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# Population Consolidated Report

Gwinnett County, GA  
 Gwinnett County, GA (13135)  
 Geography: County

Prepared by Esri

Demographic Summary	Census 2010			2021		2026	
	Number	% of 50+	% of Total Pop	Number	% of 50+	Number	% of Total Pop
Total Population	805,321			919,736		987,052	
Population 50+	187,447			268,603		292,880	
Median Age	33.7			35.2		35.4	
Households	268,519			306,359		328,654	
% Householders 55+	27.5%			36.1%		37.0%	
Total Owner-Occupied Housing Units	189,167			219,498		236,246	
Total Renter-Occupied Housing Units	79,352			86,861		92,408	
Owner/Renter Ratio (per 100 renters)	238			253		256	
Median Home Value	-			\$254,273		\$280,074	
Average Home Value	-			\$294,941		\$325,508	
Median Household Income	-			\$72,722		\$80,630	
Median Household Income for Householder 55+	-			\$69,590		\$76,719	

## Population by Age and Sex

Male Population	Census 2010		2021		2026	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	87,238	100.0%	125,048	100.0%	135,297	100.0%
50-54	27,207	31.2%	29,150	23.3%	28,580	21.1%
55-59	20,853	23.9%	28,220	22.6%	26,918	19.9%
60-64	15,547	17.8%	23,535	18.8%	25,192	18.6%
65-69	9,780	11.2%	17,851	14.3%	20,831	15.4%
70-74	5,984	6.9%	12,788	10.2%	15,073	11.1%
75-79	3,920	4.5%	7,223	5.8%	10,348	7.6%
80-84	2,348	2.7%	3,699	3.0%	5,166	3.8%
85+	1,599	1.8%	2,582	2.1%	3,189	2.4%

Female Population	Census 2010		2021		2026	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	100,209	100.0%	143,555	100.0%	157,583	100.0%
50-54	28,733	28.7%	31,731	22.1%	31,573	20.0%
55-59	22,613	22.6%	30,678	21.4%	29,652	18.8%
60-64	17,389	17.4%	26,312	18.3%	28,366	18.0%
65-69	11,034	11.0%	20,641	14.4%	23,931	15.2%
70-74	7,262	7.2%	15,298	10.7%	18,383	11.7%
75-79	5,516	5.5%	8,923	6.2%	13,082	8.3%
80-84	3,980	4.0%	5,149	3.6%	7,006	4.4%
85+	3,682	3.7%	4,823	3.4%	5,590	3.5%

Total Population	Census 2010		2021		2026	
	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total(50+)	187,447	23.3%	268,603	29.2%	292,880	29.7%
50-54	55,940	6.9%	60,881	6.6%	60,153	6.1%
55-59	43,466	5.4%	58,898	6.4%	56,570	5.7%
60-64	32,936	4.1%	49,847	5.4%	53,558	5.4%
65-69	20,814	2.6%	38,492	4.2%	44,762	4.5%
70-74	13,246	1.6%	28,086	3.1%	33,456	3.4%
75-79	9,436	1.2%	16,146	1.8%	23,430	2.4%
80-84	6,328	0.8%	8,848	1.0%	12,172	1.2%
85+	5,281	0.7%	7,405	0.8%	8,779	0.9%
65+	55,105	6.8%	98,977	10.8%	122,599	12.4%
75+	21,045	2.6%	32,399	3.5%	44,381	4.5%

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

Source: Esri, U.S. Census



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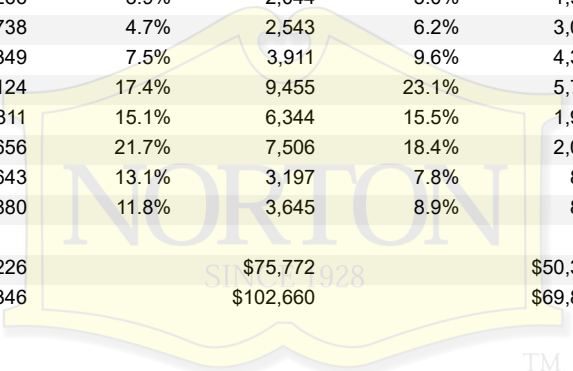
Prepared by Esri

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

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	58,298	100%	35,416	100%	16,860	100%	110,574	100%
<\$15,000	3,570	6.1%	2,416	6.8%	1,546	9.2%	7,532	6.8%
\$15,000-\$24,999	2,890	5.0%	2,227	6.3%	1,798	10.7%	6,915	6.3%
\$25,000-\$34,999	3,305	5.7%	2,645	7.5%	2,525	15.0%	8,475	7.7%
\$35,000-\$49,999	5,202	8.9%	4,052	11.4%	3,510	20.8%	12,764	11.5%
\$50,000-\$74,999	10,644	18.3%	8,510	24.0%	4,119	24.4%	23,273	21.0%
\$75,000-\$99,999	8,921	15.3%	5,303	15.0%	1,293	7.7%	15,517	14.0%
\$100,000-\$149,999	11,525	19.8%	5,505	15.5%	1,142	6.8%	18,172	16.4%
\$150,000-\$199,999	6,205	10.6%	2,155	6.1%	424	2.5%	8,784	7.9%
\$200,000+	6,036	10.4%	2,603	7.3%	503	3.0%	9,142	8.3%
Median HH Income	\$83,170		\$66,528		\$44,759		\$69,590	
Average HH Income	\$106,624		\$89,165		\$60,021		\$93,926	

