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Population Consolidated Report

Towns County, GA
 Towns County, GA (13281)
 Geography: County

Prepared by Esri

Demographic Summary				2021-2026	2021-2026
	Census 2010	2021	2026	Change	Annual Rate
Total Population	10,471	12,406	13,043	637	1.01%
Population 50+	5,386	6,536	7,028	492	1.46%
Median Age	51.2	52.5	53.5	1.0	0.38%
Households	4,510	5,227	5,535	308	1.15%
% Householders 55+	63.7%	66.8%	67.7%	0.9	0.27%
Total Owner-Occupied Housing Units	3,613	3,994	4,271	277	1.35%
Total Renter-Occupied Housing Units	897	1,233	1,264	31	0.50%
Owner/Renter Ratio (per 100 renters)	403	324	338	14.0	0.85%
Median Home Value	-	\$254,786	\$290,604	\$35,818	2.67%
Average Home Value	-	\$326,590	\$355,912	\$29,322	1.73%
Median Household Income	-	\$50,345	\$52,121	\$1,776	0.70%
Median Household Income for Householder 55+	-	\$45,636	\$48,442	\$2,806	1.20%

Population by Age and Sex

Male Population	Census 2010		2021		2026	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	2,452	100.0%	3,065	100.0%	3,329	100.0%
50-54	307	12.5%	350	11.4%	350	10.5%
55-59	304	12.4%	410	13.4%	421	12.6%
60-64	450	18.4%	507	16.5%	533	16.0%
65-69	409	16.7%	477	15.6%	581	17.5%
70-74	398	16.2%	532	17.4%	501	15.0%
75-79	290	11.8%	355	11.6%	456	13.7%
80-84	186	7.6%	247	8.1%	268	8.1%
85+	108	4.4%	187	6.1%	219	6.6%

Female Population	Census 2010		2021		2026	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	2,934	100.0%	3,471	100.0%	3,699	100.0%
50-54	347	11.8%	328	9.4%	371	10.0%
55-59	391	13.3%	439	12.6%	406	11.0%
60-64	526	17.9%	563	16.2%	563	15.2%
65-69	483	16.5%	566	16.3%	622	16.8%
70-74	429	14.6%	574	16.5%	563	15.2%
75-79	288	9.8%	427	12.3%	518	14.0%
80-84	243	8.3%	307	8.8%	346	9.4%
85+	227	7.7%	267	7.7%	310	8.4%

Total Population	Census 2010		2021		2026	
	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total(50+)	5,386	51.4%	6,536	52.7%	7,028	53.9%
50-54	654	6.2%	678	5.5%	721	5.5%
55-59	695	6.6%	849	6.8%	827	6.3%
60-64	976	9.3%	1,070	8.6%	1,096	8.4%
65-69	892	8.5%	1,043	8.4%	1,203	9.2%
70-74	827	7.9%	1,106	8.9%	1,064	8.2%
75-79	578	5.5%	782	6.3%	974	7.5%
80-84	429	4.1%	554	4.5%	614	4.7%
85+	335	3.2%	454	3.7%	529	4.1%
65+	3,061	29.2%	3,939	31.8%	4,384	33.6%
75+	1,342	12.8%	1,790	14.4%	2,117	16.2%

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

Source: Esri, U.S. Census



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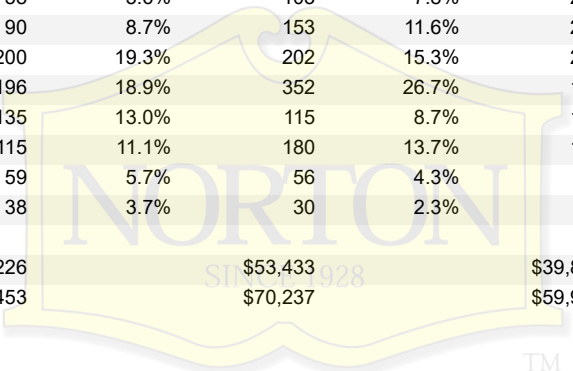
Prepared by Esri

2021 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	1,042	100%	1,262	100%	1,188	100%	3,492	100%
<\$15,000	163	15.6%	137	10.9%	175	14.7%	475	13.6%
\$15,000-\$24,999	62	6.0%	110	8.7%	183	15.4%	355	10.2%
\$25,000-\$34,999	102	9.8%	157	12.4%	177	14.9%	436	12.5%
\$35,000-\$49,999	202	19.4%	200	15.8%	218	18.4%	620	17.8%
\$50,000-\$74,999	194	18.6%	320	25.4%	148	12.5%	662	19.0%
\$75,000-\$99,999	127	12.2%	108	8.6%	119	10.0%	354	10.1%
\$100,000-\$149,999	109	10.5%	158	12.5%	107	9.0%	374	10.7%
\$150,000-\$199,999	49	4.7%	47	3.7%	40	3.4%	136	3.9%
\$200,000+	34	3.3%	25	2.0%	21	1.8%	80	2.3%
Median HH Income	\$49,176		\$51,292		\$38,035		\$45,636	
Average HH Income	\$67,517		\$64,163		\$55,489		\$62,213	

