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# Population Consolidated Report

Cobb County, GA  
 Cobb County, GA (13067)  
 Geography: County

Prepared by Esri

Demographic Summary	Census 2010			2021			2026		
	Number	% of Total Pop	% of 50+	Number	% of Total Pop	% of 50+	Change	Annual Rate	
Total Population	688,078			751,256			788,987	37,731	0.98%
Population 50+	183,953			243,526			264,413	20,887	1.66%
Median Age	35.4			37.1			37.7	0.6	0.32%
Households	260,056			284,081			298,555	14,474	1.00%
% Householders 55+	31.2%			39.4%			40.8%	1.4	0.70%
Total Owner-Occupied Housing Units	173,965			189,594			199,677	10,083	1.04%
Total Renter-Occupied Housing Units	86,091			94,487			98,878	4,391	0.91%
Owner/Renter Ratio (per 100 renters)	202			201			202	1.0	0.10%
Median Home Value	-			\$298,189			\$333,398	\$35,209	2.26%
Average Home Value	-			\$358,673			\$394,135	\$35,462	1.90%
Median Household Income	-			\$79,734			\$88,430	\$8,696	2.09%
Median Household Income for Householder 55+	-			\$75,854			\$83,759	\$7,905	2.00%

Population by Age and Sex	Census 2010		2021		2026	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
<b>Male Population</b>						
Total (50+)	84,687	100.0%	112,045	100.0%	121,385	100.0%
50-54	23,917	28.2%	23,688	21.1%	23,300	19.2%
55-59	19,166	22.6%	23,276	20.8%	22,514	18.5%
60-64	15,812	18.7%	20,805	18.6%	21,655	17.8%
65-69	10,216	12.1%	16,505	14.7%	19,022	15.7%
70-74	6,450	7.6%	12,936	11.5%	14,397	11.9%
75-79	4,466	5.3%	7,622	6.8%	11,021	9.1%
80-84	2,767	3.3%	4,106	3.7%	5,652	4.7%
85+	1,893	2.2%	3,107	2.8%	3,824	3.2%
<b>Female Population</b>						
Total (50+)	99,266	100.0%	131,481	100.0%	143,028	100.0%
50-54	25,614	25.8%	25,925	19.7%	25,676	18.0%
55-59	21,516	21.7%	26,192	19.9%	24,914	17.4%
60-64	17,956	18.1%	23,286	17.7%	24,537	17.2%
65-69	11,425	11.5%	19,441	14.8%	21,704	15.2%
70-74	7,858	7.9%	15,653	11.9%	17,934	12.5%
75-79	5,882	5.9%	9,576	7.3%	13,945	9.7%
80-84	4,406	4.4%	5,591	4.3%	7,639	5.3%
85+	4,609	4.6%	5,817	4.4%	6,679	4.7%

Total Population	Census 2010		2021		2026	
	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total(50+)	183,953	26.7%	243,526	32.4%	264,413	33.5%
50-54	49,531	7.2%	49,613	6.6%	48,976	6.2%
55-59	40,682	5.9%	49,468	6.6%	47,428	6.0%
60-64	33,768	4.9%	44,091	5.9%	46,192	5.9%
65-69	21,641	3.1%	35,946	4.8%	40,726	5.2%
70-74	14,308	2.1%	28,589	3.8%	32,331	4.1%
75-79	10,348	1.5%	17,198	2.3%	24,966	3.2%
80-84	7,173	1.0%	9,697	1.3%	13,291	1.7%
85+	6,502	0.9%	8,924	1.2%	10,503	1.3%
65+	59,972	8.7%	100,354	13.4%	121,817	15.4%
75+	24,023	3.5%	35,819	4.8%	48,760	6.2%

Data Note - A "-" indicates that the variable was not collected in the 2010 Census.

Source: Esri, U.S. Census



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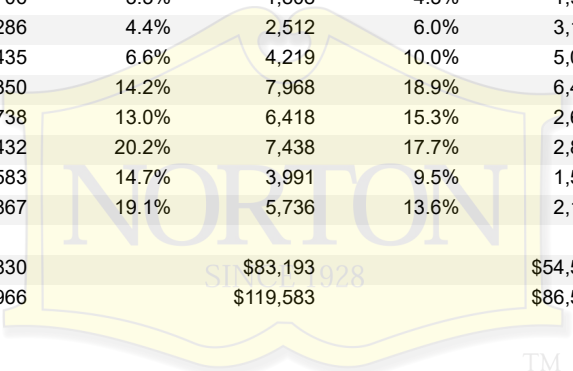
Prepared by Esri

