

Population

2000 Population	32,977
2010 Population	43,892
2016 Population	49,403
2021 Population	55,444
2000-2010 Annual Rate	2.90%
2010-2016 Annual Rate	1.91%
2016-2021 Annual Rate	2.33%
2016 Male Population	50.7%
2016 Female Population	49.3%
2016 Median Age	57.3

In the identified area, the current year population is 49,403. In 2010, the Census count in the area was 43,892. The rate of change since 2010 was 1.91% annually. The five-year projection for the population in the area is 55,444 representing a change of 2.33% annually from 2016 to 2021. Currently, the population is 50.7% male and 49.3% female.

Median Age

The median age in this area is 57.3, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	87.6%
2016 Black Alone	0.9%
2016 American Indian/Alaska Native Alone	0.5%
2016 Asian Alone	1.2%
2016 Pacific Islander Alone	0.2%
2016 Other Race	8.0%
2016 Two or More Races	1.6%
2016 Hispanic Origin (Any Race)	24.6%

Persons of Hispanic origin represent 24.6% 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 51.7 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	14,736
2010 Households	20,007
2016 Total Households	22,465
2021 Total Households	25,205
2000-2010 Annual Rate	3.11%
2010-2016 Annual Rate	1.87%
2016-2021 Annual Rate	2.33%
2016 Average Household Size	2.19

The household count in this area has changed from 20,007 in 2010 to 22,465 in the current year, a change of 1.87% annually. The five-year projection of households is 25,205, a change of 2.33% annually from the current year total. Average household size is currently 2.19, compared to 2.19 in the year 2010. The number of families in the current year is 14,571 in the specified area.

Median Household Income

2016 Median Household Income	\$54,633
2021 Median Household Income	\$61,914
2016-2021 Annual Rate	2.53%

Average Household Income

2016 Average Household Income	\$93,198
2021 Average Household Income	\$102,334
2016-2021 Annual Rate	1.89%

Per Capita Income

2016 Per Capita Income	\$42,524
2021 Per Capita Income	\$46,664
2016-2021 Annual Rate	1.88%

Households by Income

Current median household income is \$54,633 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$61,914 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$93,198 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$102,334 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$42,524 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$46,664 in five years, compared to \$32,025 for all U.S. households

Housing

2000 Total Housing Units	23,023
2000 Owner Occupied Housing Units	11,879
2000 Renter Occupied Housing Units	2,857
2000 Vacant Housing Units	8,287
2010 Total Housing Units	31,695
2010 Owner Occupied Housing Units	15,408
2010 Renter Occupied Housing Units	4,599
2010 Vacant Housing Units	11,688
2016 Total Housing Units	36,722
2016 Owner Occupied Housing Units	16,484
2016 Renter Occupied Housing Units	5,981
2016 Vacant Housing Units	14,257
2021 Total Housing Units	41,197
2021 Owner Occupied Housing Units	18,427
2021 Renter Occupied Housing Units	6,779
2021 Vacant Housing Units	15,992

Currently, 44.9% of the 36,722 housing units in the area are owner occupied; 16.3%, renter occupied; and 38.8% 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 31,695 housing units in the area - 48.6% owner occupied, 14.5% renter occupied, and 36.9% vacant. The annual rate of change in housing units since 2010 is 6.76%. Median home value in the area is \$317,414, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 1.40% annually to \$340,202.