

Population

2000 Population	6,064
2010 Population	6,469
2016 Population	6,850
2021 Population	7,406
2000-2010 Annual Rate	0.65%
2010-2016 Annual Rate	0.92%
2016-2021 Annual Rate	1.57%
2016 Male Population	48.0%
2016 Female Population	52.0%
2016 Median Age	66.5

In the identified area, the current year population is 6,850. In 2010, the Census count in the area was 6,469. The rate of change since 2010 was 0.92% annually. The five-year projection for the population in the area is 7,406 representing a change of 1.57% annually from 2016 to 2021. Currently, the population is 48.0% male and 52.0% female.

Median Age

The median age in this area is 66.5, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	97.6%
2016 Black Alone	0.7%
2016 American Indian/Alaska Native Alone	0.1%
2016 Asian Alone	0.5%
2016 Pacific Islander Alone	0.0%
2016 Other Race	0.3%
2016 Two or More Races	0.8%
2016 Hispanic Origin (Any Race)	2.8%

Persons of Hispanic origin represent 2.8% 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 9.9 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	3,049
2010 Households	3,359
2016 Total Households	3,546
2021 Total Households	3,823
2000-2010 Annual Rate	0.97%
2010-2016 Annual Rate	0.87%
2016-2021 Annual Rate	1.52%
2016 Average Household Size	1.93

The household count in this area has changed from 3,359 in 2010 to 3,546 in the current year, a change of 0.87% annually. The five-year projection of households is 3,823, a change of 1.52% annually from the current year total. Average household size is currently 1.93, compared to 1.92 in the year 2010. The number of families in the current year is 2,377 in the specified area.

Median Household Income

2016 Median Household Income	\$86,807
2021 Median Household Income	\$99,961
2016-2021 Annual Rate	2.86%

Average Household Income

2016 Average Household Income	\$134,826
2021 Average Household Income	\$148,421
2016-2021 Annual Rate	1.94%

Per Capita Income

2016 Per Capita Income	\$69,824
2021 Per Capita Income	\$76,642
2016-2021 Annual Rate	1.88%

Households by Income

Current median household income is \$86,807 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$99,961 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$134,826 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$148,421 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$69,824 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$76,642 in five years, compared to \$32,025 for all U.S. households

Housing

2000 Total Housing Units	7,075
2000 Owner Occupied Housing Units	2,637
2000 Renter Occupied Housing Units	412
2000 Vacant Housing Units	4,026
2010 Total Housing Units	7,817
2010 Owner Occupied Housing Units	2,953
2010 Renter Occupied Housing Units	406
2010 Vacant Housing Units	4,458
2016 Total Housing Units	8,483
2016 Owner Occupied Housing Units	3,023
2016 Renter Occupied Housing Units	523
2016 Vacant Housing Units	4,937
2021 Total Housing Units	9,131
2021 Owner Occupied Housing Units	3,254
2021 Renter Occupied Housing Units	569
2021 Vacant Housing Units	5,308

Currently, 35.6% of the 8,483 housing units in the area are owner occupied; 6.2%, renter occupied; and 58.2% 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 7,817 housing units in the area - 37.8% owner occupied, 5.2% renter occupied, and 57.0% vacant. The annual rate of change in housing units since 2010 is 3.70%. Median home value in the area is \$702,249, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 0.26% annually to \$711,437.