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Population Consolidated Report

Habersham County, GA
 Habersham County, GA (13137)
 Geography: County

Prepared by Esri

Demographic Summary				2021-2026	2021-2026
	Census 2010	2021	2026	Change	Annual Rate
Total Population	43,041	47,189	48,924	1,735	0.72%
Population 50+	14,853	18,105	19,614	1,509	1.61%
Median Age	38.5	40.7	42.1	1.4	0.68%
Households	15,472	17,043	17,701	658	0.76%
% Householders 55+	46.5%	51.8%	53.9%	2.1	0.80%
Total Owner-Occupied Housing Units	11,596	13,587	14,243	656	0.95%
Total Renter-Occupied Housing Units	3,876	3,456	3,458	2	0.01%
Owner/Renter Ratio (per 100 renters)	299	393	412	19.0	0.95%
Median Home Value	-	\$168,825	\$181,541	\$12,716	1.46%
Average Home Value	-	\$196,040	\$209,778	\$13,738	1.36%
Median Household Income	-	\$54,049	\$58,317	\$4,268	1.53%
Median Household Income for Householder 55+	-	\$48,169	\$52,623	\$4,454	1.78%

Population by Age and Sex

Male Population	Census 2010		2021		2026	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	6,828	100.0%	8,451	100.0%	9,202	100.0%
50-54	1,401	20.5%	1,362	16.1%	1,426	15.5%
55-59	1,228	18.0%	1,436	17.0%	1,445	15.7%
60-64	1,270	18.6%	1,521	18.0%	1,523	16.6%
65-69	1,014	14.9%	1,340	15.9%	1,529	16.6%
70-74	756	11.1%	1,197	14.2%	1,241	13.5%
75-79	542	7.9%	781	9.2%	1,039	11.3%
80-84	387	5.7%	462	5.5%	582	6.3%
85+	230	3.4%	352	4.2%	417	4.5%

Female Population	Census 2010		2021		2026	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	8,025	100.0%	9,654	100.0%	10,412	100.0%
50-54	1,549	19.3%	1,458	15.1%	1,566	15.0%
55-59	1,458	18.2%	1,592	16.5%	1,520	14.6%
60-64	1,348	16.8%	1,645	17.0%	1,635	15.7%
65-69	1,110	13.8%	1,504	15.6%	1,634	15.7%
70-74	865	10.8%	1,348	14.0%	1,428	13.7%
75-79	659	8.2%	921	9.5%	1,202	11.5%
80-84	549	6.8%	584	6.0%	752	7.2%
85+	487	6.1%	602	6.2%	675	6.5%

Total Population	Census 2010		2021		2026	
	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total(50+)	14,853	34.5%	18,105	38.4%	19,614	40.1%
50-54	2,950	6.9%	2,820	6.0%	2,992	6.1%
55-59	2,686	6.2%	3,028	6.4%	2,965	6.1%
60-64	2,618	6.1%	3,166	6.7%	3,158	6.5%
65-69	2,124	4.9%	2,844	6.0%	3,163	6.5%
70-74	1,621	3.8%	2,545	5.4%	2,669	5.5%
75-79	1,201	2.8%	1,702	3.6%	2,241	4.6%
80-84	936	2.2%	1,046	2.2%	1,334	2.7%
85+	717	1.7%	954	2.0%	1,092	2.2%
65+	6,599	15.3%	9,091	19.3%	10,499	21.5%
75+	2,854	6.6%	3,702	7.8%	4,667	9.5%

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

Source: Esri, U.S. Census



Population Consolidated Report

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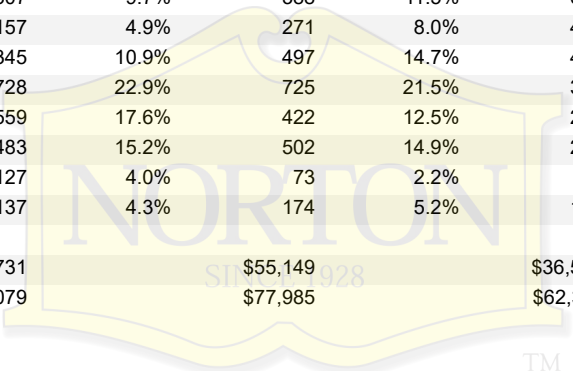
Prepared by Esri

