

Population

2000 Population	10,863
2010 Population	28,343
2016 Population	33,619
2021 Population	38,324
2000-2010 Annual Rate	10.07%
2010-2016 Annual Rate	2.77%
2016-2021 Annual Rate	2.65%
2016 Male Population	48.3%
2016 Female Population	51.7%
2016 Median Age	60.6

In the identified area, the current year population is 33,619. In 2010, the Census count in the area was 28,343. The rate of change since 2010 was 2.77% annually. The five-year projection for the population in the area is 38,324 representing a change of 2.65% annually from 2016 to 2021. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 60.6, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	93.6%
2016 Black Alone	1.3%
2016 American Indian/Alaska Native Alone	0.1%
2016 Asian Alone	2.1%
2016 Pacific Islander Alone	0.0%
2016 Other Race	1.6%
2016 Two or More Races	1.2%
2016 Hispanic Origin (Any Race)	7.5%

Persons of Hispanic origin represent 7.5% 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 24.5 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	5,238
2010 Households	13,681
2016 Total Households	15,834
2021 Total Households	17,911
2000-2010 Annual Rate	10.08%
2010-2016 Annual Rate	2.37%
2016-2021 Annual Rate	2.50%
2016 Average Household Size	2.12

The household count in this area has changed from 13,681 in 2010 to 15,834 in the current year, a change of 2.37% annually. The five-year projection of households is 17,911, a change of 2.50% annually from the current year total. Average household size is currently 2.12, compared to 2.07 in the year 2010. The number of families in the current year is 10,667 in the specified area.

Median Household Income

2016 Median Household Income	\$68,364
2021 Median Household Income	\$80,463
2016-2021 Annual Rate	3.31%

Average Household Income

2016 Average Household Income	\$108,219
2021 Average Household Income	\$121,918
2016-2021 Annual Rate	2.41%

Per Capita Income

2016 Per Capita Income	\$50,896
2021 Per Capita Income	\$56,886
2016-2021 Annual Rate	2.25%

Households by Income

Current median household income is \$68,364 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$80,463 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$108,219 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$121,918 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$50,896 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$56,886 in five years, compared to \$32,025 for all U.S. households

Housing

2000 Total Housing Units	8,383
2000 Owner Occupied Housing Units	4,740
2000 Renter Occupied Housing Units	498
2000 Vacant Housing Units	3,145
2010 Total Housing Units	22,013
2010 Owner Occupied Housing Units	11,351
2010 Renter Occupied Housing Units	2,330
2010 Vacant Housing Units	8,332
2016 Total Housing Units	26,124
2016 Owner Occupied Housing Units	12,545
2016 Renter Occupied Housing Units	3,289
2016 Vacant Housing Units	10,290
2021 Total Housing Units	29,544
2021 Owner Occupied Housing Units	14,119
2021 Renter Occupied Housing Units	3,792
2021 Vacant Housing Units	11,633

Currently, 48.0% of the 26,124 housing units in the area are owner occupied; 12.6%, renter occupied; and 39.4% 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 22,013 housing units in the area - 51.6% owner occupied, 10.6% renter occupied, and 37.9% vacant. The annual rate of change in housing units since 2010 is 7.91%. Median home value in the area is \$319,304, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 0.83% annually to \$332,767.