

Population

2000 Population	63,078
2010 Population	78,392
2016 Population	84,292
2021 Population	91,864
2000-2010 Annual Rate	2.20%
2010-2016 Annual Rate	1.17%
2016-2021 Annual Rate	1.74%
2016 Male Population	47.5%
2016 Female Population	52.5%
2016 Median Age	58.9

In the identified area, the current year population is 84,292. In 2010, the Census count in the area was 78,392. The rate of change since 2010 was 1.17% annually. The five-year projection for the population in the area is 91,864 representing a change of 1.74% annually from 2016 to 2021. Currently, the population is 47.5% male and 52.5% female.

Median Age

The median age in this area is 58.9, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	89.4%
2016 Black Alone	3.2%
2016 American Indian/Alaska Native Alone	0.2%
2016 Asian Alone	1.8%
2016 Pacific Islander Alone	0.1%
2016 Other Race	3.7%
2016 Two or More Races	1.8%
2016 Hispanic Origin (Any Race)	12.3%

Persons of Hispanic origin represent 12.3% 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 37.3 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	30,957
2010 Households	39,297
2016 Total Households	42,030
2021 Total Households	45,708
2000-2010 Annual Rate	2.41%
2010-2016 Annual Rate	1.08%
2016-2021 Annual Rate	1.69%
2016 Average Household Size	1.98

The household count in this area has changed from 39,297 in 2010 to 42,030 in the current year, a change of 1.08% annually. The five-year projection of households is 45,708, a change of 1.69% annually from the current year total. Average household size is currently 1.98, compared to 1.97 in the year 2010. The number of families in the current year is 23,656 in the specified area.

Median Household Income

2016 Median Household Income	\$50,444
2021 Median Household Income	\$57,010
2016-2021 Annual Rate	2.48%

Average Household Income

2016 Average Household Income	\$77,212
2021 Average Household Income	\$85,207
2016-2021 Annual Rate	1.99%

Per Capita Income

2016 Per Capita Income	\$38,928
2021 Per Capita Income	\$42,779
2016-2021 Annual Rate	1.90%

Households by Income

Current median household income is \$50,444 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$57,010 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$77,212 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$85,207 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$38,928 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$42,779 in five years, compared to \$32,025 for all U.S. households

Housing

2000 Total Housing Units	42,599
2000 Owner Occupied Housing Units	23,483
2000 Renter Occupied Housing Units	7,474
2000 Vacant Housing Units	11,642
2010 Total Housing Units	58,489
2010 Owner Occupied Housing Units	27,235
2010 Renter Occupied Housing Units	12,062
2010 Vacant Housing Units	19,192
2016 Total Housing Units	64,440
2016 Owner Occupied Housing Units	27,421
2016 Renter Occupied Housing Units	14,609
2016 Vacant Housing Units	22,410
2021 Total Housing Units	70,102
2021 Owner Occupied Housing Units	29,609
2021 Renter Occupied Housing Units	16,099
2021 Vacant Housing Units	24,394

Currently, 42.6% of the 64,440 housing units in the area are owner occupied; 22.7%, renter occupied; and 34.8% 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 58,489 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 4.40%. Median home value in the area is \$189,807, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 4.01% annually to \$230,996.