2021 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	3,263	100%	3,172	100%	2,399	100%	8,834	100%
<\$15,000	408	12.5%	361	11.4%	328	13.7%	1,097	12.4%
\$15,000-\$24,999	360	11.0%	408	12.9%	556	23.2%	1,324	15.0%
\$25,000-\$34,999	172	5.3%	277	8.7%	361	15.0%	810	9.2%
\$35,000-\$49,999	406	12.4%	520	16.4%	381	15.9%	1,307	14.8%
\$50,000-\$74,999	726	22.2%	644	20.3%	253	10.5%	1,623	18.4%
\$75,000-\$99,999	517	15.8%	355	11.2%	202	8.4%	1,074	12.2%
\$100,000-\$149,999	421	12.9%	394	12.4%	185	7.7%	1,000	11.3%
\$150,000-\$199,999	117	3.6%	63	2.0%	61	2.5%	241	2.7%
\$200,000+	136	4.2%	150	4.7%	72	3.0%	358	4.1%
Median HH Income	\$57,363		\$50,498		\$33,366		\$48,169	
Average HH Income	\$73,513		\$69,974		\$54,808		\$67,163	

2026 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	3,175	100%	3,375	100%	2,987	100%	9,537	100%
<\$15,000	332	10.5%	323	9.6%	376	12.6%	1,031	10.8%
\$15,000-\$24,999	307	9.7%	388	11.5%	625	20.9%	1,320	13.8%
\$25,000-\$34,999	157	4.9%	271	8.0%	429	14.4%	857	9.0%
\$35,000-\$49,999	345	10.9%	497	14.7%	445	14.9%	1,287	13.5%
\$50,000-\$74,999	728	22.9%	725	21.5%	349	11.7%	1,802	18.9%
\$75,000-\$99,999	559	17.6%	422	12.5%	280	9.4%	1,261	13.2%
\$100,000-\$149,999	483	15.2%	502	14.9%	287	9.6%	1,272	13.3%
\$150,000-\$199,999	127	4.0%	73	2.2%	91	3.0%	291	3.1%
\$200,000+	137	4.3%	174	5.2%	105	3.5%	416	4.4%
Median HH Income	\$62,731		\$55,149		\$36,579		\$52,623	
Average HH Income	\$81,079		\$77,985		\$62,311		\$74,106	





Demographic and Income Profile

Habersham County, GA
 Habersham County, GA (13137)
 Geography: County

Prepared by Esri

Summary	Census 2010	2021	2026
Population	43,041	47,189	48,924
Households	15,472	17,043	17,701
Families	11,307	12,244	12,650
Average Household Size	2.63	2.63	2.63
Owner Occupied Housing Units	11,596	13,587	14,243
Renter Occupied Housing Units	3,876	3,456	3,458
Median Age	38.5	40.7	42.1
Trends: 2021-2026 Annual Rate	Area	State	National
Population	0.72%	1.05%	0.71%
Households	0.76%	1.06%	0.71%
Families	0.65%	0.97%	0.64%
Owner HHs	0.95%	1.26%	0.91%
Median Household Income	1.53%	2.43%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	2,063	12.1%	1,857	10.5%
\$15,000 - \$24,999	2,126	12.5%	2,028	11.5%
\$25,000 - \$34,999	1,336	7.8%	1,342	7.6%
\$35,000 - \$49,999	2,227	13.1%	2,096	11.8%
\$50,000 - \$74,999	3,368	19.8%	3,556	20.1%
\$75,000 - \$99,999	2,525	14.8%	2,817	15.9%
\$100,000 - \$149,999	2,298	13.5%	2,758	15.6%
\$150,000 - \$199,999	493	2.9%	566	3.2%
\$200,000+	607	3.6%	681	3.8%
Median Household Income	\$54,049		\$58,317	
Average Household Income	\$69,691		\$76,647	
Per Capita Income	\$25,198		\$27,759	