## 2021 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	52,570	100%	38,097	100%	21,201	100%	111,868	100%
<\$15,000	3,063	5.8%	2,309	6.1%	1,923	9.1%	7,295	6.5%
\$15,000-\$24,999	2,223	4.2%	2,076	5.4%	1,898	9.0%	6,197	5.5%
\$25,000-\$34,999	2,801	5.3%	2,757	7.2%	2,836	13.4%	8,394	7.5%
\$35,000-\$49,999	4,179	7.9%	4,533	11.9%	4,375	20.6%	13,087	11.7%
\$50,000-\$74,999	7,841	14.9%	7,608	20.0%	4,853	22.9%	20,302	18.1%
\$75,000-\$99,999	6,936	13.2%	5,838	15.3%	1,791	8.4%	14,565	13.0%
\$100,000-\$149,999	9,887	18.8%	5,900	15.5%	1,599	7.5%	17,386	15.5%
\$150,000-\$199,999	6,448	12.3%	2,883	7.6%	785	3.7%	10,116	9.0%
\$200,000+	9,192	17.5%	4,193	11.0%	1,141	5.4%	14,526	13.0%
Median HH Income	\$96,558		\$73,899		\$47,971		\$75,854	
Average HH Income	\$129,393		\$102,742		\$70,241		\$109,106	

## 2026 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	51,664	100%	42,064	100%	28,033	100%	121,761	100%
<\$15,000	2,267	4.4%	1,974	4.7%	2,116	7.5%	6,357	5.2%
\$15,000-\$24,999	1,706	3.3%	1,808	4.3%	1,983	7.1%	5,497	4.5%
\$25,000-\$34,999	2,286	4.4%	2,512	6.0%	3,159	11.3%	7,957	6.5%
\$35,000-\$49,999	3,435	6.6%	4,219	10.0%	5,073	18.1%	12,727	10.5%
\$50,000-\$74,999	7,350	14.2%	7,968	18.9%	6,431	22.9%	21,749	17.9%
\$75,000-\$99,999	6,738	13.0%	6,418	15.3%	2,698	9.6%	15,854	13.0%
\$100,000-\$149,999	10,432	20.2%	7,438	17.7%	2,838	10.1%	20,708	17.0%
\$150,000-\$199,999	7,583	14.7%	3,991	9.5%	1,549	5.5%	13,123	10.8%
\$200,000+	9,867	19.1%	5,736	13.6%	2,186	7.8%	17,789	14.6%
Median HH Income	\$106,830		\$83,193		\$54,566		\$83,759	
Average HH Income	\$143,966		\$119,583		\$86,513		\$122,315	





# Demographic and Income Profile

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Summary	Census 2010	2021	2026
Population	688,078	751,256	788,987
Households	260,056	284,081	298,555
Families	175,357	187,660	195,960
Average Household Size	2.61	2.61	2.61
Owner Occupied Housing Units	173,965	189,594	199,677
Renter Occupied Housing Units	86,091	94,487	98,878
Median Age	35.4	37.1	37.7
Trends: 2021-2026 Annual Rate	Area	State	National
Population	0.98%	1.05%	0.71%
Households	1.00%	1.06%	0.71%
Families	0.87%	0.97%	0.64%
Owner HHs	1.04%	1.26%	0.91%
Median Household Income	2.09%	2.43%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	16,902	5.9%	14,134	4.7%
\$15,000 - \$24,999	12,922	4.5%	10,915	3.7%
\$25,000 - \$34,999	20,834	7.3%	18,701	6.3%
\$35,000 - \$49,999	32,023	11.3%	29,320	9.8%
\$50,000 - \$74,999	49,646	17.5%	50,340	16.9%
\$75,000 - \$99,999	40,552	14.3%	42,653	14.3%
\$100,000 - \$149,999	48,523	17.1%	56,404	18.9%
\$150,000 - \$199,999	28,650	10.1%	35,935	12.0%
\$200,000+	34,029	12.0%	40,153	13.4%
Median Household Income	\$79,734		\$88,430	
Average Household Income	\$109,096		\$122,275	
Per Capita Income	\$41,316		\$46,328	