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

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	58,210	100%	40,848	100%	22,551	100%	121,609	100%
<\$15,000	2,743	4.7%	2,203	5.4%	1,805	8.0%	6,751	5.6%
\$15,000-\$24,999	2,266	3.9%	2,044	5.0%	1,986	8.8%	6,296	5.2%
\$25,000-\$34,999	2,738	4.7%	2,543	6.2%	3,000	13.3%	8,281	6.8%
\$35,000-\$49,999	4,349	7.5%	3,911	9.6%	4,338	19.2%	12,598	10.4%
\$50,000-\$74,999	10,124	17.4%	9,455	23.1%	5,743	25.5%	25,322	20.8%
\$75,000-\$99,999	8,811	15.1%	6,344	15.5%	1,961	8.7%	17,116	14.1%
\$100,000-\$149,999	12,656	21.7%	7,506	18.4%	2,029	9.0%	22,191	18.2%
\$150,000-\$199,999	7,643	13.1%	3,197	7.8%	808	3.6%	11,648	9.6%
\$200,000+	6,880	11.8%	3,645	8.9%	881	3.9%	11,406	9.4%
Median HH Income	\$93,226		\$75,772		\$50,376		\$76,719	
Average HH Income	\$120,346		\$102,660		\$69,871		\$105,046	





# Demographic and Income Profile

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Summary	Census 2010	2021	2026
Population	805,321	919,736	987,052
Households	268,519	306,359	328,654
Families	203,238	228,354	243,793
Average Household Size	2.98	2.99	2.99
Owner Occupied Housing Units	189,167	219,498	236,246
Renter Occupied Housing Units	79,352	86,861	92,408
Median Age	33.7	35.2	35.4
Trends: 2021-2026 Annual Rate	Area	State	National
Population	1.42%	1.05%	0.71%
Households	1.41%	1.06%	0.71%
Families	1.32%	0.97%	0.64%
Owner HHs	1.48%	1.26%	0.91%
Median Household Income	2.09%	2.43%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	17,867	5.8%	15,421	4.7%
\$15,000 - \$24,999	17,499	5.7%	15,251	4.6%
\$25,000 - \$34,999	23,893	7.8%	22,186	6.8%
\$35,000 - \$49,999	37,159	12.1%	35,057	10.7%
\$50,000 - \$74,999	60,685	19.8%	63,499	19.3%
\$75,000 - \$99,999	42,377	13.8%	46,023	14.0%
\$100,000 - \$149,999	56,830	18.6%	68,211	20.8%
\$150,000 - \$199,999	26,193	8.5%	33,934	10.3%
\$200,000+	23,856	7.8%	29,072	8.8%
Median Household Income	\$72,722		\$80,630	
Average Household Income	\$94,820		\$106,267	
Per Capita Income	\$31,593		\$35,391	

