

Population

2000 Population	49,254
2010 Population	49,344
2016 Population	52,229
2021 Population	56,414
2000-2010 Annual Rate	0.02%
2010-2016 Annual Rate	0.91%
2016-2021 Annual Rate	1.55%
2016 Male Population	48.9%
2016 Female Population	51.1%
2016 Median Age	59.9

In the identified area, the current year population is 52,229. In 2010, the Census count in the area was 49,344. The rate of change since 2010 was 0.91% annually. The five-year projection for the population in the area is 56,414 representing a change of 1.55% annually from 2016 to 2021. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 59.9, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	92.6%
2016 Black Alone	1.9%
2016 American Indian/Alaska Native Alone	0.4%
2016 Asian Alone	1.0%
2016 Pacific Islander Alone	0.1%
2016 Other Race	2.3%
2016 Two or More Races	1.7%
2016 Hispanic Origin (Any Race)	8.8%

Persons of Hispanic origin represent 8.8% 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 28.0 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	23,218
2010 Households	23,897
2016 Total Households	25,163
2021 Total Households	27,127
2000-2010 Annual Rate	0.29%
2010-2016 Annual Rate	0.83%
2016-2021 Annual Rate	1.51%
2016 Average Household Size	2.07

The household count in this area has changed from 23,897 in 2010 to 25,163 in the current year, a change of 0.83% annually. The five-year projection of households is 27,127, a change of 1.51% annually from the current year total. Average household size is currently 2.07, compared to 2.06 in the year 2010. The number of families in the current year is 14,966 in the specified area.

Median Household Income

2016 Median Household Income	\$39,549
2021 Median Household Income	\$43,893
2016-2021 Annual Rate	2.11%

Average Household Income

2016 Average Household Income	\$54,362
2021 Average Household Income	\$59,615
2016-2021 Annual Rate	1.86%

Per Capita Income

2016 Per Capita Income	\$26,081
2021 Per Capita Income	\$28,517
2016-2021 Annual Rate	1.80%

Households by Income

Current median household income is \$39,549 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$43,893 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$54,362 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$59,615 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$26,081 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$28,517 in five years, compared to \$32,025 for all U.S. households

Housing

2000 Total Housing Units	29,234
2000 Owner Occupied Housing Units	19,531
2000 Renter Occupied Housing Units	3,688
2000 Vacant Housing Units	6,015
2010 Total Housing Units	32,196
2010 Owner Occupied Housing Units	19,367
2010 Renter Occupied Housing Units	4,530
2010 Vacant Housing Units	8,299
2016 Total Housing Units	35,011
2016 Owner Occupied Housing Units	19,578
2016 Renter Occupied Housing Units	5,585
2016 Vacant Housing Units	9,848
2021 Total Housing Units	37,772
2021 Owner Occupied Housing Units	21,041
2021 Renter Occupied Housing Units	6,086
2021 Vacant Housing Units	10,645

Currently, 55.9% of the 35,011 housing units in the area are owner occupied; 16.0%, renter occupied; and 28.1% 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 32,196 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 3.80%. Median home value in the area is \$89,438, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 6.51% annually to \$122,597.