

Population

2000 Population	63,114
2010 Population	78,452
2015 Population	82,357
2020 Population	87,941
2000-2010 Annual Rate	2.20%
2010-2015 Annual Rate	0.93%
2015-2020 Annual Rate	1.32%
2015 Male Population	47.2%
2015 Female Population	52.8%
2015 Median Age	58.7

In the identified area, the current year population is 82,357. In 2010, the Census count in the area was 78,452. The rate of change since 2010 was 0.93% annually. The five-year projection for the population in the area is 87,941 representing a change of 1.32% annually from 2015 to 2020. Currently, the population is 47.2% male and 52.8% female.

Median Age

The median age in this area is 58.7, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	89.7%
2015 Black Alone	3.1%
2015 American Indian/Alaska Native Alone	0.2%
2015 Asian Alone	1.7%
2015 Pacific Islander Alone	0.0%
2015 Other Race	3.5%
2015 Two or More Races	1.7%
2015 Hispanic Origin (Any Race)	11.7%

Persons of Hispanic origin represent 11.7% 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 36.0 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	30,972
2010 Households	39,327
2015 Total Households	41,220
2020 Total Households	44,001
2000-2010 Annual Rate	2.42%
2010-2015 Annual Rate	0.90%
2015-2020 Annual Rate	1.31%
2015 Average Household Size	1.97

The household count in this area has changed from 39,327 in 2010 to 41,220 in the current year, a change of 0.90% annually. The five-year projection of households is 44,001, a change of 1.31% annually from the current year total. Average household size is currently 1.97, compared to 1.97 in the year 2010. The number of families in the current year is 23,207 in the specified area.

Median Household Income

2015 Median Household Income	\$47,288
2020 Median Household Income	\$54,954
2015-2020 Annual Rate	3.05%

Average Household Income

2015 Average Household Income	\$70,715
2020 Average Household Income	\$80,285
2015-2020 Annual Rate	2.57%

Per Capita Income

2015 Per Capita Income	\$35,437
2020 Per Capita Income	\$40,199
2015-2020 Annual Rate	2.55%

Households by Income

Current median household income is \$47,288 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$54,954 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$70,715 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$80,285 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$35,437 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$40,199 in five years, compared to \$32,501 for all U.S. households

Housing

2000 Total Housing Units	42,621
2000 Owner Occupied Housing Units	23,496
2000 Renter Occupied Housing Units	7,475
2000 Vacant Housing Units	11,650
2010 Total Housing Units	58,536
2010 Owner Occupied Housing Units	27,260
2010 Renter Occupied Housing Units	12,067
2010 Vacant Housing Units	19,209
2015 Total Housing Units	61,414
2015 Owner Occupied Housing Units	27,146
2015 Renter Occupied Housing Units	14,074
2015 Vacant Housing Units	20,194
2020 Total Housing Units	64,993
2020 Owner Occupied Housing Units	28,800
2020 Renter Occupied Housing Units	15,202
2020 Vacant Housing Units	20,992

Currently, 44.2% of the 61,414 housing units in the area are owner occupied; 22.9%, renter occupied; and 32.9% 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 58,536 housing units in the area - 46.6% owner occupied, 20.6% renter occupied, and 32.8% vacant. The annual rate of change in housing units since 2010 is 2.16%. Median home value in the area is \$176,143, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 5.02% annually to \$225,038.