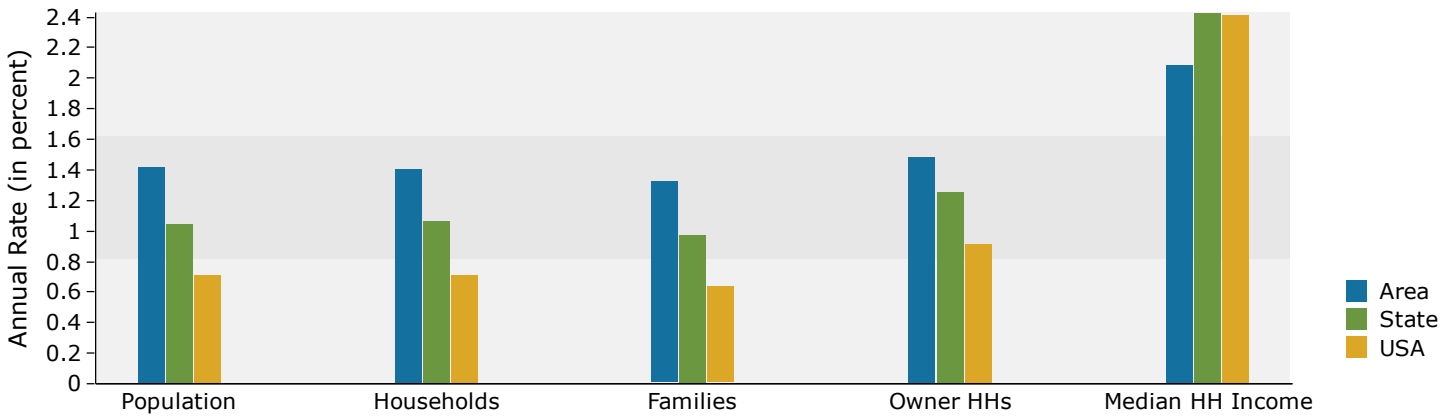
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	62,242	7.7%	62,499	6.8%	68,355	6.9%
5 - 9	66,698	8.3%	65,024	7.1%	68,104	6.9%
10 - 14	66,330	8.2%	67,716	7.4%	70,054	7.1%
15 - 19	59,956	7.4%	63,207	6.9%	64,744	6.6%
20 - 24	48,013	6.0%	58,858	6.4%	59,308	6.0%
25 - 34	115,054	14.3%	139,437	15.2%	156,299	15.8%
35 - 44	133,548	16.6%	129,978	14.1%	144,023	14.6%
45 - 54	121,973	15.1%	125,295	13.6%	123,438	12.5%
55 - 64	76,402	9.5%	108,745	11.8%	110,128	11.2%
65 - 74	34,060	4.2%	66,578	7.2%	78,218	7.9%
75 - 84	15,764	2.0%	24,994	2.7%	35,602	3.6%
85+	5,281	0.7%	7,405	0.8%	8,779	0.9%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	429,563	53.3%	394,976	42.9%	423,886	42.9%
Black Alone	190,167	23.6%	270,523	29.4%	290,322	29.4%
American Indian Alone	4,038	0.5%	4,012	0.4%	4,306	0.4%
Asian Alone	85,292	10.6%	126,631	13.8%	135,899	13.8%
Pacific Islander Alone	477	0.1%	473	0.1%	507	0.1%
Some Other Race Alone	70,492	8.8%	86,285	9.4%	92,600	9.4%
Two or More Races	25,292	3.1%	36,836	4.0%	39,532	4.0%
Hispanic Origin (Any Race)	162,035	20.1%	200,895	21.8%	215,598	21.8%

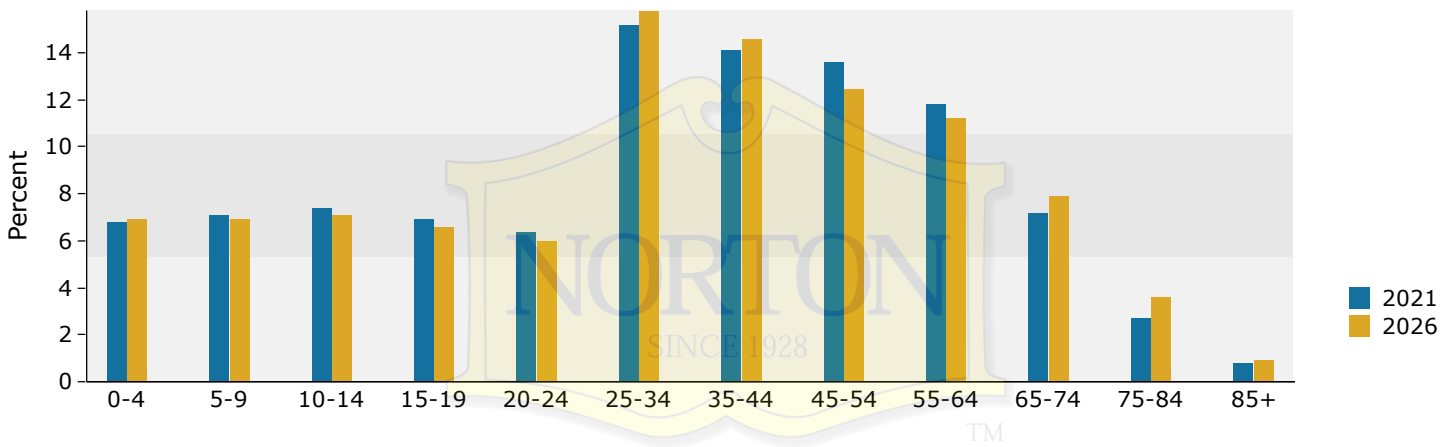
**Data Note:** Income is expressed in current dollars.