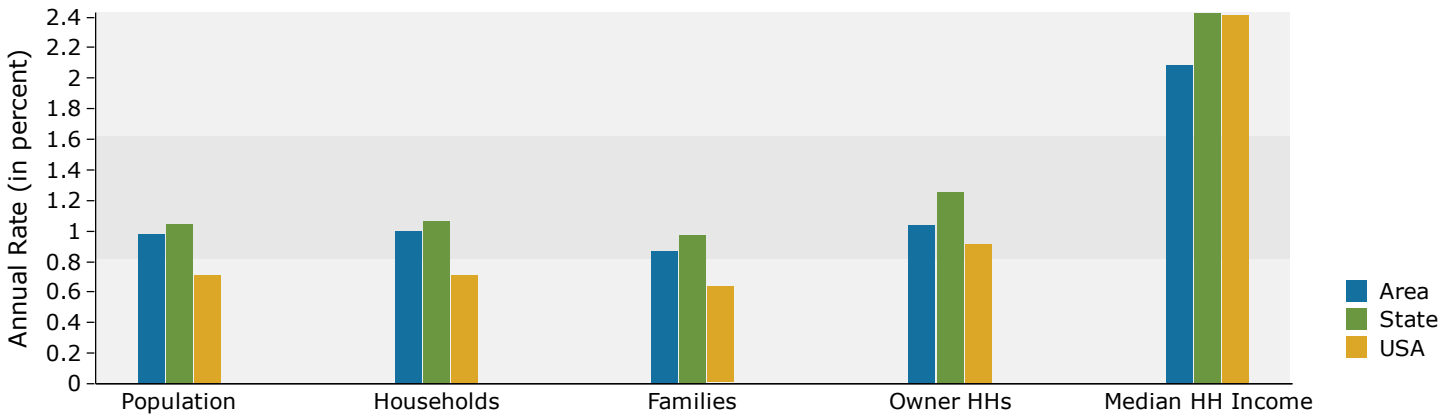
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	48,318	7.0%	45,487	6.1%	48,122	6.1%
5 - 9	49,463	7.2%	46,880	6.2%	47,380	6.0%
10 - 14	48,641	7.1%	49,265	6.6%	49,004	6.2%
15 - 19	47,982	7.0%	48,924	6.5%	48,931	6.2%
20 - 24	44,950	6.5%	48,906	6.5%	50,826	6.4%
25 - 34	100,817	14.7%	113,949	15.2%	116,794	14.8%
35 - 44	108,793	15.8%	103,517	13.8%	114,029	14.5%
45 - 54	104,692	15.2%	100,415	13.4%	98,464	12.5%
55 - 64	74,450	10.8%	93,559	12.5%	93,620	11.9%
65 - 74	35,949	5.2%	64,535	8.6%	73,057	9.3%
75 - 84	17,521	2.5%	26,895	3.6%	38,257	4.8%
85+	6,502	0.9%	8,924	1.2%	10,503	1.3%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	428,023	62.2%	417,509	55.6%	411,365	52.1%
Black Alone	171,774	25.0%	215,550	28.7%	240,714	30.5%
American Indian Alone	2,314	0.3%	2,378	0.3%	2,520	0.3%
Asian Alone	30,657	4.5%	46,676	6.2%	56,287	7.1%
Pacific Islander Alone	346	0.1%	307	0.0%	304	0.0%
Some Other Race Alone	36,301	5.3%	42,919	5.7%	47,500	6.0%
Two or More Races	18,663	2.7%	25,917	3.4%	30,297	3.8%
Hispanic Origin (Any Race)	84,330	12.3%	101,828	13.6%	114,008	14.4%

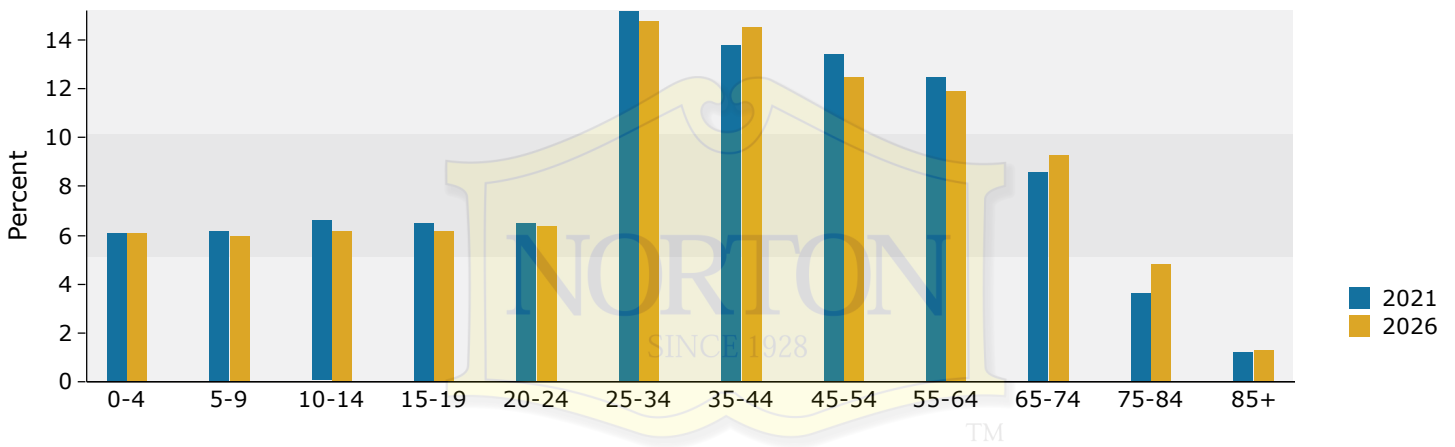
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

