

Population		Households	
2010 Total Population	49,344	2016 Median Household Income	\$39,549
2016 Total Population	52,229	2021 Median Household Income	\$43,893
2021 Total Population	56,414	2016-2021 Annual Rate	2.11%
2016-2021 Annual Rate	1.55%		

Housing Units by Occupancy Status and Tenure	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	32,196	100.0%	35,011	100.0%	37,772	100.0%
Occupied	23,897	74.2%	25,163	71.9%	27,127	71.8%
Owner	19,367	60.2%	19,578	55.9%	21,041	55.7%
Renter	4,530	14.1%	5,585	16.0%	6,086	16.1%
Vacant	8,299	25.8%	9,848	28.1%	10,645	28.2%

Owner Occupied Housing Units by Value	2016		2021	
	Number	Percent	Number	Percent
Total	19,579	100.0%	21,042	100.0%
<\$50,000	6,121	31.3%	5,212	24.8%
\$50,000-\$99,999	4,651	23.8%	4,143	19.7%
\$100,000-\$149,999	2,488	12.7%	2,580	12.3%
\$150,000-\$199,999	1,905	9.7%	2,458	11.7%
\$200,000-\$249,999	1,277	6.5%	2,124	10.1%
\$250,000-\$299,999	786	4.0%	1,322	6.3%
\$300,000-\$399,999	1,112	5.7%	1,405	6.7%
\$400,000-\$499,999	458	2.3%	664	3.2%
\$500,000-\$749,999	403	2.1%	586	2.8%
\$750,000-\$999,999	152	0.8%	249	1.2%
\$1,000,000+	226	1.2%	299	1.4%
Median Value	\$89,438		\$122,597	
Average Value	\$148,750		\$179,809	

Census 2010 Housing Units	Number	Percent
Total	32,196	100.0%
In Urbanized Areas	30,203	93.8%
In Urban Clusters	0	0.0%
Rural Housing Units	1,993	6.2%

Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	19,367	100.0%
Owned with a Mortgage/Loan	7,951	41.1%
Owned Free and Clear	11,416	58.9%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	8,299	100.0%
For Rent	942	11.4%
Rented- Not Occupied	72	0.9%
For Sale Only	1,183	14.3%
Sold - Not Occupied	192	2.3%
Seasonal/Recreational/Occasional Use	4,846	58.4%
For Migrant Workers	2	0.0%
Other Vacant	1,150	13.9%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	23,897	19,367	81.0%
15-24	437	113	25.9%
25-34	1,248	550	44.1%
35-44	2,093	1,226	58.6%
45-54	3,542	2,567	72.5%
55-64	4,633	3,907	84.3%
65-74	5,804	5,307	91.4%
75-84	4,617	4,296	93.0%
85+	1,523	1,401	92.0%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	23,897	19,367	81.0%
White Alone	22,914	18,851	82.3%
Black/African American	285	118	41.4%
American Indian/Alaska	76	47	61.8%
Asian Alone	114	88	77.2%
Pacific Islander Alone	9	5	55.6%
Other Race Alone	302	135	44.7%
Two or More Races	197	123	62.4%
Hispanic Origin	1,168	606	51.9%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	23,897	19,367	81.0%
1-Person	7,726	6,145	79.5%
2-Person	11,214	9,844	87.8%
3-Person	2,295	1,644	71.6%
4-Person	1,499	1,011	67.4%
5-Person	665	414	62.3%
6-Person	326	202	62.0%
7+ Person	172	107	62.2%

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1.