

<b>Population Summary</b>	
2000 Total Population	49,255
2010 Total Population	49,346
2015 Total Population	51,057
2015 Group Quarters	187
2020 Total Population	53,974
2015-2020 Annual Rate	1.12%
<b>Household Summary</b>	
2000 Households	23,219
2000 Average Household Size	2.11
2010 Households	23,898
2010 Average Household Size	2.06
2015 Households	24,708
2015 Average Household Size	2.06
2020 Households	26,153
2020 Average Household Size	2.06
2015-2020 Annual Rate	1.14%
2010 Families	14,376
2010 Average Family Size	2.53
2015 Families	14,692
2015 Average Family Size	2.55
2020 Families	15,441
2020 Average Family Size	2.55
2015-2020 Annual Rate	1.00%
<b>Housing Unit Summary</b>	
2000 Housing Units	29,235
Owner Occupied Housing Units	66.8%
Renter Occupied Housing Units	12.6%
Vacant Housing Units	20.6%
2010 Housing Units	32,197
Owner Occupied Housing Units	60.2%
Renter Occupied Housing Units	14.1%
Vacant Housing Units	25.8%
2015 Housing Units	33,665
Owner Occupied Housing Units	57.4%
Renter Occupied Housing Units	16.0%
Vacant Housing Units	26.6%
2020 Housing Units	35,460
Owner Occupied Housing Units	57.5%
Renter Occupied Housing Units	16.2%
Vacant Housing Units	26.2%
<b>Median Household Income</b>	
2015	\$36,268
2020	\$41,393
<b>Median Home Value</b>	
2015	\$118,640
2020	\$149,429
<b>Per Capita Income</b>	
2015	\$23,415
2020	\$26,726
<b>Median Age</b>	
2010	57.3
2015	59.6
2020	61.9

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

## 2015 Households by Income

Household Income Base	24,708
<\$15,000	15.6%
\$15,000 - \$24,999	16.9%
\$25,000 - \$34,999	15.4%
\$35,000 - \$49,999	17.5%
\$50,000 - \$74,999	16.7%
\$75,000 - \$99,999	8.4%
\$100,000 - \$149,999	6.9%
\$150,000 - \$199,999	1.7%
\$200,000+	0.9%
Average Household Income	\$48,778

## 2020 Households by Income

Household Income Base	26,153
<\$15,000	15.0%
\$15,000 - \$24,999	13.0%
\$25,000 - \$34,999	13.3%
\$35,000 - \$49,999	16.9%
\$50,000 - \$74,999	19.1%
\$75,000 - \$99,999	11.1%
\$100,000 - \$149,999	8.2%
\$150,000 - \$199,999	2.2%
\$200,000+	1.1%
Average Household Income	\$55,660

## 2015 Owner Occupied Housing Units by Value

Total	19,338
<\$50,000	11.6%
\$50,000 - \$99,999	28.8%
\$100,000 - \$149,999	25.6%
\$150,000 - \$199,999	14.8%
\$200,000 - \$249,999	7.7%
\$250,000 - \$299,999	4.1%
\$300,000 - \$399,999	4.0%
\$400,000 - \$499,999	1.6%
\$500,000 - \$749,999	0.8%
\$750,000 - \$999,999	0.2%
\$1,000,000 +	0.7%
Average Home Value	\$147,850

## 2020 Owner Occupied Housing Units by Value

Total	20,407
<\$50,000	8.3%
\$50,000 - \$99,999	21.9%
\$100,000 - \$149,999	19.9%
\$150,000 - \$199,999	17.0%
\$200,000 - \$249,999	11.9%
\$250,000 - \$299,999	6.6%
\$300,000 - \$399,999	7.1%
\$400,000 - \$499,999	3.2%
\$500,000 - \$749,999	2.4%
\$750,000 - \$999,999	0.8%
\$1,000,000 +	0.7%
Average Home Value	\$188,533

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

2010 Population by Age	
Total	49,350
0 - 4	3.3%
5 - 9	3.6%
10 - 14	4.0%
15 - 24	7.5%
25 - 34	6.3%
35 - 44	8.5%
45 - 54	13.3%
55 - 64	16.6%
65 - 74	19.0%
75 - 84	13.7%
85 +	4.2%
18 +	86.6%
2015 Population by Age	
Total	51,055
0 - 4	3.0%
5 - 9	3.4%
10 - 14	3.5%
15 - 24	7.3%
25 - 34	6.8%
35 - 44	7.1%
45 - 54	11.6%
55 - 64	16.6%
65 - 74	21.0%
75 - 84	14.2%
85 +	5.4%
18 +	87.8%
2020 Population by Age	
Total	53,975
0 - 4	2.9%
5 - 9	3.2%
10 - 14	3.5%
15 - 24	6.5%
25 - 34	6.9%
35 - 44	6.9%
45 - 54	9.6%
55 - 64	16.6%
65 - 74	22.1%
75 - 84	16.2%
85 +	5.8%
18 +	88.3%
2010 Population by Sex	
Males	24,080
Females	25,266
2015 Population by Sex	
Males	24,898
Females	26,159
2020 Population by Sex	
Males	26,227
Females	27,748