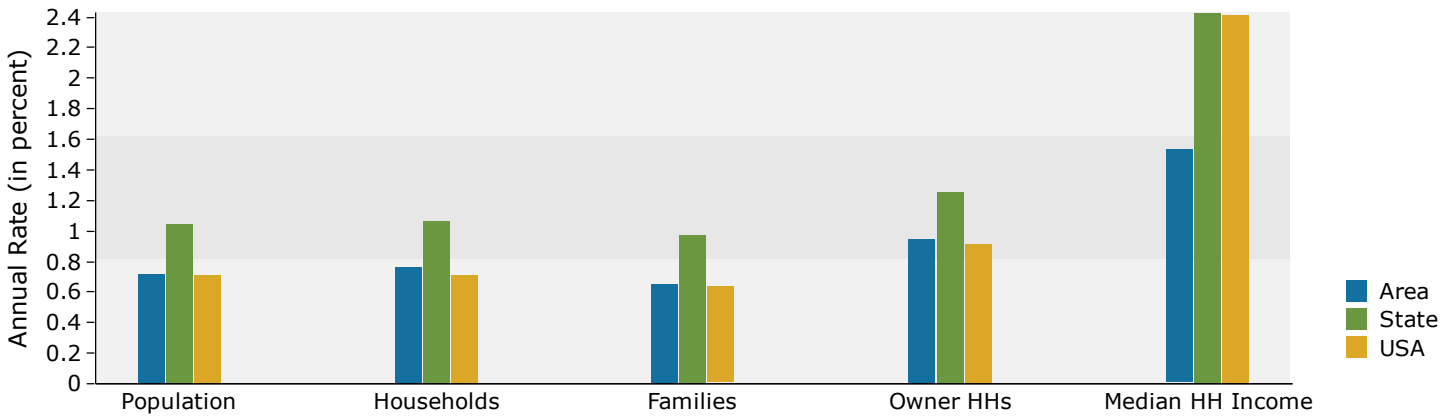
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,885	6.7%	2,792	5.9%	2,799	5.7%
5 - 9	2,953	6.9%	2,939	6.2%	2,942	6.0%
10 - 14	2,837	6.6%	2,967	6.3%	3,156	6.5%
15 - 19	2,788	6.5%	2,820	6.0%	3,096	6.3%
20 - 24	2,678	6.2%	2,565	5.4%	2,569	5.3%
25 - 34	5,402	12.6%	6,052	12.8%	5,339	10.9%
35 - 44	5,666	13.2%	5,961	12.6%	6,348	13.0%
45 - 54	5,929	13.8%	5,808	12.3%	6,053	12.4%
55 - 64	5,304	12.3%	6,194	13.1%	6,123	12.5%
65 - 74	3,745	8.7%	5,389	11.4%	5,832	11.9%
75 - 84	2,137	5.0%	2,748	5.8%	3,575	7.3%
85+	717	1.7%	954	2.0%	1,092	2.2%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	36,893	85.7%	38,956	82.6%	39,510	80.8%
Black Alone	1,444	3.4%	1,818	3.9%	1,913	3.9%
American Indian Alone	195	0.5%	256	0.5%	277	0.6%
Asian Alone	960	2.2%	1,113	2.4%	1,188	2.4%
Pacific Islander Alone	65	0.2%	78	0.2%	84	0.2%
Some Other Race Alone	2,713	6.3%	3,878	8.2%	4,694	9.6%
Two or More Races	771	1.8%	1,090	2.3%	1,258	2.6%
Hispanic Origin (Any Race)	5,333	12.4%	7,706	16.3%	9,149	18.7%

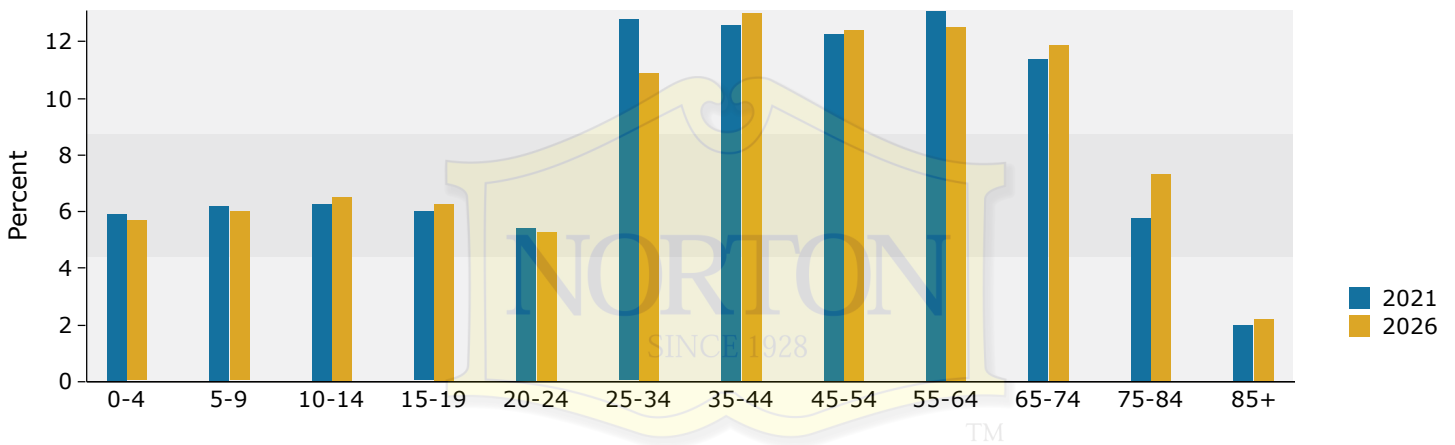
Data Note: Income is expressed in current dollars.