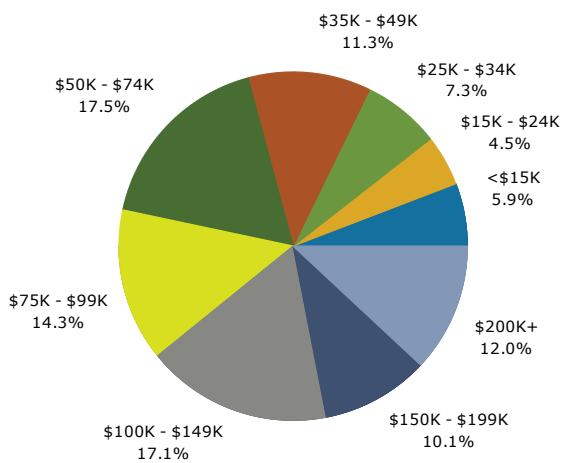
## Trends 2021-2026



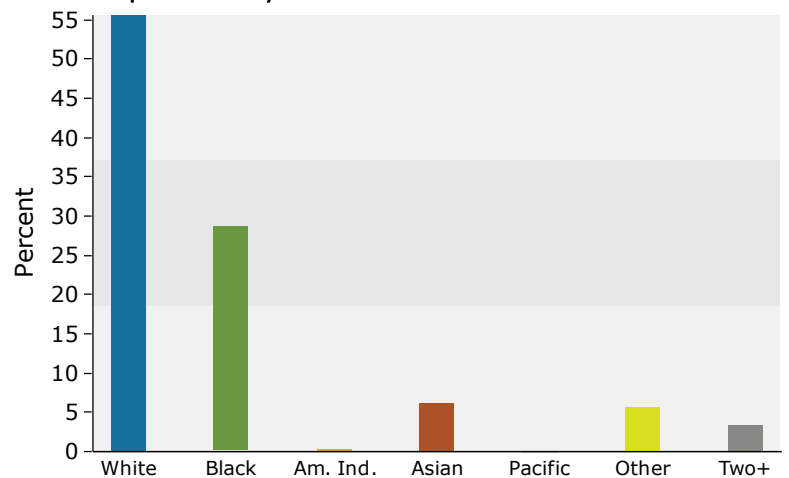
## Population by Age



## 2021 Household Income



## 2021 Population by Race



2021 Percent Hispanic Origin: 13.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

Cobb County, ...

## Population

2000 Population	607,751
2010 Population	688,078
2021 Population	751,256
2026 Population	788,987
2000-2010 Annual Rate	1.25%
2010-2021 Annual Rate	0.78%
2021-2026 Annual Rate	0.98%
2021 Male Population	48.7%
2021 Female Population	51.3%
2021 Median Age	37.1

In the identified area, the current year population is 751,256. In 2010, the Census count in the area was 688,078. The rate of change since 2010 was 0.78% annually. The five-year projection for the population in the area is 788,987 representing a change of 0.98% annually from 2021 to 2026. Currently, the population is 48.7% male and 51.3% female.

## Median Age

The median age in this area is 37.1, compared to U.S. median age of 38.5.

## Race and Ethnicity

2021 White Alone	55.6%
2021 Black Alone	28.7%
2021 American Indian/Alaska Native Alone	0.3%
2021 Asian Alone	6.2%
2021 Pacific Islander Alone	0.0%
2021 Other Race	5.7%
2021 Two or More Races	3.4%
2021 Hispanic Origin (Any Race)	13.6%

Persons of Hispanic origin represent 13.6% 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 69.8 in the identified area, compared to 65.4 for the U.S. as a whole.

## Households

2021 Wealth Index	130
2000 Households	227,487
2010 Households	260,056
2021 Total Households	284,081
2026 Total Households	298,555
2000-2010 Annual Rate	1.35%
2010-2021 Annual Rate	0.79%
2021-2026 Annual Rate	1.00%
2021 Average Household Size	2.61

The household count in this area has changed from 260,056 in 2010 to 284,081 in the current year, a change of 0.79% annually. The five-year projection of households is 298,555, a change of 1.00% annually from the current year total. Average household size is currently 2.61, compared to 2.61 in the year 2010. The number of families in the current year is 187,660 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.



# Executive Summary

Cobb County, GA  
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Prepared by Esri

Cobb County, ...

## Mortgage Income

2021 Percent of Income for Mortgage 15.7%

## Median Household Income

2021 Median Household Income \$79,734

2026 Median Household Income \$88,430

2021-2026 Annual Rate 2.09%

## Average Household Income

2021 Average Household Income \$109,096

2026 Average Household Income \$122,275

2021-2026 Annual Rate 2.31%

## Per Capita Income

2021 Per Capita Income \$41,316

2026 Per Capita Income \$46,328

2021-2026 Annual Rate 2.32%

## Households by Income

Current median household income is \$79,734 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$88,430 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$109,096 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$122,275 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$41,316 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$46,328 in five years, compared to \$39,378 for all U.S. households

## Housing

2021 Housing Affordability Index 152

2000 Total Housing Units 237,522

2000 Owner Occupied Housing Units 155,055

2000 Renter Occupied Housing Units 72,432

2000 Vacant Housing Units 10,035

2010 Total Housing Units 286,490

2010 Owner Occupied Housing Units 173,965

2010 Renter Occupied Housing Units 86,091

2010 Vacant Housing Units 26,434

2021 Total Housing Units 307,115

2021 Owner Occupied Housing Units 189,594

2021 Renter Occupied Housing Units 94,487

2021 Vacant Housing Units 23,034

2026 Total Housing Units 321,330

2026 Owner Occupied Housing Units 199,677

2026 Renter Occupied Housing Units 98,878

2026 Vacant Housing Units 22,775

Currently, 61.7% of the 307,115 housing units in the area are owner occupied; 30.8%, renter occupied; and 7.5% 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 286,490 housing units in the area - 60.7% owner occupied, 30.1% renter occupied, and 9.2% vacant. The annual rate of change in housing units since 2010 is 3.14%. Median home value in the area is \$298,189, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.26% annually to \$333,398.

