

Population

2000 Population	10,582
2010 Population	27,746
2015 Population	31,734
2020 Population	35,356
2000-2010 Annual Rate	10.12%
2010-2015 Annual Rate	2.59%
2015-2020 Annual Rate	2.19%
2015 Male Population	48.1%
2015 Female Population	51.9%
2015 Median Age	60.2

In the identified area, the current year population is 31,734. In 2010, the Census count in the area was 27,746. The rate of change since 2010 was 2.59% annually. The five-year projection for the population in the area is 35,356 representing a change of 2.19% annually from 2015 to 2020. Currently, the population is 48.1% male and 51.9% female.

Median Age

The median age in this area is 60.2, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	93.8%
2015 Black Alone	1.3%
2015 American Indian/Alaska Native Alone	0.1%
2015 Asian Alone	2.0%
2015 Pacific Islander Alone	0.0%
2015 Other Race	1.6%
2015 Two or More Races	1.2%
2015 Hispanic Origin (Any Race)	7.1%

Persons of Hispanic origin represent 7.1% 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 23.5 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	5,125
2010 Households	13,423
2015 Total Households	15,041
2020 Total Households	16,655
2000-2010 Annual Rate	10.11%
2010-2015 Annual Rate	2.19%
2015-2020 Annual Rate	2.06%
2015 Average Household Size	2.11

The household count in this area has changed from 13,423 in 2010 to 15,041 in the current year, a change of 2.19% annually. The five-year projection of households is 16,655, a change of 2.06% annually from the current year total. Average household size is currently 2.11, compared to 2.07 in the year 2010. The number of families in the current year is 10,134 in the specified area.

Median Household Income

2015 Median Household Income	\$60,126
2020 Median Household Income	\$72,587
2015-2020 Annual Rate	3.84%

Average Household Income

2015 Average Household Income	\$92,592
2020 Average Household Income	\$106,399
2015-2020 Annual Rate	2.82%

Per Capita Income

2015 Per Capita Income	\$43,717
2020 Per Capita Income	\$49,909
2015-2020 Annual Rate	2.68%

Households by Income

Current median household income is \$60,126 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$72,587 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$92,592 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$106,399 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$43,717 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$49,909 in five years, compared to \$32,501 for all U.S. households

Housing

2000 Total Housing Units	8,204
2000 Owner Occupied Housing Units	4,646
2000 Renter Occupied Housing Units	479
2000 Vacant Housing Units	3,079
2010 Total Housing Units	21,571
2010 Owner Occupied Housing Units	11,135
2010 Renter Occupied Housing Units	2,288
2010 Vacant Housing Units	8,148
2015 Total Housing Units	23,882
2015 Owner Occupied Housing Units	11,979
2015 Renter Occupied Housing Units	3,061
2015 Vacant Housing Units	8,841
2020 Total Housing Units	26,278
2020 Owner Occupied Housing Units	13,175
2020 Renter Occupied Housing Units	3,480
2020 Vacant Housing Units	9,623

Currently, 50.2% of the 23,882 housing units in the area are owner occupied; 12.8%, renter occupied; and 37.0% 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 21,571 housing units in the area - 51.6% owner occupied, 10.6% renter occupied, and 37.8% vacant. The annual rate of change in housing units since 2010 is 4.63%. Median home value in the area is \$231,982, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 3.81% annually to \$279,737.