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

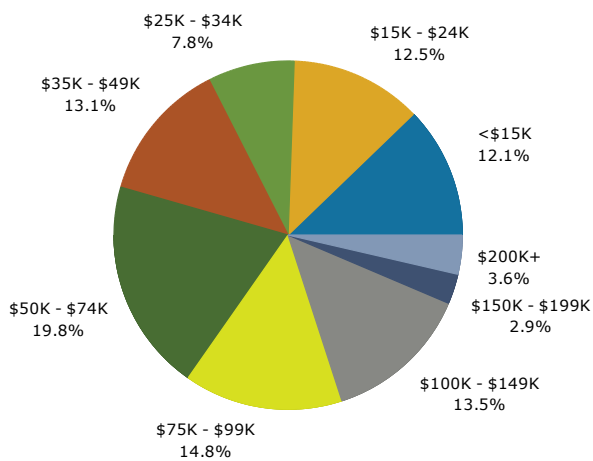
Trends 2021-2026



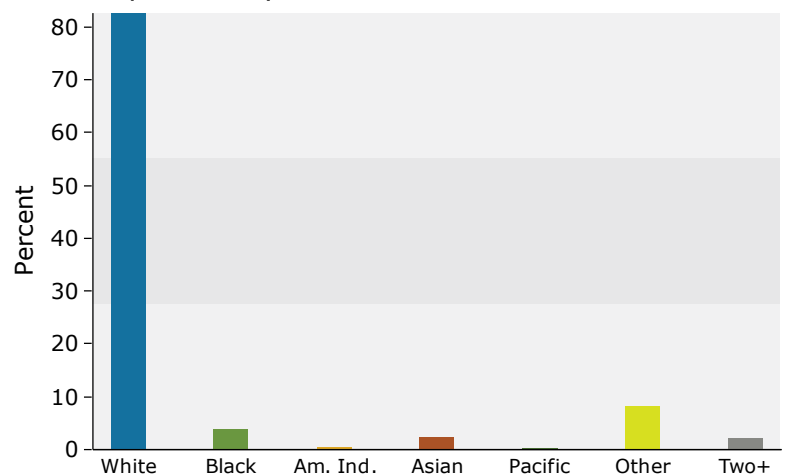
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 16.3%

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



Executive Summary

Habersham County, GA
Habersham County, GA (13137)
Geography: County

Prepared by Esri

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Population

2000 Population	35,902
2010 Population	43,041
2021 Population	47,189
2026 Population	48,924
2000-2010 Annual Rate	1.83%
2010-2021 Annual Rate	0.82%
2021-2026 Annual Rate	0.72%
2021 Male Population	47.6%
2021 Female Population	52.4%
2021 Median Age	40.7

In the identified area, the current year population is 47,189. In 2010, the Census count in the area was 43,041. The rate of change since 2010 was 0.82% annually. The five-year projection for the population in the area is 48,924 representing a change of 0.72% annually from 2021 to 2026. Currently, the population is 47.6% male and 52.4% 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	82.6%
2021 Black Alone	3.9%
2021 American Indian/Alaska Native Alone	0.5%
2021 Asian Alone	2.4%
2021 Pacific Islander Alone	0.2%
2021 Other Race	8.2%
2021 Two or More Races	2.3%
2021 Hispanic Origin (Any Race)	16.3%

Persons of Hispanic origin represent 16.3% 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 50.3 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	75
2000 Households	13,259
2010 Households	15,472
2021 Total Households	17,043
2026 Total Households	17,701
2000-2010 Annual Rate	1.56%
2010-2021 Annual Rate	0.86%
2021-2026 Annual Rate	0.76%
2021 Average Household Size	2.63

The household count in this area has changed from 15,472 in 2010 to 17,043 in the current year, a change of 0.86% annually. The five-year projection of households is 17,701, a change of 0.76% annually from the current year total. Average household size is currently 2.63, compared to 2.63 in the year 2010. The number of families in the current year is 12,244 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

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Mortgage Income

2021 Percent of Income for Mortgage 13.1%

Median Household Income

2021 Median Household Income \$54,049

2026 Median Household Income \$58,317

2021-2026 Annual Rate 1.53%

Average Household Income

2021 Average Household Income \$69,691

2026 Average Household Income \$76,647

2021-2026 Annual Rate 1.92%

Per Capita Income

2021 Per Capita Income \$25,198

2026 Per Capita Income \$27,759

2021-2026 Annual Rate 1.95%

Households by Income

Current median household income is \$54,049 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$58,317 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$69,691 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$76,647 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$25,198 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$27,759 in five years, compared to \$39,378 for all U.S. households

Housing

2021 Housing Affordability Index 182

2000 Total Housing Units 14,634

2000 Owner Occupied Housing Units 10,107

2000 Renter Occupied Housing Units 3,152

2000 Vacant Housing Units 1,375

2010 Total Housing Units 18,146

2010 Owner Occupied Housing Units 11,596

2010 Renter Occupied Housing Units 3,876

2010 Vacant Housing Units 2,674

2021 Total Housing Units 20,197

2021 Owner Occupied Housing Units 13,587

2021 Renter Occupied Housing Units 3,456

2021 Vacant Housing Units 3,154

2026 Total Housing Units 21,109

2026 Owner Occupied Housing Units 14,243

2026 Renter Occupied Housing Units 3,458

2026 Vacant Housing Units 3,408

Currently, 67.3% of the 20,197 housing units in the area are owner occupied; 17.1%, renter occupied; and 15.6% 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 18,146 housing units in the area - 63.9% owner occupied, 21.4% renter occupied, and 14.7% vacant. The annual rate of change in housing units since 2010 is 4.87%. Median home value in the area is \$168,825, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 1.46% annually to \$181,541.

