

Population

2000 Population	38,393
2010 Population	46,072
2015 Population	47,759
2020 Population	50,561
2000-2010 Annual Rate	1.84%
2010-2015 Annual Rate	0.69%
2015-2020 Annual Rate	1.15%
2015 Male Population	49.4%
2015 Female Population	50.6%
2015 Median Age	45.5

In the identified area, the current year population is 47,759. In 2010, the Census count in the area was 46,072. The rate of change since 2010 was 0.69% annually. The five-year projection for the population in the area is 50,561 representing a change of 1.15% annually from 2015 to 2020. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 45.5, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	87.4%
2015 Black Alone	3.2%
2015 American Indian/Alaska Native Alone	0.2%
2015 Asian Alone	2.3%
2015 Pacific Islander Alone	0.0%
2015 Other Race	4.8%
2015 Two or More Races	2.0%
2015 Hispanic Origin (Any Race)	16.3%

Persons of Hispanic origin represent 16.3% 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 44.4 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	15,631
2010 Households	19,193
2015 Total Households	19,891
2020 Total Households	21,054
2000-2010 Annual Rate	2.07%
2010-2015 Annual Rate	0.68%
2015-2020 Annual Rate	1.14%
2015 Average Household Size	2.39

The household count in this area has changed from 19,193 in 2010 to 19,891 in the current year, a change of 0.68% annually. The five-year projection of households is 21,054, a change of 1.14% annually from the current year total. Average household size is currently 2.39, compared to 2.38 in the year 2010. The number of families in the current year is 12,999 in the specified area.

Median Household Income

2015 Median Household Income	\$55,820
2020 Median Household Income	\$62,701
2015-2020 Annual Rate	2.35%

Average Household Income

2015 Average Household Income	\$76,399
2020 Average Household Income	\$85,873
2015-2020 Annual Rate	2.37%

Per Capita Income

2015 Per Capita Income	\$32,041
2020 Per Capita Income	\$36,014
2015-2020 Annual Rate	2.37%

Households by Income

Current median household income is \$55,820 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$62,701 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$76,399 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$85,873 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$32,041 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$36,014 in five years, compared to \$32,501 for all U.S. households

Housing

2000 Total Housing Units	18,485
2000 Owner Occupied Housing Units	12,543
2000 Renter Occupied Housing Units	3,088
2000 Vacant Housing Units	2,854
2010 Total Housing Units	24,071
2010 Owner Occupied Housing Units	14,308
2010 Renter Occupied Housing Units	4,885
2010 Vacant Housing Units	4,878
2015 Total Housing Units	25,091
2015 Owner Occupied Housing Units	14,187
2015 Renter Occupied Housing Units	5,704
2015 Vacant Housing Units	5,200
2020 Total Housing Units	26,416
2020 Owner Occupied Housing Units	14,982
2020 Renter Occupied Housing Units	6,072
2020 Vacant Housing Units	5,362

Currently, 56.5% of the 25,091 housing units in the area are owner occupied; 22.7%, renter occupied; and 20.7% 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 24,071 housing units in the area - 59.4% owner occupied, 20.3% renter occupied, and 20.3% vacant. The annual rate of change in housing units since 2010 is 1.86%. Median home value in the area is \$165,531, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 3.89% annually to \$200,348.