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

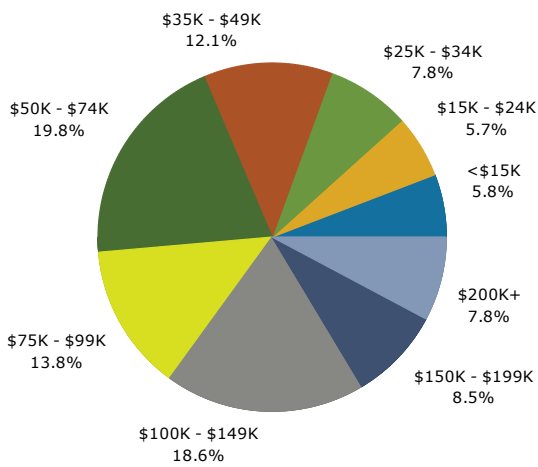
## Trends 2021-2026



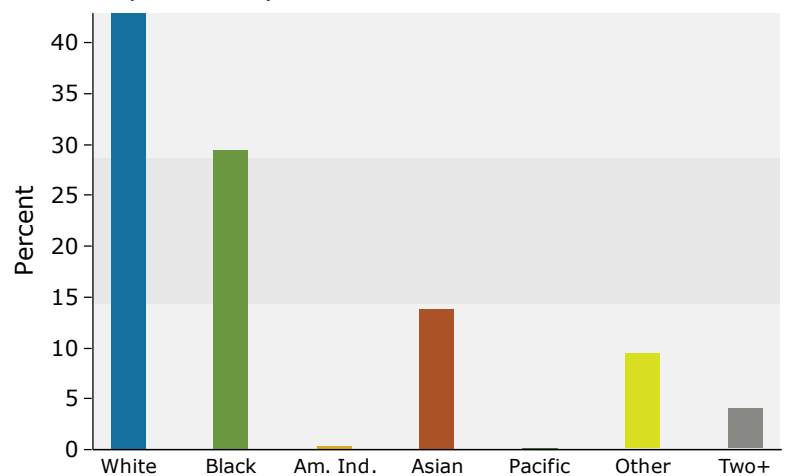
## Population by Age



## 2021 Household Income



## 2021 Population by Race



2021 Percent Hispanic Origin: 21.8%

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

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## Population

2000 Population	588,448
2010 Population	805,321
2021 Population	919,736
2026 Population	987,052
2000-2010 Annual Rate	3.19%
2010-2021 Annual Rate	1.19%
2021-2026 Annual Rate	1.42%
2021 Male Population	49.3%
2021 Female Population	50.7%
2021 Median Age	35.2

In the identified area, the current year population is 919,736. In 2010, the Census count in the area was 805,321. The rate of change since 2010 was 1.19% annually. The five-year projection for the population in the area is 987,052 representing a change of 1.42% annually from 2021 to 2026. Currently, the population is 49.3% male and 50.7% female.

## Median Age

The median age in this area is 35.2, compared to U.S. median age of 38.5.

## Race and Ethnicity

2021 White Alone	42.9%
2021 Black Alone	29.4%
2021 American Indian/Alaska Native Alone	0.4%
2021 Asian Alone	13.8%
2021 Pacific Islander Alone	0.1%
2021 Other Race	9.4%
2021 Two or More Races	4.0%
2021 Hispanic Origin (Any Race)	21.8%

Persons of Hispanic origin represent 21.8% 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 80.9 in the identified area, compared to 65.4 for the U.S. as a whole.

## Households

2021 Wealth Index	101
2000 Households	202,317
2010 Households	268,519
2021 Total Households	306,359
2026 Total Households	328,654
2000-2010 Annual Rate	2.87%
2010-2021 Annual Rate	1.18%
2021-2026 Annual Rate	1.41%
2021 Average Household Size	2.99

The household count in this area has changed from 268,519 in 2010 to 306,359 in the current year, a change of 1.18% annually. The five-year projection of households is 328,654, a change of 1.41% annually from the current year total. Average household size is currently 2.99, compared to 2.98 in the year 2010. The number of families in the current year is 228,354 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

Gwinnett County, GA  
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## Mortgage Income

2021 Percent of Income for Mortgage 14.7%

## Median Household Income

2021 Median Household Income \$72,722

2026 Median Household Income \$80,630

2021-2026 Annual Rate 2.09%

## Average Household Income

2021 Average Household Income \$94,820

2026 Average Household Income \$106,267

2021-2026 Annual Rate 2.31%

## Per Capita Income

2021 Per Capita Income \$31,593

2026 Per Capita Income \$35,391

2021-2026 Annual Rate 2.30%

## Households by Income

Current median household income is \$72,722 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$80,630 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$94,820 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$106,267 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$31,593 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$35,391 in five years, compared to \$39,378 for all U.S. households

## Housing

2021 Housing Affordability Index 149

2000 Total Housing Units 209,682

2000 Owner Occupied Housing Units 146,543

2000 Renter Occupied Housing Units 55,774

2000 Vacant Housing Units 7,365

2010 Total Housing Units 291,547

2010 Owner Occupied Housing Units 189,167

2010 Renter Occupied Housing Units 79,352

2010 Vacant Housing Units 23,028

2021 Total Housing Units 326,310

2021 Owner Occupied Housing Units 219,498

2021 Renter Occupied Housing Units 86,861

2021 Vacant Housing Units 19,951

2026 Total Housing Units 348,854

2026 Owner Occupied Housing Units 236,246

2026 Renter Occupied Housing Units 92,408

2026 Vacant Housing Units 20,200

Currently, 67.3% of the 326,310 housing units in the area are owner occupied; 26.6%, renter occupied; and 6.1% 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 291,547 housing units in the area - 64.9% owner occupied, 27.2% renter occupied, and 7.9% vacant. The annual rate of change in housing units since 2010 is 5.13%. Median home value in the area is \$254,273, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 1.95% annually to \$280,074.

