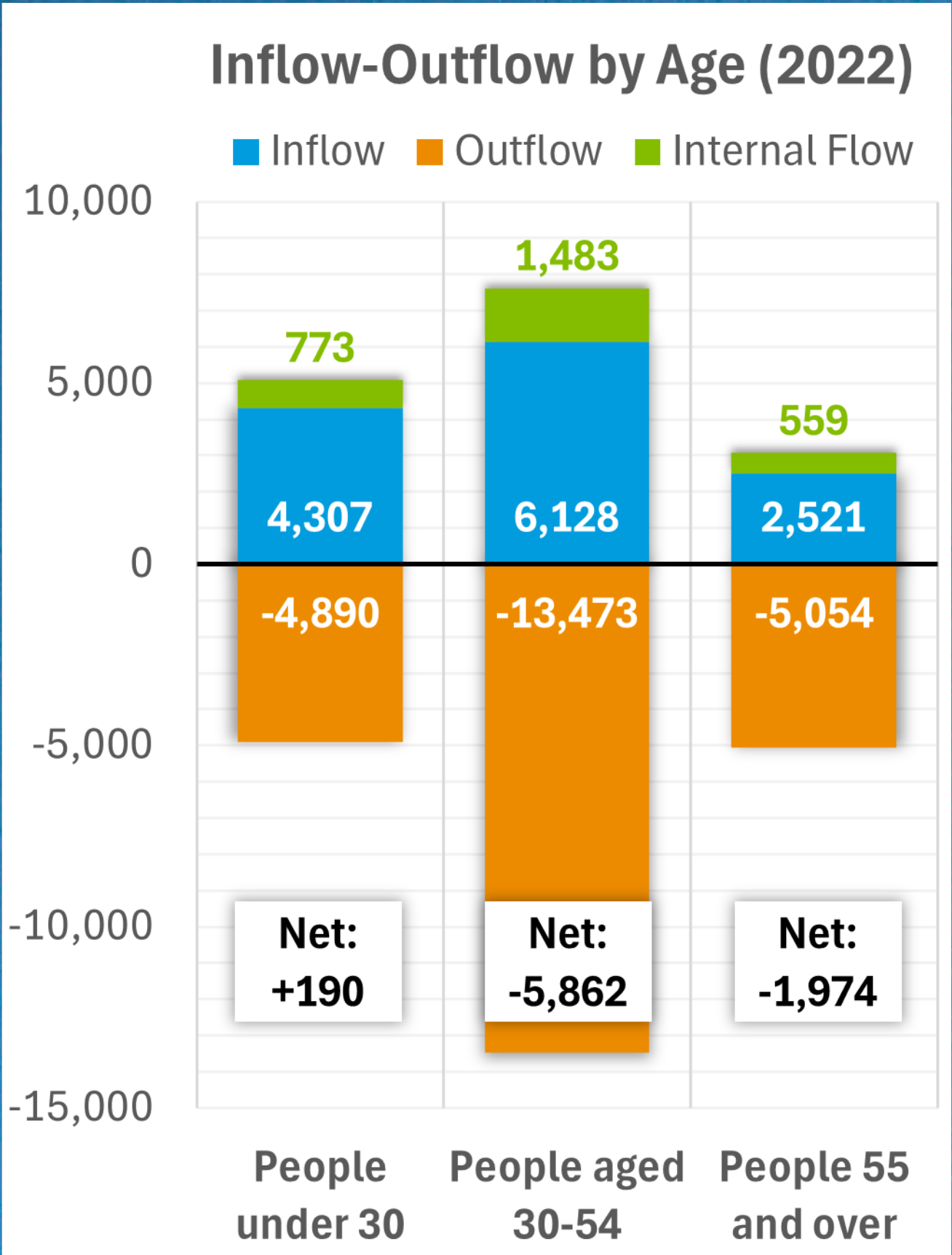
COMMUTER DATA

- More than 21k people leave Westfield to go to work daily
- Approximately 12k people commute to Westfield
- Only 2k live and work in Westfield
- Opportunities exist to capture more commuters and luring more jobs to the city
- 40% of Westfield's population commutes to Indianapolis
- 17% of the population commutes to Carmel



1. INFLOW/OUTFLOW BY INCOME

Over 8,600k commuters make more than \$3,333 leave the city daily. How can we capture these individuals into Westfield?