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.

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December 16, 2021



Household Income Profile

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Households	17,043	17,701	658	0.76%
Median Age	40.7	42.1	1.4	0.68%
Average Household Size	2.63	2.63	0.00	0.00%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
Household	17,043	100%	17,701	100%
<\$15,000	2,063	12.1%	1,857	10.5%
\$15,000-\$24,999	2,126	12.5%	2,028	11.5%
\$25,000-\$34,999	1,336	7.8%	1,342	7.6%
\$35,000-\$49,999	2,227	13.1%	2,096	11.8%
\$50,000-\$74,999	3,368	19.8%	3,556	20.1%
\$75,000-\$99,999	2,525	14.8%	2,817	15.9%
\$100,000-\$149,999	2,298	13.5%	2,758	15.6%
\$150,000-\$199,999	493	2.9%	566	3.2%
\$200,000+	607	3.6%	681	3.8%
Median Household Income	\$54,049		\$58,317	
Average Household Income	\$69,691		\$76,647	
Per Capita Income	\$25,198		\$27,759	



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.

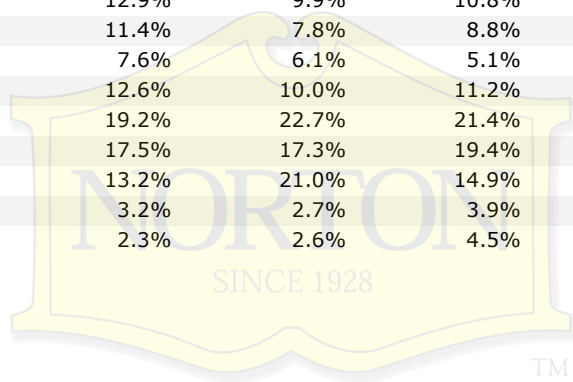


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2021 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	514	2,177	2,692	2,826	3,263	3,172	2,399
<\$15,000	113	281	266	306	408	361	328
\$15,000-\$24,999	94	249	210	249	360	408	556
\$25,000-\$34,999	51	166	164	145	172	277	361
\$35,000-\$49,999	62	274	268	316	406	520	381
\$50,000-\$74,999	112	418	610	605	726	644	253
\$75,000-\$99,999	56	382	466	547	517	355	202
\$100,000-\$149,999	23	288	566	421	421	394	185
\$150,000-\$199,999	2	69	72	109	117	63	61
\$200,000+	1	50	70	128	136	150	72
Median HH Income	\$34,748	\$55,179	\$65,694	\$63,994	\$57,363	\$50,498	\$33,366
Average HH Income	\$43,346	\$67,002	\$75,549	\$78,880	\$73,513	\$69,974	\$54,808
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	22.0%	12.9%	9.9%	10.8%	12.5%	11.4%	13.7%
\$15,000-\$24,999	18.3%	11.4%	7.8%	8.8%	11.0%	12.9%	23.2%
\$25,000-\$34,999	9.9%	7.6%	6.1%	5.1%	5.3%	8.7%	15.0%
\$35,000-\$49,999	12.1%	12.6%	10.0%	11.2%	12.4%	16.4%	15.9%
\$50,000-\$74,999	21.8%	19.2%	22.7%	21.4%	22.2%	20.3%	10.5%
\$75,000-\$99,999	10.9%	17.5%	17.3%	19.4%	15.8%	11.2%	8.4%
\$100,000-\$149,999	4.5%	13.2%	21.0%	14.9%	12.9%	12.4%	7.7%
\$150,000-\$199,999	0.4%	3.2%	2.7%	3.9%	3.6%	2.0%	2.5%
\$200,000+	0.2%	2.3%	2.6%	4.5%	4.2%	4.7%	3.0%



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
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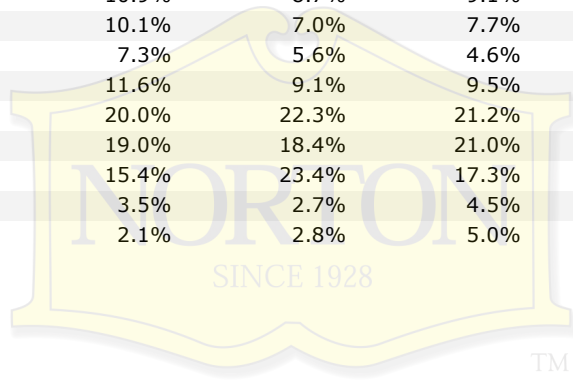