**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.

December 16, 2021



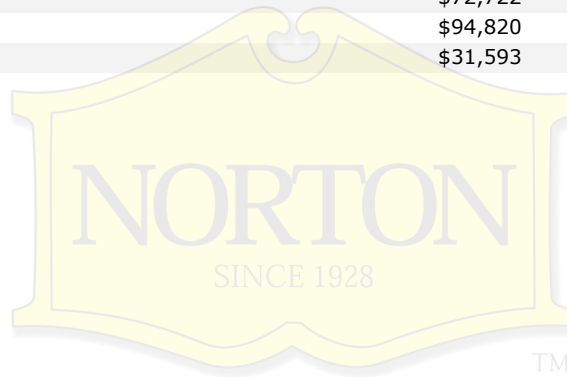
# Household Income Profile

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Prepared by Esri

Summary	2021	2026	2021-2026 Change	2021-2026 Annual Rate
Population	919,736	987,052	67,316	1.42%
Households	306,359	328,654	22,295	1.41%
Median Age	35.2	35.4	0.2	0.11%
Average Household Size	2.99	2.99	0.00	0.00%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
Household	306,359	100%	328,654	100%
<\$15,000	17,867	5.8%	15,421	4.7%
\$15,000-\$24,999	17,499	5.7%	15,251	4.6%
\$25,000-\$34,999	23,893	7.8%	22,186	6.8%
\$35,000-\$49,999	37,159	12.1%	35,057	10.7%
\$50,000-\$74,999	60,685	19.8%	63,499	19.3%
\$75,000-\$99,999	42,377	13.8%	46,023	14.0%
\$100,000-\$149,999	56,830	18.6%	68,211	20.8%
\$150,000-\$199,999	26,193	8.5%	33,934	10.3%
\$200,000+	23,856	7.8%	29,072	8.8%
Median Household Income	\$72,722		\$80,630	
Average Household Income	\$94,820		\$106,267	
Per Capita Income	\$31,593		\$35,391	



**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.



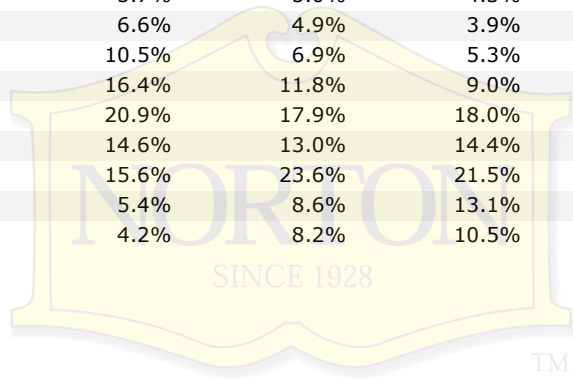


# Household Income Profile

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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	9,721	53,772	65,155	67,137	58,298	35,416	16,860
<\$15,000	1,119	3,053	3,256	2,907	3,570	2,416	1,546
\$15,000-\$24,999	1,180	3,566	3,224	2,614	2,890	2,227	1,798
\$25,000-\$34,999	1,682	5,671	4,496	3,569	3,305	2,645	2,525
\$35,000-\$49,999	1,870	8,804	7,702	6,019	5,202	4,052	3,510
\$50,000-\$74,999	2,418	11,246	11,680	12,068	10,644	8,510	4,119
\$75,000-\$99,999	868	7,870	8,452	9,670	8,921	5,303	1,293
\$100,000-\$149,999	488	8,377	15,372	14,421	11,525	5,505	1,142
\$150,000-\$199,999	65	2,925	5,612	8,807	6,205	2,155	424
\$200,000+	31	2,260	5,361	7,062	6,036	2,603	503
Median HH Income	\$40,684	\$60,314	\$80,289	\$89,879	\$83,170	\$66,528	\$44,759
Average HH Income	\$48,020	\$78,476	\$99,472	\$111,645	\$106,624	\$89,165	\$60,021
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	11.5%	5.7%	5.0%	4.3%	6.1%	6.8%	9.2%
\$15,000-\$24,999	12.1%	6.6%	4.9%	3.9%	5.0%	6.3%	10.7%
\$25,000-\$34,999	17.3%	10.5%	6.9%	5.3%	5.7%	7.5%	15.0%
\$35,000-\$49,999	19.2%	16.4%	11.8%	9.0%	8.9%	11.4%	20.8%
\$50,000-\$74,999	24.9%	20.9%	17.9%	18.0%	18.3%	24.0%	24.4%
\$75,000-\$99,999	8.9%	14.6%	13.0%	14.4%	15.3%	15.0%	7.7%
\$100,000-\$149,999	5.0%	15.6%	23.6%	21.5%	19.8%	15.5%	6.8%
\$150,000-\$199,999	0.7%	5.4%	8.6%	13.1%	10.6%	6.1%	2.5%
\$200,000+	0.3%	4.2%	8.2%	10.5%	10.4%	7.3%	3.0%