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December 17, 2021





# Household Income Profile

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Population	751,256	788,987	37,731	0.98%
Households	284,081	298,555	14,474	1.00%
Median Age	37.1	37.7	0.6	0.32%
Average Household Size	2.61	2.61	0.00	0.00%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
Household	284,081	100%	298,555	100%
<\$15,000	16,902	5.9%	14,134	4.7%
\$15,000-\$24,999	12,922	4.5%	10,915	3.7%
\$25,000-\$34,999	20,834	7.3%	18,701	6.3%
\$35,000-\$49,999	32,023	11.3%	29,320	9.8%
\$50,000-\$74,999	49,646	17.5%	50,340	16.9%
\$75,000-\$99,999	40,552	14.3%	42,653	14.3%
\$100,000-\$149,999	48,523	17.1%	56,404	18.9%
\$150,000-\$199,999	28,650	10.1%	35,935	12.0%
\$200,000+	34,029	12.0%	40,153	13.4%
Median Household Income	\$79,734		\$88,430	
Average Household Income	\$109,096		\$122,275	
Per Capita Income	\$41,316		\$46,328	



**Data Note:** Income is reported for households as of July 1, 2021 and represents annual income for the preceding year, expressed in 2019 dollars. Income is reported for households as of July 1, 2026 and represents annual income for the preceding year, expressed in 2024 dollars  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2021 and 2026.



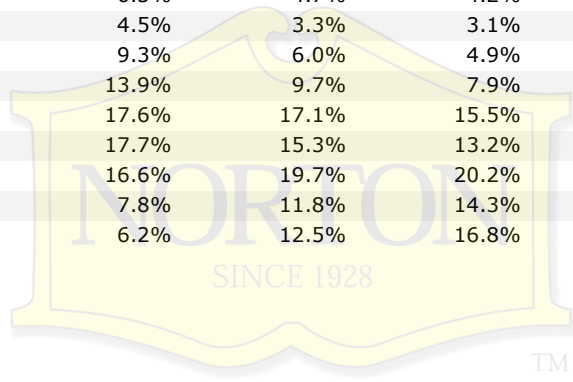


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2021 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	11,488	48,986	55,955	55,784	52,570	38,097	21,201
<\$15,000	1,583	3,066	2,605	2,353	3,063	2,309	1,923
\$15,000-\$24,999	972	2,227	1,820	1,706	2,223	2,076	1,898
\$25,000-\$34,999	1,821	4,564	3,345	2,710	2,801	2,757	2,836
\$35,000-\$49,999	2,274	6,832	5,419	4,411	4,179	4,533	4,375
\$50,000-\$74,999	2,530	8,622	9,564	8,628	7,841	7,608	4,853
\$75,000-\$99,999	1,380	8,662	8,574	7,371	6,936	5,838	1,791
\$100,000-\$149,999	704	8,128	11,044	11,261	9,887	5,900	1,599
\$150,000-\$199,999	148	3,828	6,593	7,965	6,448	2,883	785
\$200,000+	76	3,057	6,991	9,379	9,192	4,193	1,141
Median HH Income	\$42,654	\$71,747	\$88,444	\$102,067	\$96,558	\$73,899	\$47,971
Average HH Income	\$51,663	\$89,681	\$115,555	\$131,476	\$129,393	\$102,742	\$70,241
Percent Distribution							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	13.8%	6.3%	4.7%	4.2%	5.8%	6.1%	9.1%
\$15,000-\$24,999	8.5%	4.5%	3.3%	3.1%	4.2%	5.4%	9.0%
\$25,000-\$34,999	15.9%	9.3%	6.0%	4.9%	5.3%	7.2%	13.4%
\$35,000-\$49,999	19.8%	13.9%	9.7%	7.9%	7.9%	11.9%	20.6%
\$50,000-\$74,999	22.0%	17.6%	17.1%	15.5%	14.9%	20.0%	22.9%
\$75,000-\$99,999	12.0%	17.7%	15.3%	13.2%	13.2%	15.3%	8.4%
\$100,000-\$149,999	6.1%	16.6%	19.7%	20.2%	18.8%	15.5%	7.5%
\$150,000-\$199,999	1.3%	7.8%	11.8%	14.3%	12.3%	7.6%	3.7%
\$200,000+	0.7%	6.2%	12.5%	16.8%	17.5%	11.0%	5.4%



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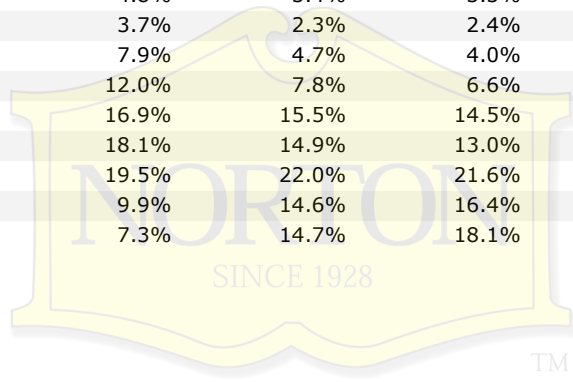