2. INFLOW/OUTFLOW BY AGE

Commuter in the 30-54 range are the greatest number of individuals who leave Westfield. These are middle/senior managers, and c-suite.

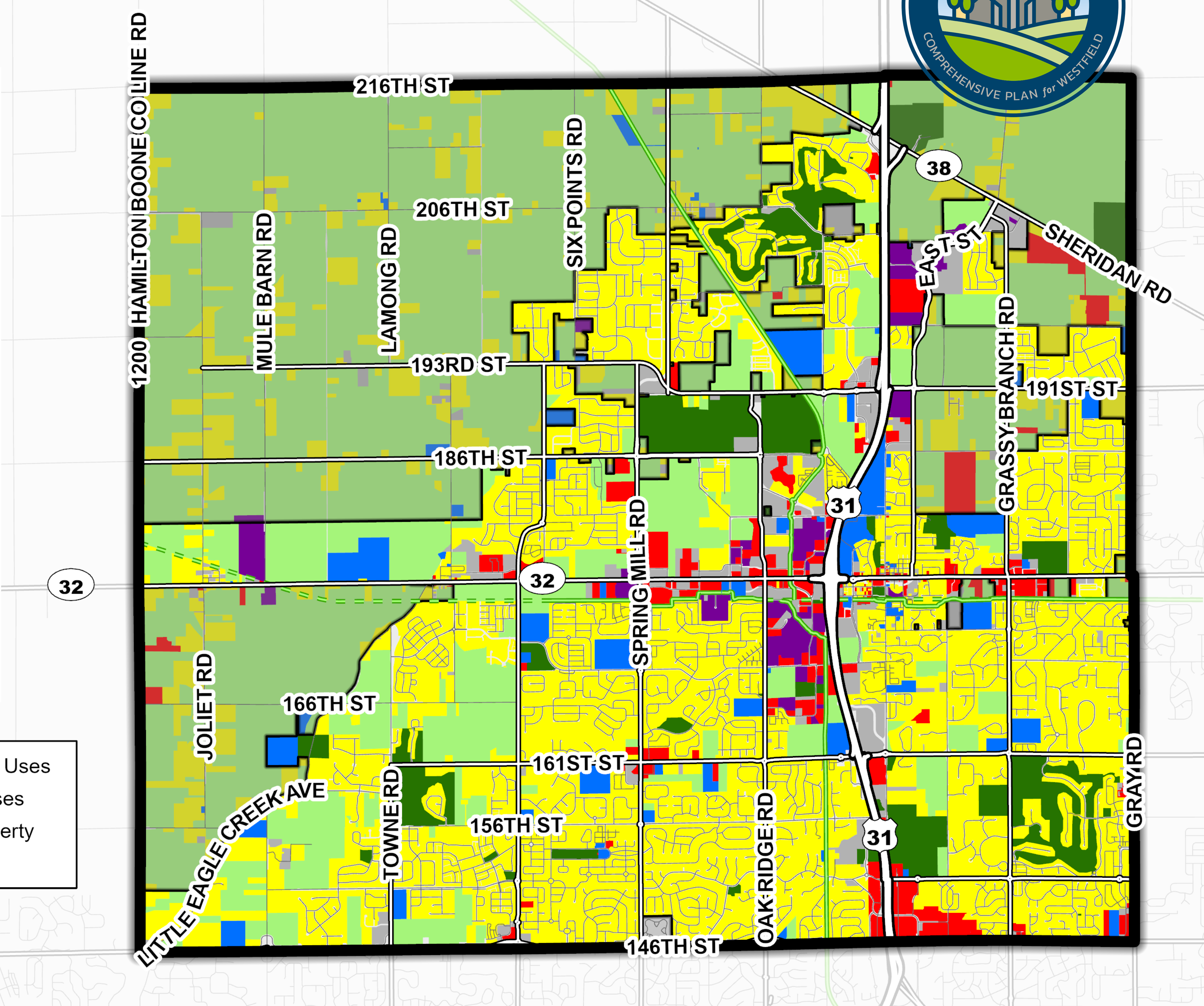
Land Use Profile



LAND USE MAP

The City of Westfield administers zoning and subdivision regulations over Westfield-Washington Township. The City relies heavily on planned unit developments (PUD), rather than standardized zoning districts, suggesting that the zoning ordinance is not conducive to current real estate market demand.

