





# Executive Summary

Polygon  
Area: 74.62 square miles

Prepared by Esri

## Population

2000 Population	29,548
2010 Population	49,294
2018 Population	71,940
2023 Population	85,388
2000-2010 Annual Rate	5.25%
2010-2018 Annual Rate	4.69%
2018-2023 Annual Rate	3.49%
2018 Male Population	49.4%
2018 Female Population	50.6%
2018 Median Age	36.3

In the identified area, the current year population is 71,940. In 2010, the Census count in the area was 49,294. The rate of change since 2010 was 4.69% annually. The five-year projection for the population in the area is 85,388 representing a change of 3.49% annually from 2018 to 2023. Currently, the population is 49.4% male and 50.6% female.

## Median Age

The median age in this area is 36.3, compared to U.S. median age of 38.3.

## Race and Ethnicity

2018 White Alone	74.9%
2018 Black Alone	8.1%
2018 American Indian/Alaska Native Alone	0.5%
2018 Asian Alone	8.1%
2018 Pacific Islander Alone	0.1%
2018 Other Race	5.9%
2018 Two or More Races	2.5%
2018 Hispanic Origin (Any Race)	13.1%

Persons of Hispanic origin represent 13.1% of the population in the identified area compared to 18.3% 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 55.6 in the identified area, compared to 64.3 for the U.S. as a whole.

## Households

2000 Households	11,739
2010 Households	19,159
2018 Total Households	27,326
2023 Total Households	32,209
2000-2010 Annual Rate	5.02%
2010-2018 Annual Rate	4.40%
2018-2023 Annual Rate	3.34%
2018 Average Household Size	2.61

The household count in this area has changed from 19,159 in 2010 to 27,326 in the current year, a change of 4.40% annually. The five-year projection of households is 32,209, a change of 3.34% annually from the current year total. Average household size is currently 2.61, compared to 2.55 in the year 2010. The number of families in the current year is 18,699 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.





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## Median Household Income

2018 Median Household Income	\$77,816
2023 Median Household Income	\$84,228
2018-2023 Annual Rate	1.60%

## Average Household Income

2018 Average Household Income	\$99,094
2023 Average Household Income	\$112,853
2018-2023 Annual Rate	2.63%

## Per Capita Income

2018 Per Capita Income	\$37,443
2023 Per Capita Income	\$42,244
2018-2023 Annual Rate	2.44%

## Households by Income

Current median household income is \$77,816 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$84,228 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$99,094 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$112,853 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$37,443 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$42,244 in five years, compared to \$36,530 for all U.S. households

## Housing

2000 Total Housing Units	12,581
2000 Owner Occupied Housing Units	8,379
2000 Renter Occupied Housing Units	3,360
2000 Vacant Housing Units	842
2010 Total Housing Units	20,764
2010 Owner Occupied Housing Units	12,475
2010 Renter Occupied Housing Units	6,684
2010 Vacant Housing Units	1,605
2018 Total Housing Units	29,377
2018 Owner Occupied Housing Units	18,011
2018 Renter Occupied Housing Units	9,315
2018 Vacant Housing Units	2,051
2023 Total Housing Units	34,225
2023 Owner Occupied Housing Units	21,960
2023 Renter Occupied Housing Units	10,249
2023 Vacant Housing Units	2,016

Currently, 61.3% of the 29,377 housing units in the area are owner occupied; 31.7%, renter occupied; and 7.0% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 20,764 housing units in the area - 60.1% owner occupied, 32.2% renter occupied, and 7.7% vacant. The annual rate of change in housing units since 2010 is 16.67%. Median home value in the area is \$246,303, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.60% annually to \$293,898.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

August 24, 2018