

2015 Annual Population Estimates

Crystal city, Hennepin County, Minnesota

Households:	9,413	Population in Households:	22,607	Average Household Size:	2.402
Housing Total:	9,732	Population in Group Quarters:	245		
Occupancy Rate:	96.72%	Total Population:	22,852		

The Metropolitan Council's Annual Estimates account for housing stock changes since April 1, 2010. These include housing units permitted and other changes. Other changes are due to demolitions, building conversions (units added or lost), city boundary changes (units annexed in or out), and other changes reported by city and township staff. We assume that 95% of single-family detached units, 90% of townhome/duplex/triplex/quadplex units, and 85% of multifamily units permitted in 2014 were completed and occupiable by April 1, 2015; the remainder are occupiable in the future and will count toward next year's estimates (for April 1, 2016).

Manufactured homes are counted each year from Metropolitan Council surveys of manufactured home park operators and local governments. Other housing (boats, RVs, etc. used as housing) comes from the most recent American Community Survey estimates.

	<u>Housing Stock</u> <u>April 1, 2010</u>	<u>Permitted and</u> <u>built since 2010</u>	<u>Other changes</u> <u>since 2010</u>	<u>Housing Stock</u> <u>April 1, 2015</u>
Single-family-detached:	7,280	55	-68	7,267
Townhomes:	263	0	0	263
Duplex, 3-, 4-plex units:	236	0	0	236
Multifamily units:	1,855	111	0	1,966
Manufactured homes:	0			0
Other (boats, RVs, etc. as shelter):	0			0
Housing Total:	9,634			9,732

Each housing type has a specifically estimated occupancy rate and average household size. These data come from the most recent Community Survey estimates, decennial census data from the U.S. Census Bureau, and the U.S. Postal Service (for occupancy rates only). For more detail, please see the full methodology, available online from <http://www.metrocouncil.org/populationestimates>.

Definitions: A household is a group of people (or one person alone) occupying a housing unit.

The number of occupied housing units and the number of households are equivalent.

Population in Group Quarters (or institutional housing) is counted separately through an annual Metropolitan Council survey.

	<u>Housing Stock</u> <u>April 1, 2015</u>	<u>Occupancy</u> <u>Rate 2015</u>	<u>Occupied with</u> <u>Households</u>	<u>Persons Per</u> <u>Household</u>	<u>Population in</u> <u>2015</u>
Single-family-detached:	7,267	96.56%	7,017	2.574	18,062
Townhomes:	263	97.75%	257	2.574	662
Duplex, 3-, 4-plex units:	236	99.50%	235	2.078	488
Multifamily units:	1,966	96.83%	1,904	1.783	3,395
Manufactured homes:	0	95.16%	0	2.591	0
Other:	0	Counted only if occupied	0	2.351	0
Housing Total:	9,732		Households: 9,413	In Households: 22,607	
				In Group Qtrs: 245	
				Total Population: 22,852	

CITY OF CRYSTAL DATA SUMMARY	CENSUS 2000	CENSUS 2010	MC Est** 2011	MC Est** 2012	MC Est** 2013	MC Est** 2014	MC Est** 2015
Population	22,698	22,151	22,168	22,417	22,645	22,436	22,852
Households	9,389	9,191	9,191	9,203	9,268	9,224	9,413
Avg Persons/HH*	2.39	2.39	2.39	2.41	2.42	2.40	2.40
Housing Units	9,481	9,634	9,613	9,602	9,605	9,626	9,732
Vacant Units	92	443	422	399	337	402	319
Vacancy Rate	1.0%	4.6%	4.4%	4.2%	3.5%	4.2%	3.3%

% Change from 2010

3.2% Population
2.4% Households
0.4% Avg Persons/HH*
1.0% Housing Units
-28.0% Vacant Units

* Average Persons Per Household does not include persons living in 'Group Quarters' such as a nursing home

** Estimates provided by Metropolitan Council