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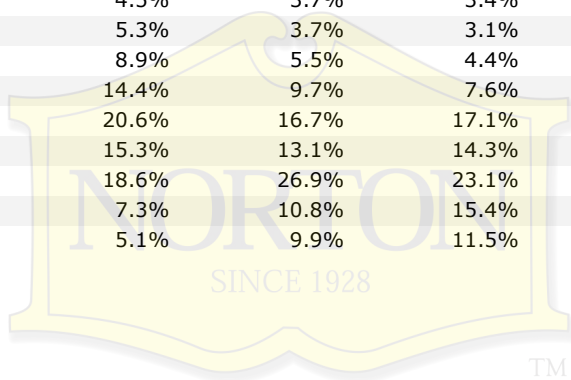


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2026 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	10,327	60,314	70,793	65,611	58,210	40,848	22,551
<\$15,000	1,066	2,712	2,643	2,249	2,743	2,203	1,805
\$15,000-\$24,999	1,127	3,192	2,613	2,023	2,266	2,044	1,986
\$25,000-\$34,999	1,688	5,393	3,909	2,915	2,738	2,543	3,000
\$35,000-\$49,999	1,880	8,709	6,890	4,980	4,349	3,911	4,338
\$50,000-\$74,999	2,764	12,395	11,799	11,219	10,124	9,455	5,743
\$75,000-\$99,999	1,035	9,237	9,269	9,366	8,811	6,344	1,961
\$100,000-\$149,999	635	11,192	19,025	15,168	12,656	7,506	2,029
\$150,000-\$199,999	97	4,410	7,652	10,127	7,643	3,197	808
\$200,000+	35	3,074	6,993	7,564	6,880	3,645	881
Median HH Income	\$44,028	\$68,866	\$94,256	\$100,107	\$93,226	\$75,772	\$50,376
Average HH Income	\$52,838	\$89,900	\$114,178	\$123,449	\$120,346	\$102,660	\$69,871
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	10.3%	4.5%	3.7%	3.4%	4.7%	5.4%	8.0%
\$15,000-\$24,999	10.9%	5.3%	3.7%	3.1%	3.9%	5.0%	8.8%
\$25,000-\$34,999	16.3%	8.9%	5.5%	4.4%	4.7%	6.2%	13.3%
\$35,000-\$49,999	18.2%	14.4%	9.7%	7.6%	7.5%	9.6%	19.2%
\$50,000-\$74,999	26.8%	20.6%	16.7%	17.1%	17.4%	23.1%	25.5%
\$75,000-\$99,999	10.0%	15.3%	13.1%	14.3%	15.1%	15.5%	8.7%
\$100,000-\$149,999	6.1%	18.6%	26.9%	23.1%	21.7%	18.4%	9.0%
\$150,000-\$199,999	0.9%	7.3%	10.8%	15.4%	13.1%	7.8%	3.6%
\$200,000+	0.3%	5.1%	9.9%	11.5%	11.8%	8.9%	3.9%



**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

Gwinnett County, GA  
 Gwinnett County, GA (13135)  
 Geography: County

Prepared by Esri

Population		Households	
2010 Total Population	805,321	2021 Median Household Income	\$72,722
2021 Total Population	919,736	2026 Median Household Income	\$80,630
2026 Total Population	987,052	2021-2026 Annual Rate	2.09%
2021-2026 Annual Rate	1.42%		

Housing Units by Occupancy Status and Tenure	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	291,547	100.0%	326,310	100.0%	348,854	100.0%
Occupied	268,519	92.1%	306,359	93.9%	328,654	94.2%
Owner	189,167	64.9%	219,498	67.3%	236,246	67.7%
Renter	79,352	27.2%	86,861	26.6%	92,408	26.5%
Vacant	23,028	7.9%	19,951	6.1%	20,200	5.8%

Owner Occupied Housing Units by Value	2021		2026	
	Number	Percent	Number	Percent
Total	219,471	100.0%	236,216	100.0%
<\$50,000	3,457	1.6%	1,899	0.8%
\$50,000-\$99,999	5,591	2.5%	2,617	1.1%
\$100,000-\$149,999	11,732	5.3%	6,584	2.8%
\$150,000-\$199,999	42,542	19.4%	35,149	14.9%
\$200,000-\$249,999	43,267	19.7%	45,790	19.4%
\$250,000-\$299,999	36,820	16.8%	43,342	18.3%
\$300,000-\$399,999	43,617	19.9%	56,232	23.8%
\$400,000-\$499,999	15,876	7.2%	21,361	9.0%
\$500,000-\$749,999	11,168	5.1%	15,762	6.7%
\$750,000-\$999,999	3,455	1.6%	4,926	2.1%
\$1,000,000-\$1,499,999	1,167	0.5%	1,504	0.6%
\$1,500,000-\$1,999,999	343	0.2%	494	0.2%
\$2,000,000+	436	0.2%	556	0.2%



Median Value	\$254,273	\$280,074
Average Value	\$294,941	\$325,508

Census 2010 Housing Units	Number	Percent
Total	291,547	100.0%
In Urbanized Areas	290,126	99.5%
In Urban Clusters	0	0.0%
Rural Housing Units	1,421	0.5%