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2026 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	536	1,892	2,828	2,908	3,175	3,375	2,987
<\$15,000	108	207	246	265	332	323	376
\$15,000-\$24,999	95	191	197	225	307	388	625
\$25,000-\$34,999	54	138	158	135	157	271	429
\$35,000-\$49,999	57	220	256	276	345	497	445
\$50,000-\$74,999	126	379	632	617	728	725	349
\$75,000-\$99,999	63	360	521	612	559	422	280
\$100,000-\$149,999	29	291	662	504	483	502	287
\$150,000-\$199,999	3	66	76	130	127	73	91
\$200,000+	1	40	80	144	137	174	105
Median HH Income	\$37,268	\$60,030	\$70,833	\$71,365	\$62,731	\$55,149	\$36,579
Average HH Income	\$47,400	\$72,896	\$82,090	\$87,520	\$81,079	\$77,985	\$62,311
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	20.1%	10.9%	8.7%	9.1%	10.5%	9.6%	12.6%
\$15,000-\$24,999	17.7%	10.1%	7.0%	7.7%	9.7%	11.5%	20.9%
\$25,000-\$34,999	10.1%	7.3%	5.6%	4.6%	4.9%	8.0%	14.4%
\$35,000-\$49,999	10.6%	11.6%	9.1%	9.5%	10.9%	14.7%	14.9%
\$50,000-\$74,999	23.5%	20.0%	22.3%	21.2%	22.9%	21.5%	11.7%
\$75,000-\$99,999	11.8%	19.0%	18.4%	21.0%	17.6%	12.5%	9.4%
\$100,000-\$149,999	5.4%	15.4%	23.4%	17.3%	15.2%	14.9%	9.6%
\$150,000-\$199,999	0.6%	3.5%	2.7%	4.5%	4.0%	2.2%	3.0%
\$200,000+	0.2%	2.1%	2.8%	5.0%	4.3%	5.2%	3.5%



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

Habersham County, GA
 Habersham County, GA (13137)
 Geography: County

Prepared by Esri

Population		Households	
2010 Total Population	43,041	2021 Median Household Income	\$54,049
2021 Total Population	47,189	2026 Median Household Income	\$58,317
2026 Total Population	48,924	2021-2026 Annual Rate	1.53%
2021-2026 Annual Rate	0.72%		

Housing Units by Occupancy Status and Tenure	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	18,146	100.0%	20,197	100.0%	21,109	100.0%
Occupied	15,472	85.3%	17,043	84.4%	17,701	83.9%
Owner	11,596	63.9%	13,587	67.3%	14,243	67.5%
Renter	3,876	21.4%	3,456	17.1%	3,458	16.4%
Vacant	2,674	14.7%	3,154	15.6%	3,408	16.1%

Owner Occupied Housing Units by Value	2021		2026	
	Number	Percent	Number	Percent
Total	13,587	100.0%	14,243	100.0%
<\$50,000	859	6.3%	640	4.5%
\$50,000-\$99,999	1,910	14.1%	1,569	11.0%
\$100,000-\$149,999	2,764	20.3%	2,593	18.2%
\$150,000-\$199,999	3,348	24.6%	3,677	25.8%
\$200,000-\$249,999	2,115	15.6%	2,593	18.2%
\$250,000-\$299,999	887	6.5%	1,111	7.8%
\$300,000-\$399,999	839	6.2%	1,049	7.4%
\$400,000-\$499,999	382	2.8%	465	3.3%
\$500,000-\$749,999	311	2.3%	366	2.6%
\$750,000-\$999,999	118	0.9%	128	0.9%
\$1,000,000-\$1,499,999	31	0.2%	31	0.2%
\$1,500,000-\$1,999,999	12	0.1%	11	0.1%
\$2,000,000+	11	0.1%	10	0.1%



Median Value	\$168,825	\$181,541
Average Value	\$196,040	\$209,778

Census 2010 Housing Units	Number	Percent
Total	18,146	100.0%
In Urbanized Areas	0	0.0%
In Urban Clusters	6,469	35.6%
Rural Housing Units	11,677	64.4%