As of August 2024, according to data from the City, PUDs account for 71.2% (26,121) of approved building permits compared to 28.8% (10,581) for straight-zoned units/lots



Street Function

What does Westfield's physical layout look like?



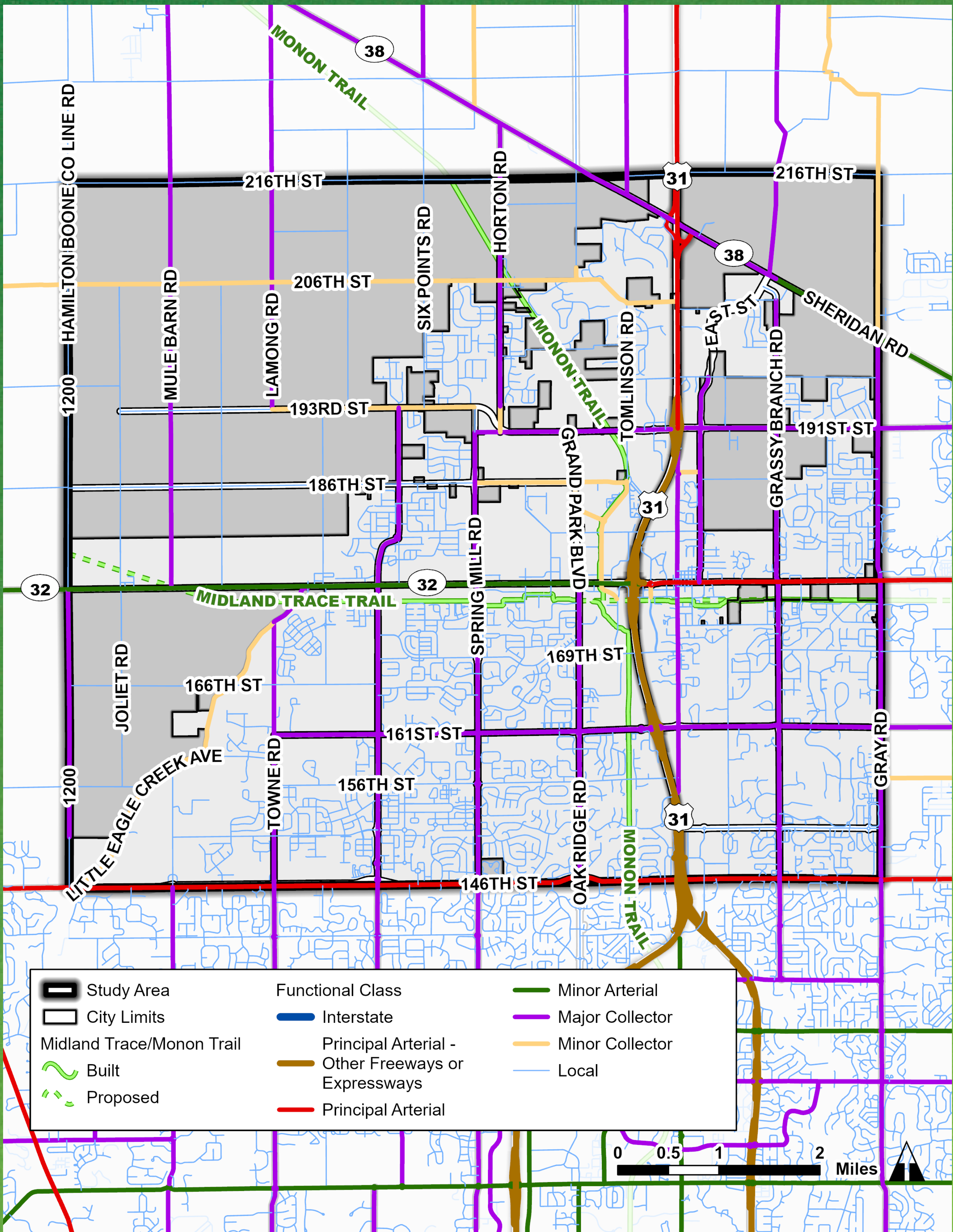
WESTFIELD STREET NETWORK

US 31 creates a barrier dividing the City while providing regional access

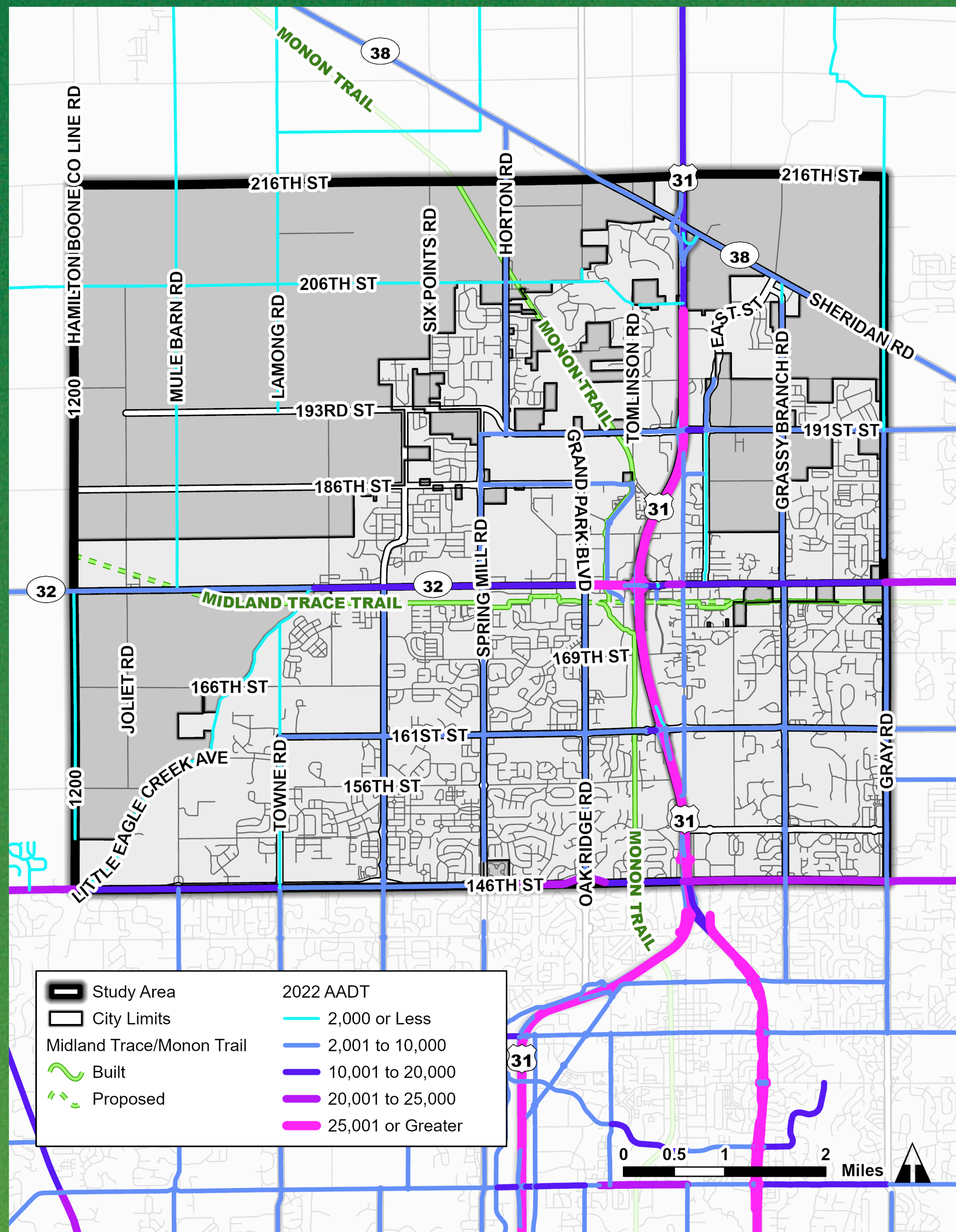
- Difficult multimodal crossings
- Reduces overall community connectivity by dividing the city into two

Arterials are barriers to multimodal crossings due to limited crosswalks and wide typical sections (5 lanes)

Collector roads are generally gridded, creating an easy to navigate road system



Average Daily Traffic (2022)



HIGHEST VOLUME ROADS

US 31

AADT is 74,702

SR 32

AADT is 27,425

E 146th St

AADT is 22,427