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

<b>2010 Population by Race/Ethnicity</b>	
Total	49,346
White Alone	93.7%
Black Alone	1.7%
American Indian Alone	0.4%
Asian Alone	0.8%
Pacific Islander Alone	0.1%
Some Other Race Alone	2.0%
Two or More Races	1.4%
Hispanic Origin	7.5%
Diversity Index	24.4
<b>2015 Population by Race/Ethnicity</b>	
Total	51,058
White Alone	92.9%
Black Alone	1.9%
American Indian Alone	0.4%
Asian Alone	0.9%
Pacific Islander Alone	0.1%
Some Other Race Alone	2.2%
Two or More Races	1.6%
Hispanic Origin	8.4%
Diversity Index	26.9
<b>2020 Population by Race/Ethnicity</b>	
Total	53,975
White Alone	91.7%
Black Alone	2.1%
American Indian Alone	0.4%
Asian Alone	1.1%
Pacific Islander Alone	0.1%
Some Other Race Alone	2.6%
Two or More Races	1.9%
Hispanic Origin	9.5%
Diversity Index	30.3
<b>2010 Population by Relationship and Household Type</b>	
Total	49,346
In Households	99.6%
In Family Households	76.2%
Householder	28.9%
Spouse	23.0%
Child	18.8%
Other relative	3.1%
Nonrelative	2.5%
In Nonfamily Households	23.4%
In Group Quarters	0.4%
Institutionalized Population	0.3%
Noninstitutionalized Population	0.0%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

<b>2015 Population 25+ by Educational Attainment</b>	
Total	42,244
Less than 9th Grade	2.8%
9th - 12th Grade, No Diploma	9.6%
High School Graduate	34.0%
GED/Alternative Credential	5.9%
Some College, No Degree	22.4%
Associate Degree	6.9%
Bachelor's Degree	11.2%
Graduate/Professional Degree	7.1%
<b>2015 Population 15+ by Marital Status</b>	
Total	45,976
Never Married	19.1%
Married	51.1%
Widowed	12.7%
Divorced	17.0%
<b>2015 Civilian Population 16+ in Labor Force</b>	
Civilian Employed	90.7%
Civilian Unemployed	9.3%
<b>2015 Employed Population 16+ by Industry</b>	
Total	16,767
Agriculture/Mining	0.9%
Construction	9.5%
Manufacturing	2.1%
Wholesale Trade	1.9%
Retail Trade	18.2%
Transportation/Utilities	5.7%
Information	1.6%
Finance/Insurance/Real Estate	6.6%
Services	49.1%
Public Administration	4.3%
<b>2015 Employed Population 16+ by Occupation</b>	
Total	16,769
White Collar	55.0%
Management/Business/Financial	10.7%
Professional	14.3%
Sales	15.2%
Administrative Support	14.8%
Services	22.1%
Blue Collar	22.9%
Farming/Forestry/Fishing	0.2%
Construction/Extraction	6.3%
Installation/Maintenance/Repair	6.4%
Production	4.5%
Transportation/Material Moving	5.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

<b>2010 Households by Type</b>	
Total	23,898
Households with 1 Person	32.3%
Households with 2+ People	67.7%
Family Households	60.2%
Husband-wife Families	48.0%
With Related Children	8.7%
Other Family (No Spouse Present)	12.1%
Other Family with Male Householder	4.0%
With Related Children	2.2%
Other Family with Female Householder	8.1%
With Related Children	4.4%
Nonfamily Households	7.5%
All Households with Children	15.7%
Multigenerational Households	2.4%
Unmarried Partner Households	7.7%
Male-female	6.7%
Same-sex	1.0%
<b>2010 Households by Size</b>	
Total	23,898
1 Person Household	32.3%
2 Person Household	46.9%
3 Person Household	9.6%
4 Person Household	6.3%
5 Person Household	2.8%
6 Person Household	1.4%
7 + Person Household	0.7%
<b>2010 Households by Tenure and Mortgage Status</b>	
Total	23,898
Owner Occupied	81.0%
Owned with a Mortgage/Loan	33.3%
Owned Free and Clear	47.8%
Renter Occupied	19.0%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.