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2026 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	12,600	50,091	59,815	54,288	51,664	42,064	28,033
<\$15,000	1,493	2,423	2,062	1,799	2,267	1,974	2,116
\$15,000-\$24,999	882	1,844	1,389	1,303	1,706	1,808	1,983
\$25,000-\$34,999	1,772	3,970	2,805	2,197	2,286	2,512	3,159
\$35,000-\$49,999	2,318	5,991	4,682	3,602	3,435	4,219	5,073
\$50,000-\$74,999	3,016	8,444	9,265	7,866	7,350	7,968	6,431
\$75,000-\$99,999	1,740	9,049	8,938	7,072	6,738	6,418	2,698
\$100,000-\$149,999	1,025	9,743	13,178	11,750	10,432	7,438	2,838
\$150,000-\$199,999	236	4,979	8,708	8,889	7,583	3,991	1,549
\$200,000+	118	3,648	8,788	9,810	9,867	5,736	2,186
Median HH Income	\$48,545	\$80,040	\$101,844	\$110,026	\$106,830	\$83,193	\$54,566
Average HH Income	\$59,240	\$102,101	\$132,276	\$144,409	\$143,966	\$119,583	\$86,513
Percent Distribution							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	11.8%	4.8%	3.4%	3.3%	4.4%	4.7%	7.5%
\$15,000-\$24,999	7.0%	3.7%	2.3%	2.4%	3.3%	4.3%	7.1%
\$25,000-\$34,999	14.1%	7.9%	4.7%	4.0%	4.4%	6.0%	11.3%
\$35,000-\$49,999	18.4%	12.0%	7.8%	6.6%	6.6%	10.0%	18.1%
\$50,000-\$74,999	23.9%	16.9%	15.5%	14.5%	14.2%	18.9%	22.9%
\$75,000-\$99,999	13.8%	18.1%	14.9%	13.0%	13.0%	15.3%	9.6%
\$100,000-\$149,999	8.1%	19.5%	22.0%	21.6%	20.2%	17.7%	10.1%
\$150,000-\$199,999	1.9%	9.9%	14.6%	16.4%	14.7%	9.5%	5.5%
\$200,000+	0.9%	7.3%	14.7%	18.1%	19.1%	13.6%	7.8%



**Data Note:** Income is reported for households as of July 1, 2021 and represents annual income for the preceding year, expressed in 2019 dollars. Income is reported for households as of July 1, 2026 and represents annual income for the preceding year, expressed in 2024 dollars  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2021 and 2026.



# Housing Profile

Cobb County, GA  
 Cobb County, GA (13067)  
 Geography: County

Prepared by Esri

Population		Households	
2010 Total Population	688,078	2021 Median Household Income	\$79,734
2021 Total Population	751,256	2026 Median Household Income	\$88,430
2026 Total Population	788,987	2021-2026 Annual Rate	2.09%
2021-2026 Annual Rate	0.98%		

Housing Units by Occupancy Status and Tenure	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	286,490	100.0%	307,115	100.0%	321,330	100.0%
Occupied	260,056	90.8%	284,081	92.5%	298,555	92.9%
Owner	173,965	60.7%	189,594	61.7%	199,677	62.1%
Renter	86,091	30.1%	94,487	30.8%	98,878	30.8%
Vacant	26,434	9.2%	23,034	7.5%	22,775	7.1%

Owner Occupied Housing Units by Value	2021		2026	
	Number	Percent	Number	Percent
Total	189,578	100.0%	199,661	100.0%
<\$50,000	2,350	1.2%	1,190	0.6%
\$50,000-\$99,999	2,665	1.4%	1,148	0.6%
\$100,000-\$149,999	9,737	5.1%	5,045	2.5%
\$150,000-\$199,999	26,858	14.2%	20,516	10.3%
\$200,000-\$249,999	29,677	15.7%	29,024	14.5%
\$250,000-\$299,999	24,385	12.9%	26,544	13.3%
\$300,000-\$399,999	41,143	21.7%	48,995	24.5%
\$400,000-\$499,999	22,291	11.8%	27,714	13.9%
\$500,000-\$749,999	21,125	11.1%	27,543	13.8%
\$750,000-\$999,999	5,484	2.9%	7,237	3.6%
\$1,000,000-\$1,499,999	2,343	1.2%	2,798	1.4%
\$1,500,000-\$1,999,999	688	0.4%	856	0.4%
\$2,000,000+	832	0.4%	1,051	0.5%
Median Value	\$298,189		\$333,398	
Average Value	\$358,673		\$394,135	



Census 2010 Housing Units	Number	Percent
Total	286,490	100.0%
In Urbanized Areas	285,819	99.8%
In Urban Clusters	0	0.0%
Rural Housing Units	671	0.2%

