

Population

2000 Population	49,255
2010 Population	49,346
2015 Population	51,057
2020 Population	53,974
2000-2010 Annual Rate	0.02%
2010-2015 Annual Rate	0.65%
2015-2020 Annual Rate	1.12%
2015 Male Population	48.8%
2015 Female Population	51.2%
2015 Median Age	59.6

In the identified area, the current year population is 51,057. In 2010, the Census count in the area was 49,346. The rate of change since 2010 was 0.65% annually. The five-year projection for the population in the area is 53,974 representing a change of 1.12% annually from 2015 to 2020. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 59.6, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	92.9%
2015 Black Alone	1.9%
2015 American Indian/Alaska Native Alone	0.4%
2015 Asian Alone	0.9%
2015 Pacific Islander Alone	0.1%
2015 Other Race	2.2%
2015 Two or More Races	1.6%
2015 Hispanic Origin (Any Race)	8.4%

Persons of Hispanic origin represent 8.4% 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 26.9 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	23,219
2010 Households	23,898
2015 Total Households	24,708
2020 Total Households	26,153
2000-2010 Annual Rate	0.29%
2010-2015 Annual Rate	0.64%
2015-2020 Annual Rate	1.14%
2015 Average Household Size	2.06

The household count in this area has changed from 23,898 in 2010 to 24,708 in the current year, a change of 0.64% annually. The five-year projection of households is 26,153, a change of 1.14% annually from the current year total. Average household size is currently 2.06, compared to 2.06 in the year 2010. The number of families in the current year is 14,692 in the specified area.

Median Household Income

2015 Median Household Income	\$36,268
2020 Median Household Income	\$41,393
2015-2020 Annual Rate	2.68%

Average Household Income

2015 Average Household Income	\$48,778
2020 Average Household Income	\$55,660
2015-2020 Annual Rate	2.67%

Per Capita Income

2015 Per Capita Income	\$23,415
2020 Per Capita Income	\$26,726
2015-2020 Annual Rate	2.68%

Households by Income

Current median household income is \$36,268 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$41,393 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$48,778 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$55,660 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$23,415 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$26,726 in five years, compared to \$32,501 for all U.S. households

Housing

2000 Total Housing Units	29,235
2000 Owner Occupied Housing Units	19,531
2000 Renter Occupied Housing Units	3,688
2000 Vacant Housing Units	6,016
2010 Total Housing Units	32,197
2010 Owner Occupied Housing Units	19,367
2010 Renter Occupied Housing Units	4,531
2010 Vacant Housing Units	8,299
2015 Total Housing Units	33,665
2015 Owner Occupied Housing Units	19,338
2015 Renter Occupied Housing Units	5,370
2015 Vacant Housing Units	8,957
2020 Total Housing Units	35,460
2020 Owner Occupied Housing Units	20,407
2020 Renter Occupied Housing Units	5,746
2020 Vacant Housing Units	9,307

Currently, 57.4% of the 33,665 housing units in the area are owner occupied; 16.0%, renter occupied; and 26.6% 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 32,197 housing units in the area - 60.2% owner occupied, 14.1% renter occupied, and 25.8% vacant. The annual rate of change in housing units since 2010 is 2.00%. Median home value in the area is \$118,640, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 4.72% annually to \$149,429.