

Population

2000 Population	23,268
2010 Population	23,421
2015 Population	24,246
2020 Population	25,589
2000-2010 Annual Rate	0.07%
2010-2015 Annual Rate	0.66%
2015-2020 Annual Rate	1.08%
2015 Male Population	49.2%
2015 Female Population	50.8%
2015 Median Age	64.7

In the identified area, the current year population is 24,246. In 2010, the Census count in the area was 23,421. The rate of change since 2010 was 0.66% annually. The five-year projection for the population in the area is 25,589 representing a change of 1.08% annually from 2015 to 2020. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 64.7, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	96.0%
2015 Black Alone	1.3%
2015 American Indian/Alaska Native Alone	0.2%
2015 Asian Alone	0.6%
2015 Pacific Islander Alone	0.0%
2015 Other Race	0.9%
2015 Two or More Races	1.0%
2015 Hispanic Origin (Any Race)	4.3%

Persons of Hispanic origin represent 4.3% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 15.5 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	11,732
2010 Households	12,170
2015 Total Households	12,626
2020 Total Households	13,365
2000-2010 Annual Rate	0.37%
2010-2015 Annual Rate	0.70%
2015-2020 Annual Rate	1.14%
2015 Average Household Size	1.90

The household count in this area has changed from 12,170 in 2010 to 12,626 in the current year, a change of 0.70% annually. The five-year projection of households is 13,365, a change of 1.14% annually from the current year total. Average household size is currently 1.90, compared to 1.90 in the year 2010. The number of families in the current year is 7,702 in the specified area.

Median Household Income

2015 Median Household Income	\$54,387
2020 Median Household Income	\$64,335
2015-2020 Annual Rate	3.42%

Average Household Income

2015 Average Household Income	\$82,172
2020 Average Household Income	\$93,983
2015-2020 Annual Rate	2.72%

Per Capita Income

2015 Per Capita Income	\$42,912
2020 Per Capita Income	\$49,205
2015-2020 Annual Rate	2.77%

Households by Income

Current median household income is \$54,387 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$64,335 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$82,172 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$93,983 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$42,912 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$49,205 in five years, compared to \$32,501 for all U.S. households

Housing

2000 Total Housing Units	24,375
2000 Owner Occupied Housing Units	9,753
2000 Renter Occupied Housing Units	1,979
2000 Vacant Housing Units	12,643
2010 Total Housing Units	27,207
2010 Owner Occupied Housing Units	10,087
2010 Renter Occupied Housing Units	2,083
2010 Vacant Housing Units	15,037
2015 Total Housing Units	28,403
2015 Owner Occupied Housing Units	10,101
2015 Renter Occupied Housing Units	2,525
2015 Vacant Housing Units	15,777
2020 Total Housing Units	29,950
2020 Owner Occupied Housing Units	10,650
2020 Renter Occupied Housing Units	2,715
2020 Vacant Housing Units	16,585

Currently, 35.6% of the 28,403 housing units in the area are owner occupied; 8.9%, renter occupied; and 55.5% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 27,207 housing units in the area - 37.1% owner occupied, 7.7% renter occupied, and 55.3% vacant. The annual rate of change in housing units since 2010 is 1.93%. Median home value in the area is \$324,342, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 3.31% annually to \$381,680.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.