**Data Note:** Persons of Hispanic Origin may be of any race.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



# Housing Profile

Cobb County, GA  
 Cobb County, GA (13067)  
 Geography: County

Prepared by Esri

Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	173,965	100.0%
Owned with a Mortgage/Loan	144,221	82.9%
Owned Free and Clear	29,744	17.1%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	26,434	100.0%
For Rent	12,347	46.7%
Rented- Not Occupied	357	1.4%
For Sale Only	6,197	23.4%
Sold - Not Occupied	615	2.3%
Seasonal/Recreational/Occasional Use	1,000	3.8%
For Migrant Workers	10	0.0%
Other Vacant	5,908	22.4%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	260,056	173,965	66.9%
15-24	11,377	1,443	12.7%
25-34	47,637	19,812	41.6%
35-44	59,887	39,368	65.7%
45-54	60,006	45,937	76.6%
55-64	43,919	36,400	82.9%
65-74	22,215	19,205	86.5%
75-84	11,180	9,368	83.8%
85+	3,835	2,432	63.4%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	260,056	173,965	66.9%
White Alone	170,650	132,002	77.4%
Black/African American Alone	65,333	29,125	44.6%
American Indian/Alaska Native	759	374	49.3%
Asian Alone	9,748	6,590	67.6%
Pacific Islander Alone	131	64	48.9%
Other Race Alone	8,701	3,486	40.1%
Two or More Races	4,734	2,324	49.1%
Hispanic Origin	21,002	9,882	47.1%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	260,056	173,965	66.9%
1-Person	66,605	35,787	53.7%
2-Person	81,885	59,032	72.1%
3-Person	44,854	31,434	70.1%
4-Person	38,802	29,140	75.1%
5-Person	17,021	11,914	70.0%
6-Person	6,457	4,120	63.8%
7+ Person	4,432	2,538	57.3%

2021 Housing Affordability	
Housing Affordability Index	152
Percent of Income for Mortgage	15.7%

**Data Note:** Persons of Hispanic Origin may be of any race.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

	2000	2010	2000-2010 Annual Rate
Population	607,751	688,078	1.25%
Households	227,487	260,056	1.35%
Housing Units	237,522	286,490	1.89%
<b>Population by Race</b>			
		<b>Number</b>	<b>Percent</b>
Total		688,078	100.0%
Population Reporting One Race		669,415	97.3%
White		428,023	62.2%
Black		171,774	25.0%
American Indian		2,314	0.3%
Asian		30,657	4.5%
Pacific Islander		346	0.1%
Some Other Race		36,301	5.3%
Population Reporting Two or More Races		18,663	2.7%
Total Hispanic Population		84,330	12.3%
<b>Population by Sex</b>			
Male		334,369	48.6%
Female		353,709	51.4%
<b>Population by Age</b>			
Total		688,078	100.0%
Age 0 - 4		48,318	7.0%
Age 5 - 9		49,463	7.2%
Age 10 - 14		48,641	7.1%
Age 15 - 19		47,982	7.0%
Age 20 - 24		44,950	6.5%
Age 25 - 29		49,897	7.3%
Age 30 - 34		50,920	7.4%
Age 35 - 39		54,575	7.9%
Age 40 - 44		54,218	7.9%
Age 45 - 49		55,161	8.0%
Age 50 - 54		49,531	7.2%
Age 55 - 59		40,682	5.9%
Age 60 - 64		33,768	4.9%
Age 65 - 69		21,641	3.1%
Age 70 - 74		14,308	2.1%
Age 75 - 79		10,348	1.5%
Age 80 - 84		7,173	1.0%
Age 85+		6,502	0.9%
Age 18+		511,591	74.4%
Age 65+		59,972	8.7%



**Data Note:** Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.

Households by Type		
Total	260,056	100.0%
Households with 1 Person	66,605	25.6%
Households with 2+ People	193,451	74.4%
Family Households	175,357	67.4%
Husband-wife Families	130,514	50.2%
With Own Children	62,707	24.1%
Other Family (No Spouse Present)	44,843	17.2%
With Own Children	24,959	9.6%
Nonfamily Households	18,094	7.0%
All Households with Children	95,375	36.7%
Multigenerational Households	10,022	3.9%
Unmarried Partner Households	14,185	5.5%
Male-female	12,183	4.7%
Same-sex	2,002	0.8%
Average Household Size	2.61	
Family Households by Size		
Total	175,357	100.0%
2 People	67,192	38.3%
3 People	42,491	24.2%
4 People	38,127	21.7%
5 People	16,789	9.6%
6 People	6,377	3.6%
7+ People	4,381	2.5%
Average Family Size	3.17	
Nonfamily Households by Size		
Total	84,699	100.0%
1 Person	66,605	78.6%
2 People	14,693	17.3%
3 People	2,363	2.8%
4 People	675	0.8%
5 People	232	0.3%
6 People	80	0.1%
7+ People	51	0.1%
Average Nonfamily Size	1.27	
Population by Relationship and Household Type		
Total	688,078	100.0%
In Households	679,010	98.7%
In Family Households	571,198	83.0%
Householder	175,357	25.5%
Spouse	130,514	19.0%
Child	218,694	31.8%
Other relative	31,455	4.6%
Nonrelative	15,178	2.2%
In Nonfamily Households	107,812	15.7%
In Group Quarters	9,068	1.3%
Institutionalized Population	4,489	0.7%
Noninstitutionalized Population	4,579	0.7%



**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. Average family size excludes nonrelatives.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1.