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

Habersham County, GA
 Habersham County, GA (13137)
 Geography: County

Prepared by Esri

Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	11,596	100.0%
Owned with a Mortgage/Loan	7,177	61.9%
Owned Free and Clear	4,419	38.1%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	2,674	100.0%
For Rent	610	22.8%
Rented- Not Occupied	23	0.9%
For Sale Only	419	15.7%
Sold - Not Occupied	72	2.7%
Seasonal/Recreational/Occasional Use	830	31.0%
For Migrant Workers	3	0.1%
Other Vacant	717	26.8%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	15,472	11,596	74.9%
15-24	557	173	31.1%
25-34	2,023	1,114	55.1%
35-44	2,673	1,852	69.3%
45-54	3,028	2,336	77.1%
55-64	2,936	2,482	84.5%
65-74	2,320	1,999	86.2%
75-84	1,445	1,265	87.5%
85+	490	375	76.5%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	15,472	11,596	74.9%
White Alone	14,102	10,830	76.8%
Black/African American Alone	297	159	53.5%
American Indian/Alaska Native	60	31	51.7%
Asian Alone	256	194	75.8%
Pacific Islander Alone	14	7	50.0%
Other Race Alone	570	279	48.9%
Two or More Races	173	96	55.5%
Hispanic Origin	1,106	520	47.0%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	15,472	11,596	74.9%
1-Person	3,587	2,379	66.3%
2-Person	5,547	4,653	83.9%
3-Person	2,512	1,859	74.0%
4-Person	2,037	1,503	73.8%
5-Person	1,034	718	69.4%
6-Person	465	310	66.7%
7+ Person	290	174	60.0%

2021 Housing Affordability	
Housing Affordability Index	182
Percent of Income for Mortgage	13.1%

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	35,902	43,041	1.83%
Households	13,259	15,472	1.56%
Housing Units	14,634	18,146	2.17%
Population by Race			
		Number	Percent
Total		43,041	100.0%
Population Reporting One Race		42,270	98.2%
White		36,893	85.7%
Black		1,444	3.4%
American Indian		195	0.5%
Asian		960	2.2%
Pacific Islander		65	0.2%
Some Other Race		2,713	6.3%
Population Reporting Two or More Races		771	1.8%
Total Hispanic Population		5,333	12.4%
Population by Sex			
Male		20,301	47.2%
Female		22,740	52.8%
Population by Age			
Total		43,041	100.0%
Age 0 - 4		2,885	6.7%
Age 5 - 9		2,953	6.9%
Age 10 - 14		2,837	6.6%
Age 15 - 19		2,788	6.5%
Age 20 - 24		2,678	6.2%
Age 25 - 29		2,681	6.2%
Age 30 - 34		2,721	6.3%
Age 35 - 39		2,840	6.6%
Age 40 - 44		2,826	6.6%
Age 45 - 49		2,979	6.9%
Age 50 - 54		2,950	6.9%
Age 55 - 59		2,686	6.2%
Age 60 - 64		2,618	6.1%
Age 65 - 69		2,124	4.9%
Age 70 - 74		1,621	3.8%
Age 75 - 79		1,201	2.8%
Age 80 - 84		936	2.2%
Age 85+		717	1.7%
Age 18+		32,737	76.1%
Age 65+		6,599	15.3%



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	15,472	100.0%
Households with 1 Person	3,587	23.2%
Households with 2+ People	11,885	76.8%
Family Households	11,307	73.1%
Husband-wife Families	8,940	57.8%
With Own Children	3,446	22.3%
Other Family (No Spouse Present)	2,367	15.3%
With Own Children	1,211	7.8%
Nonfamily Households	578	3.7%
All Households with Children	5,325	34.4%
Multigenerational Households	693	4.5%
Unmarried Partner Households	790	5.1%
Male-female	684	4.4%
Same-sex	106	0.7%
Average Household Size	2.63	

Family Households by Size		
Total	11,307	100.0%
2 People	5,054	44.7%
3 People	2,459	21.7%
4 People	2,016	17.8%
5 People	1,029	9.1%
6 People	461	4.1%
7+ People	288	2.5%
Average Family Size	3.08	

Nonfamily Households by Size		
Total	4,165	100.0%
1 Person	3,587	86.1%
2 People	493	11.8%
3 People	53	1.3%
4 People	21	0.5%
5 People	5	0.1%
6 People	4	0.1%
7+ People	2	0.0%
Average Nonfamily Size	1.17	

Population by Relationship and Household Type		
Total	43,041	100.0%
In Households	40,657	94.5%
In Family Households	35,777	83.1%
Householder	11,307	26.3%
Spouse	8,940	20.8%
Child	12,833	29.8%
Other relative	1,786	4.1%
Nonrelative	911	2.1%
In Nonfamily Households	4,880	11.3%
In Group Quarters	2,384	5.5%
Institutionalized Population	1,797	4.2%
Noninstitutionalized Population	587	1.4%

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.

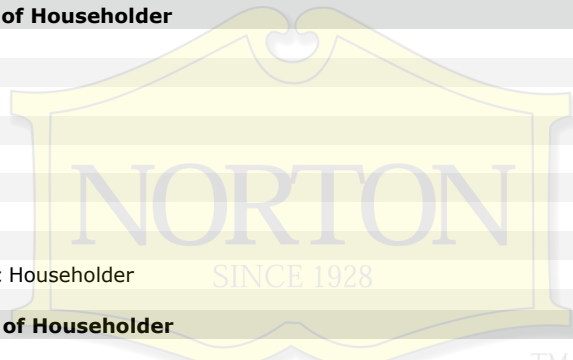
Source: U.S. Census Bureau, Census 2010 Summary File 1.

