

## Population

2000 Population	38,393
2010 Population	46,072
2016 Population	48,664
2021 Population	52,466
2000-2010 Annual Rate	1.84%
2010-2016 Annual Rate	0.88%
2016-2021 Annual Rate	1.52%
2016 Male Population	49.4%
2016 Female Population	50.6%
2016 Median Age	45.9

In the identified area, the current year population is 48,664. In 2010, the Census count in the area was 46,072. The rate of change since 2010 was 0.88% annually. The five-year projection for the population in the area is 52,466 representing a change of 1.52% annually from 2016 to 2021. Currently, the population is 49.4% male and 50.6% female.

## Median Age

The median age in this area is 45.9, compared to U.S. median age of 38.0.

## Race and Ethnicity

2016 White Alone	87.0%
2016 Black Alone	3.3%
2016 American Indian/Alaska Native Alone	0.2%
2016 Asian Alone	2.4%
2016 Pacific Islander Alone	0.1%
2016 Other Race	5.0%
2016 Two or More Races	2.1%
2016 Hispanic Origin (Any Race)	17.0%

Persons of Hispanic origin represent 17.0% 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 45.6 in the identified area, compared to 63.5 for the U.S. as a whole.

## Households

2000 Households	15,631
2010 Households	19,193
2016 Total Households	20,205
2021 Total Households	21,736
2000-2010 Annual Rate	2.07%
2010-2016 Annual Rate	0.83%
2016-2021 Annual Rate	1.47%
2016 Average Household Size	2.39

The household count in this area has changed from 19,193 in 2010 to 20,205 in the current year, a change of 0.83% annually. The five-year projection of households is 21,736, a change of 1.47% 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 13,195 in the specified area.

## Median Household Income

2016 Median Household Income	\$56,124
2021 Median Household Income	\$64,504
2016-2021 Annual Rate	2.82%

## Average Household Income

2016 Average Household Income	\$77,839
2021 Average Household Income	\$86,743
2016-2021 Annual Rate	2.19%

## Per Capita Income

2016 Per Capita Income	\$32,686
2021 Per Capita Income	\$36,324
2016-2021 Annual Rate	2.13%

## Households by Income

Current median household income is \$56,124 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$64,504 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$77,839 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$86,743 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$32,686 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$36,324 in five years, compared to \$32,025 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
2016 Total Housing Units	26,167
2016 Owner Occupied Housing Units	14,326
2016 Renter Occupied Housing Units	5,879
2016 Vacant Housing Units	5,962
2021 Total Housing Units	28,195
2021 Owner Occupied Housing Units	15,337
2021 Renter Occupied Housing Units	6,399
2021 Vacant Housing Units	6,459

Currently, 54.7% of the 26,167 housing units in the area are owner occupied; 22.5%, renter occupied; and 22.8% 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 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 3.78%. Median home value in the area is \$182,187, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 3.38% annually to \$215,133.