



Executive Summary

Polygon
Area: 62.85 square miles

Prepared by Esri

Population

2000 Population	92,311
2010 Population	97,715
2021 Population	92,867
2026 Population	93,933
2000-2010 Annual Rate	0.57%
2010-2021 Annual Rate	-0.45%
2021-2026 Annual Rate	0.23%
2021 Male Population	48.1%
2021 Female Population	51.9%
2021 Median Age	40.7

In the identified area, the current year population is 92,867. In 2010, the Census count in the area was 97,715. The rate of change since 2010 was -0.45% annually. The five-year projection for the population in the area is 93,933 representing a change of 0.23% annually from 2021 to 2026. Currently, the population is 48.1% male and 51.9% female.

Median Age

The median age in this area is 40.7, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	73.4%
2021 Black Alone	17.4%
2021 American Indian/Alaska Native Alone	0.7%
2021 Asian Alone	2.9%
2021 Pacific Islander Alone	0.1%
2021 Other Race	1.7%
2021 Two or More Races	3.8%
2021 Hispanic Origin (Any Race)	7.2%

Persons of Hispanic origin represent 7.2% of the population in the identified area compared to 18.9% 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 50.7 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	75
2000 Households	37,355
2010 Households	40,016
2021 Total Households	37,728
2026 Total Households	38,103
2000-2010 Annual Rate	0.69%
2010-2021 Annual Rate	-0.52%
2021-2026 Annual Rate	0.20%
2021 Average Household Size	2.42

The household count in this area has changed from 40,016 in 2010 to 37,728 in the current year, a change of -0.52% annually. The five-year projection of households is 38,103, a change of 0.20% annually from the current year total. Average household size is currently 2.42, compared to 2.40 in the year 2010. The number of families in the current year is 24,336 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

Mortgage Income

2021 Percent of Income for Mortgage	16.3%
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Median Household Income

2021 Median Household Income	\$55,568
2026 Median Household Income	\$60,154
2021-2026 Annual Rate	1.60%

Average Household Income

2021 Average Household Income	\$71,972
2026 Average Household Income	\$80,364
2021-2026 Annual Rate	2.23%

Per Capita Income

2021 Per Capita Income	\$29,142
2026 Per Capita Income	\$32,469
2021-2026 Annual Rate	2.19%

Households by Income

Current median household income is \$55,568 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$60,154 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$71,972 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$80,364 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$29,142 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$32,469 in five years, compared to \$39,378 for all U.S. households

Housing

2021 Housing Affordability Index	148
2000 Total Housing Units	41,417
2000 Owner Occupied Housing Units	24,409
2000 Renter Occupied Housing Units	12,947
2000 Vacant Housing Units	4,061
2010 Total Housing Units	46,320
2010 Owner Occupied Housing Units	24,747
2010 Renter Occupied Housing Units	15,269
2010 Vacant Housing Units	6,304
2021 Total Housing Units	44,366
2021 Owner Occupied Housing Units	26,517
2021 Renter Occupied Housing Units	11,211
2021 Vacant Housing Units	6,638
2026 Total Housing Units	45,026
2026 Owner Occupied Housing Units	27,169
2026 Renter Occupied Housing Units	10,934
2026 Vacant Housing Units	6,923

Currently, 59.8% of the 44,366 housing units in the area are owner occupied; 25.3%, renter occupied; and 15.0% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 46,320 housing units in the area - 53.4% owner occupied, 33.0% renter occupied, and 13.6% vacant. The annual rate of change in housing units since 2010 is -1.90%. Median home value in the area is \$216,037, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.94% annually to \$249,707.

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