**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

Gwinnett County, GA  
 Gwinnett County, GA (13135)  
 Geography: County

Prepared by Esri

Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	189,167	100.0%
Owned with a Mortgage/Loan	164,324	86.9%
Owned Free and Clear	24,843	13.1%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	23,028	100.0%
For Rent	9,574	41.6%
Rented- Not Occupied	326	1.4%
For Sale Only	6,397	27.8%
Sold - Not Occupied	677	2.9%
Seasonal/Recreational/Occasional Use	972	4.2%
For Migrant Workers	1	0.0%
Other Vacant	5,081	22.1%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	268,519	189,167	70.4%
15-24	9,018	1,948	21.6%
25-34	47,721	22,782	47.7%
35-44	69,814	48,241	69.1%
45-54	68,223	54,234	79.5%
55-64	43,070	36,608	85.0%
65-74	19,076	16,505	86.5%
75-84	8,802	7,142	81.1%
85+	2,795	1,707	61.1%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	268,519	189,167	70.4%
White Alone	155,679	123,761	79.5%
Black/African American Alone	64,687	35,811	55.4%
American Indian/Alaska Native	1,021	546	53.5%
Asian Alone	24,912	18,977	76.2%
Pacific Islander Alone	138	87	63.0%
Other Race Alone	16,374	6,684	40.8%
Two or More Races	5,708	3,301	57.8%
Hispanic Origin	38,560	18,383	47.7%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	268,519	189,167	70.4%
1-Person	51,243	29,811	58.2%
2-Person	74,371	56,096	75.4%
3-Person	50,319	36,499	72.5%
4-Person	48,782	36,790	75.4%
5-Person	24,946	17,616	70.6%
6-Person	10,799	7,367	68.2%
7+ Person	8,059	4,988	61.9%

2021 Housing Affordability	
Housing Affordability Index	149
Percent of Income for Mortgage	14.7%

**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	588,448	805,321	3.19%
Households	202,317	268,519	2.87%
Housing Units	209,682	291,547	3.35%
<b>Population by Race</b>			
		<b>Number</b>	<b>Percent</b>
Total		805,321	100.0%
Population Reporting One Race		780,029	96.9%
White		429,563	53.3%
Black		190,167	23.6%
American Indian		4,038	0.5%
Asian		85,292	10.6%
Pacific Islander		477	0.1%
Some Other Race		70,492	8.8%
Population Reporting Two or More Races		25,292	3.1%
Total Hispanic Population		162,035	20.1%
<b>Population by Sex</b>			
Male		397,153	49.3%
Female		408,168	50.7%
<b>Population by Age</b>			
Total		805,321	100.0%
Age 0 - 4		62,242	7.7%
Age 5 - 9		66,698	8.3%
Age 10 - 14		66,330	8.2%
Age 15 - 19		59,956	7.4%
Age 20 - 24		48,013	6.0%
Age 25 - 29		55,071	6.8%
Age 30 - 34		59,983	7.4%
Age 35 - 39		67,071	8.3%
Age 40 - 44		66,477	8.3%
Age 45 - 49		66,033	8.2%
Age 50 - 54		55,940	6.9%
Age 55 - 59		43,466	5.4%
Age 60 - 64		32,936	4.1%
Age 65 - 69		20,814	2.6%
Age 70 - 74		13,246	1.6%
Age 75 - 79		9,436	1.2%
Age 80 - 84		6,328	0.8%
Age 85+		5,281	0.7%
Age 18+		570,614	70.9%
Age 65+		55,105	6.8%



**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.

<b>Households by Type</b>		
Total	268,519	100.0%
Households with 1 Person	51,243	19.1%
Households with 2+ People	217,276	80.9%
Family Households	203,238	75.7%
Husband-wife Families	150,800	56.2%
With Own Children	81,571	30.4%
Other Family (No Spouse Present)	52,438	19.5%
With Own Children	30,781	11.5%
Nonfamily Households	14,038	5.2%
All Households with Children	122,568	45.6%
Multigenerational Households	15,742	5.9%
Unmarried Partner Households	14,693	5.5%
Male-female	12,661	4.7%
Same-sex	2,032	0.8%
Average Household Size	2.98	
<b>Family Households by Size</b>		
Total	203,238	100.0%
2 People	63,572	31.3%
3 People	48,456	23.8%
4 People	48,005	23.6%
5 People	24,589	12.1%
6 People	10,654	5.2%
7+ People	7,962	3.9%
Average Family Size	3.40	
<b>Nonfamily Households by Size</b>		
Total	65,281	100.0%
1 Person	51,243	78.5%
2 People	10,799	16.5%
3 People	1,863	2.9%
4 People	777	1.2%
5 People	357	0.5%
6 People	145	0.2%
7+ People	97	0.1%
Average Nonfamily Size	1.30	
<b>Population by Relationship and Household Type</b>		
Total	805,321	100.0%
In Households	799,639	99.3%
In Family Households	714,674	88.7%
Householder	203,238	25.2%
Spouse	150,800	18.7%
Child	285,530	35.5%
Other relative	51,876	6.4%
Nonrelative	23,230	2.9%
In Nonfamily Households	84,965	10.6%
In Group Quarters	5,682	0.7%
Institutionalized Population	5,006	0.6%
Noninstitutionalized Population	676	0.1%