Family Households by Age of Householder		
Total	11,307	100.0%
Householder Age 15 - 44	4,345	38.4%
Householder Age 45 - 54	2,342	20.7%
Householder Age 55 - 64	2,088	18.5%
Householder Age 65 - 74	1,539	13.6%
Householder Age 75+	993	8.8%
Nonfamily Households by Age of Householder		
Total	4,165	100.0%
Householder Age 15 - 44	908	21.8%
Householder Age 45 - 54	686	16.5%
Householder Age 55 - 64	848	20.4%
Householder Age 65 - 74	781	18.8%
Householder Age 75+	942	22.6%
Households by Race of Householder		
Total	15,472	100.0%
Householder is White Alone	14,102	91.1%
Householder is Black Alone	297	1.9%
Householder is American Indian Alone	60	0.4%
Householder is Asian Alone	256	1.7%
Householder is Pacific Islander Alone	14	0.1%
Householder is Some Other Race Alone	570	3.7%
Householder is Two or More Races	173	1.1%
Households with Hispanic Householder	1,106	7.1%
Husband-wife Families by Race of Householder		
Total	8,940	100.0%
Householder is White Alone	8,173	91.4%
Householder is Black Alone	102	1.1%
Householder is American Indian Alone	34	0.4%
Householder is Asian Alone	152	1.7%
Householder is Pacific Islander Alone	8	0.1%
Householder is Some Other Race Alone	397	4.4%
Householder is Two or More Races	74	0.8%
Husband-wife Families with Hispanic Householder	770	8.6%
Other Families (No Spouse) by Race of Householder		
Total	2,367	100.0%
Householder is White Alone	2,007	84.8%
Householder is Black Alone	90	3.8%
Householder is American Indian Alone	12	0.5%
Householder is Asian Alone	80	3.4%
Householder is Pacific Islander Alone	3	0.1%
Householder is Some Other Race Alone	126	5.3%
Householder is Two or More Races	49	2.1%
Other Families with Hispanic Householder	234	9.9%
Nonfamily Households by Race of Householder		
Total	4,165	100.0%
Householder is White Alone	3,922	94.2%
Householder is Black Alone	105	2.5%
Householder is American Indian Alone	14	0.3%
Householder is Asian Alone	24	0.6%
Householder is Pacific Islander Alone	3	0.1%
Householder is Some Other Race Alone	47	1.1%
Householder is Two or More Races	50	1.2%
Nonfamily Households with Hispanic Householder	102	2.4%



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

Total Housing Units by Occupancy		
Total	18,146	100.0%
Occupied Housing Units	15,472	85.3%
Vacant Housing Units		
For Rent	610	3.4%
Rented, not Occupied	23	0.1%
For Sale Only	419	2.3%
Sold, not Occupied	72	0.4%
For Seasonal/Recreational/Occasional Use	830	4.6%
For Migrant Workers	3	0.0%
Other Vacant	717	4.0%
Total Vacancy Rate	14.7%	
Households by Tenure and Mortgage Status		
Total	15,472	100.0%
Owner Occupied	11,596	74.9%
Owned with a Mortgage/Loan	7,177	46.4%
Owned Free and Clear	4,419	28.6%
Average Household Size	2.60	
Renter Occupied	3,876	25.1%
Average Household Size	2.72	
Owner-occupied Housing Units by Race of Householder		
Total	11,596	100.0%
Householder is White Alone	10,830	93.4%
Householder is Black Alone	159	1.4%
Householder is American Indian Alone	31	0.3%
Householder is Asian Alone	194	1.7%
Householder is Pacific Islander Alone	7	0.1%
Householder is Some Other Race Alone	279	2.4%
Householder is Two or More Races	96	0.8%
Owner-occupied Housing Units with Hispanic Householder	520	4.5%
Renter-occupied Housing Units by Race of Householder		
Total	3,876	100.0%
Householder is White Alone	3,272	84.4%
Householder is Black Alone	138	3.6%
Householder is American Indian Alone	29	0.7%
Householder is Asian Alone	62	1.6%
Householder is Pacific Islander Alone	7	0.2%
Householder is Some Other Race Alone	291	7.5%
Householder is Two or More Races	77	2.0%
Renter-occupied Housing Units with Hispanic Householder	586	15.1%
Average Household Size by Race/Hispanic Origin of Householder		
Householder is White Alone	2.52	
Householder is Black Alone	2.56	
Householder is American Indian Alone	3.12	
Householder is Asian Alone	3.68	
Householder is Pacific Islander Alone	4.50	
Householder is Some Other Race Alone	4.73	
Householder is Two or More Races	2.91	
Householder is Hispanic	4.51	



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

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 - 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
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