

Population

2000 Population	23,268
2010 Population	23,421
2016 Population	24,800
2021 Population	26,787
2000-2010 Annual Rate	0.07%
2010-2016 Annual Rate	0.92%
2016-2021 Annual Rate	1.55%
2016 Male Population	49.6%
2016 Female Population	50.4%
2016 Median Age	64.7

In the identified area, the current year population is 24,800. In 2010, the Census count in the area was 23,421. The rate of change since 2010 was 0.92% annually. The five-year projection for the population in the area is 26,787 representing a change of 1.55% annually from 2016 to 2021. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 64.7, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	95.8%
2016 Black Alone	1.3%
2016 American Indian/Alaska Native Alone	0.2%
2016 Asian Alone	0.6%
2016 Pacific Islander Alone	0.0%
2016 Other Race	1.0%
2016 Two or More Races	1.0%
2016 Hispanic Origin (Any Race)	4.6%

Persons of Hispanic origin represent 4.6% of the population in the identified area compared to 17.9% 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 16.2 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	11,732
2010 Households	12,170
2016 Total Households	12,873
2021 Total Households	13,896
2000-2010 Annual Rate	0.37%
2010-2016 Annual Rate	0.90%
2016-2021 Annual Rate	1.54%
2016 Average Household Size	1.90

The household count in this area has changed from 12,170 in 2010 to 12,873 in the current year, a change of 0.90% annually. The five-year projection of households is 13,896, a change of 1.54% 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 7,851 in the specified area.

Median Household Income

2016 Median Household Income	\$58,592
2021 Median Household Income	\$67,257
2016-2021 Annual Rate	2.80%

Average Household Income

2016 Average Household Income	\$96,672
2021 Average Household Income	\$107,557
2016-2021 Annual Rate	2.16%

Per Capita Income

2016 Per Capita Income	\$50,594
2021 Per Capita Income	\$56,182
2016-2021 Annual Rate	2.12%

Households by Income

Current median household income is \$58,592 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$67,257 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$96,672 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$107,557 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$50,594 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$56,182 in five years, compared to \$32,025 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
2016 Total Housing Units	29,727
2016 Owner Occupied Housing Units	10,243
2016 Renter Occupied Housing Units	2,630
2016 Vacant Housing Units	16,854
2021 Total Housing Units	32,158
2021 Owner Occupied Housing Units	10,999
2021 Renter Occupied Housing Units	2,897
2021 Vacant Housing Units	18,262

Currently, 34.5% of the 29,727 housing units in the area are owner occupied; 8.8%, renter occupied; and 56.7% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% 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 4.02%. Median home value in the area is \$455,142, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 0.96% annually to \$477,477.