**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	203,238	100.0%
Householder Age 15 - 44	98,107	48.3%
Householder Age 45 - 54	54,107	26.6%
Householder Age 55 - 64	31,914	15.7%
Householder Age 65 - 74	13,231	6.5%
Householder Age 75+	5,879	2.9%
Nonfamily Households by Age of Householder		
Total	65,281	100.0%
Householder Age 15 - 44	28,446	43.6%
Householder Age 45 - 54	14,116	21.6%
Householder Age 55 - 64	11,156	17.1%
Householder Age 65 - 74	5,845	9.0%
Householder Age 75+	5,718	8.8%
Households by Race of Householder		
Total	268,519	100.0%
Householder is White Alone	155,679	58.0%
Householder is Black Alone	64,687	24.1%
Householder is American Indian Alone	1,021	0.4%
Householder is Asian Alone	24,912	9.3%
Householder is Pacific Islander Alone	138	0.1%
Householder is Some Other Race Alone	16,374	6.1%
Householder is Two or More Races	5,708	2.1%
Households with Hispanic Householder	38,560	14.4%
Husband-wife Families by Race of Householder		
Total	150,800	100.0%
Householder is White Alone	94,351	62.6%
Householder is Black Alone	25,997	17.2%
Householder is American Indian Alone	575	0.4%
Householder is Asian Alone	17,761	11.8%
Householder is Pacific Islander Alone	72	0.0%
Householder is Some Other Race Alone	9,140	6.1%
Householder is Two or More Races	2,904	1.9%
Husband-wife Families with Hispanic Householder	22,295	14.8%
Other Families (No Spouse) by Race of Householder		
Total	52,438	100.0%
Householder is White Alone	21,488	41.0%
Householder is Black Alone	20,802	39.7%
Householder is American Indian Alone	279	0.5%
Householder is Asian Alone	3,550	6.8%
Householder is Pacific Islander Alone	30	0.1%
Householder is Some Other Race Alone	4,665	8.9%
Householder is Two or More Races	1,624	3.1%
Other Families with Hispanic Householder	10,546	20.1%
Nonfamily Households by Race of Householder		
Total	65,281	100.0%
Householder is White Alone	39,840	61.0%
Householder is Black Alone	17,888	27.4%
Householder is American Indian Alone	167	0.3%
Householder is Asian Alone	3,601	5.5%
Householder is Pacific Islander Alone	36	0.1%
Householder is Some Other Race Alone	2,569	3.9%
Householder is Two or More Races	1,180	1.8%
Nonfamily Households with Hispanic Householder	5,719	8.8%

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

## Total Housing Units by Occupancy

Total	291,547	100.0%
Occupied Housing Units	268,519	92.1%
Vacant Housing Units		
For Rent	9,574	3.3%
Rented, not Occupied	326	0.1%
For Sale Only	6,397	2.2%
Sold, not Occupied	677	0.2%
For Seasonal/Recreational/Occasional Use	972	0.3%
For Migrant Workers	1	0.0%
Other Vacant	5,081	1.7%
Total Vacancy Rate	7.9%	

## Households by Tenure and Mortgage Status

Total	268,519	100.0%
Owner Occupied	189,167	70.4%
Owned with a Mortgage/Loan	164,324	61.2%
Owned Free and Clear	24,843	9.3%
Average Household Size	3.02	
Renter Occupied	79,352	29.6%
Average Household Size	2.89	

## Owner-occupied Housing Units by Race of Householder

Total	189,167	100.0%
Householder is White Alone	123,761	65.4%
Householder is Black Alone	35,811	18.9%
Householder is American Indian Alone	546	0.3%
Householder is Asian Alone	18,977	10.0%
Householder is Pacific Islander Alone	87	0.0%
Householder is Some Other Race Alone	6,684	3.5%
Householder is Two or More Races	3,301	1.7%
Owner-occupied Housing Units with Hispanic Householder	18,383	9.7%

## Renter-occupied Housing Units by Race of Householder

Total	79,352	100.0%
Householder is White Alone	31,918	40.2%
Householder is Black Alone	28,876	36.4%
Householder is American Indian Alone	475	0.6%
Householder is Asian Alone	5,935	7.5%
Householder is Pacific Islander Alone	51	0.1%
Householder is Some Other Race Alone	9,690	12.2%
Householder is Two or More Races	2,407	3.0%
Renter-occupied Housing Units with Hispanic Householder	20,177	25.4%

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

Householder is White Alone	2.78
Householder is Black Alone	2.93
Householder is American Indian Alone	3.87
Householder is Asian Alone	3.39
Householder is Pacific Islander Alone	3.26
Householder is Some Other Race Alone	4.24
Householder is Two or More Races	3.48
Householder is Hispanic	4.11

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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