Family Households by Age of Householder		
Total	175,357	100.0%
Householder Age 15 - 44	78,502	44.8%
Householder Age 45 - 54	44,519	25.4%
Householder Age 55 - 64	30,342	17.3%
Householder Age 65 - 74	14,593	8.3%
Householder Age 75+	7,401	4.2%
Nonfamily Households by Age of Householder		
Total	84,699	100.0%
Householder Age 15 - 44	40,399	47.7%
Householder Age 45 - 54	15,487	18.3%
Householder Age 55 - 64	13,577	16.0%
Householder Age 65 - 74	7,622	9.0%
Householder Age 75+	7,614	9.0%
Households by Race of Householder		
Total	260,056	100.0%
Householder is White Alone	170,650	65.6%
Householder is Black Alone	65,333	25.1%
Householder is American Indian Alone	759	0.3%
Householder is Asian Alone	9,748	3.7%
Householder is Pacific Islander Alone	131	0.1%
Householder is Some Other Race Alone	8,701	3.3%
Householder is Two or More Races	4,734	1.8%
Households with Hispanic Householder	21,002	8.1%
Husband-wife Families by Race of Householder		
Total	130,514	100.0%
Householder is White Alone	95,656	73.3%
Householder is Black Alone	20,852	16.0%
Householder is American Indian Alone	359	0.3%
Householder is Asian Alone	6,834	5.2%
Householder is Pacific Islander Alone	57	0.0%
Householder is Some Other Race Alone	4,761	3.6%
Householder is Two or More Races	1,995	1.5%
Husband-wife Families with Hispanic Householder	11,634	8.9%
Other Families (No Spouse) by Race of Householder		
Total	44,843	100.0%
Householder is White Alone	19,713	44.0%
Householder is Black Alone	20,393	45.5%
Householder is American Indian Alone	159	0.4%
Householder is Asian Alone	990	2.2%
Householder is Pacific Islander Alone	29	0.1%
Householder is Some Other Race Alone	2,306	5.1%
Householder is Two or More Races	1,253	2.8%
Other Families with Hispanic Householder	5,227	11.7%
Nonfamily Households by Race of Householder		
Total	84,699	100.0%
Householder is White Alone	55,281	65.3%
Householder is Black Alone	24,088	28.4%
Householder is American Indian Alone	241	0.3%
Householder is Asian Alone	1,924	2.3%
Householder is Pacific Islander Alone	45	0.1%
Householder is Some Other Race Alone	1,634	1.9%
Householder is Two or More Races	1,486	1.8%
Nonfamily Households with Hispanic Householder	4,141	4.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1.



## Total Housing Units by Occupancy

Total	286,490	100.0%
Occupied Housing Units	260,056	90.8%
Vacant Housing Units		
For Rent	12,347	4.3%
Rented, not Occupied	357	0.1%
For Sale Only	6,197	2.2%
Sold, not Occupied	615	0.2%
For Seasonal/Recreational/Occasional Use	1,000	0.3%
For Migrant Workers	10	0.0%
Other Vacant	5,908	2.1%
Total Vacancy Rate	9.2%	

## Households by Tenure and Mortgage Status

Total	260,056	100.0%
Owner Occupied	173,965	66.9%
Owned with a Mortgage/Loan	144,221	55.5%
Owned Free and Clear	29,744	11.4%
Average Household Size	2.70	
Renter Occupied	86,091	33.1%
Average Household Size	2.44	

## Owner-occupied Housing Units by Race of Householder

Total	173,965	100.0%
Householder is White Alone	132,002	75.9%
Householder is Black Alone	29,125	16.7%
Householder is American Indian Alone	374	0.2%
Householder is Asian Alone	6,590	3.8%
Householder is Pacific Islander Alone	64	0.0%
Householder is Some Other Race Alone	3,486	2.0%
Householder is Two or More Races	2,324	1.3%
Owner-occupied Housing Units with Hispanic Householder	9,882	5.7%

## Renter-occupied Housing Units by Race of Householder

Total	86,091	100.0%
Householder is White Alone	38,648	44.9%
Householder is Black Alone	36,208	42.1%
Householder is American Indian Alone	385	0.4%
Householder is Asian Alone	3,158	3.7%
Householder is Pacific Islander Alone	67	0.1%
Householder is Some Other Race Alone	5,215	6.1%
Householder is Two or More Races	2,410	2.8%
Renter-occupied Housing Units with Hispanic Householder	11,120	12.9%

## Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.51
Householder is Black Alone	2.59
Householder is American Indian Alone	3.02
Householder is Asian Alone	3.05
Householder is Pacific Islander Alone	2.80
Householder is Some Other Race Alone	4.07
Householder is Two or More Races	2.98
Householder is Hispanic	3.86

Source: U.S. Census Bureau, Census 2010 Summary File 1.

## SERVICES

- INSURANCE
- REAL ESTATE
  - COMMERCIAL
  - RESIDENTIAL
  - ACREAGE
  - INVESTMENTS
  - RECREATIONAL TOURISM
- MANAGEMENT
  - MULTI FAMILY
  - COMMERCIAL
  - HOME RENTAL
  - COMMUNITY MANAGEMENT
  - RAW ACREAGE
- RELOCATION
- HOME SERVICES
- CONSULTATION
- RESEARCH
- MORTGAGE
- DEVELOPMENT
- REO

## DATA PRODUCTS

- COUNTY DEMOGRAPHICS
- ANNUAL FORECASTS
- DEEP DIVE
- MONTHLY INDICATORS
- TEMPERATURE GAUGES
- MARKET WATCH
- LAKE REPORTS
- RESIDENTIAL REPORTS
- COUNTY DASHBOARDS
- ANNUAL TRAFFIC PATTERNS
- NFOGRAPHICS
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