2026 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	1,035	100%	1,317	100%	1,397	100%	3,749	100%
<\$15,000	144	13.9%	126	9.6%	192	13.7%	462	12.3%
\$15,000-\$24,999	58	5.6%	103	7.8%	200	14.3%	361	9.6%
\$25,000-\$34,999	90	8.7%	153	11.6%	202	14.5%	445	11.9%
\$35,000-\$49,999	200	19.3%	202	15.3%	255	18.3%	657	17.5%
\$50,000-\$74,999	196	18.9%	352	26.7%	185	13.2%	733	19.6%
\$75,000-\$99,999	135	13.0%	115	8.7%	146	10.5%	396	10.6%
\$100,000-\$149,999	115	11.1%	180	13.7%	138	9.9%	433	11.5%
\$150,000-\$199,999	59	5.7%	56	4.3%	54	3.9%	169	4.5%
\$200,000+	38	3.7%	30	2.3%	25	1.8%	93	2.5%
Median HH Income	\$52,226		\$53,433		\$39,865		\$48,442	
Average HH Income	\$74,453		\$70,237		\$59,996		\$67,585	





Demographic and Income Profile

Towns County, GA
 Towns County, GA (13281)
 Geography: County

Prepared by Esri

Summary	Census 2010	2021	2026
Population	10,471	12,406	13,043
Households	4,510	5,227	5,535
Families	2,981	3,383	3,558
Average Household Size	2.17	2.15	2.15
Owner Occupied Housing Units	3,613	3,994	4,271
Renter Occupied Housing Units	897	1,233	1,264
Median Age	51.2	52.5	53.5
Trends: 2021-2026 Annual Rate	Area	State	National
Population	1.01%	1.05%	0.71%
Households	1.15%	1.06%	0.71%
Families	1.01%	0.97%	0.64%
Owner HHs	1.35%	1.26%	0.91%
Median Household Income	0.70%	2.43%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	677	13.0%	650	11.7%
\$15,000 - \$24,999	458	8.8%	462	8.3%
\$25,000 - \$34,999	583	11.2%	582	10.5%
\$35,000 - \$49,999	870	16.6%	912	16.5%
\$50,000 - \$74,999	1,151	22.0%	1,245	22.5%
\$75,000 - \$99,999	617	11.8%	677	12.2%
\$100,000 - \$149,999	529	10.1%	602	10.9%
\$150,000 - \$199,999	209	4.0%	253	4.6%
\$200,000+	133	2.5%	152	2.7%
Median Household Income	\$50,345		\$52,121	
Average Household Income	\$64,757		\$70,073	
Per Capita Income	\$27,441		\$29,886	

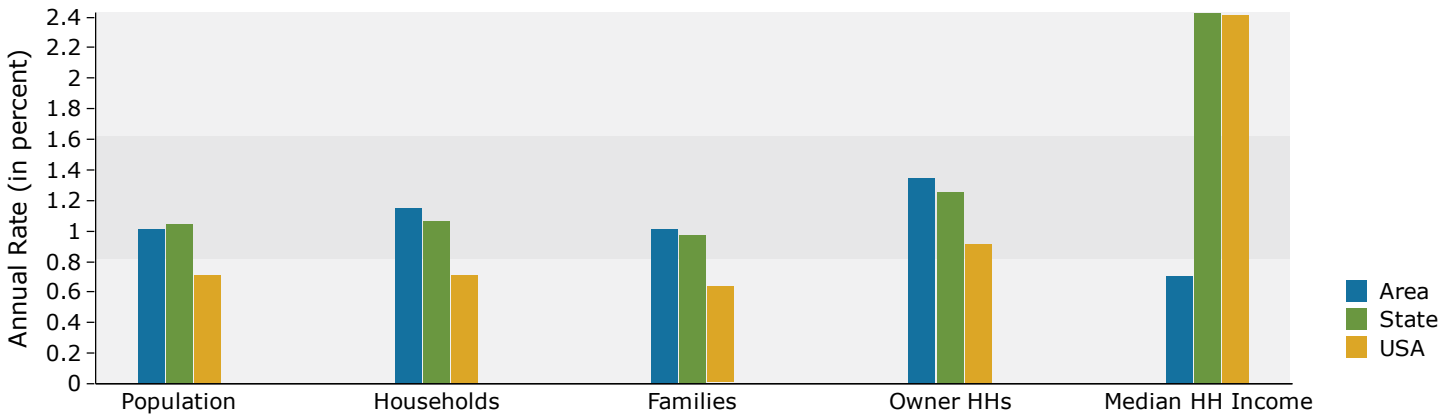
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	383	3.7%	397	3.2%	409	3.1%
5 - 9	452	4.3%	451	3.6%	469	3.6%
10 - 14	510	4.9%	490	3.9%	536	4.1%
15 - 19	826	7.9%	1,079	8.7%	1,100	8.4%
20 - 24	541	5.2%	734	5.9%	696	5.3%
25 - 34	734	7.0%	1,011	8.1%	963	7.4%
35 - 44	1,035	9.9%	1,080	8.7%	1,242	9.5%
45 - 54	1,258	12.0%	1,306	10.5%	1,321	10.1%
55 - 64	1,671	16.0%	1,919	15.5%	1,923	14.7%
65 - 74	1,719	16.4%	2,149	17.3%	2,267	17.4%
75 - 84	1,007	9.6%	1,336	10.8%	1,588	12.2%
85+	335	3.2%	454	3.7%	529	4.1%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	10,232	97.7%	12,008	96.8%	12,568	96.4%
Black Alone	41	0.4%	42	0.3%	42	0.3%
American Indian Alone	31	0.3%	51	0.4%	59	0.5%
Asian Alone	44	0.4%	127	1.0%	161	1.2%
Pacific Islander Alone	1	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	61	0.6%	133	1.1%	162	1.2%
Two or More Races	61	0.6%	44	0.4%	50	0.4%
Hispanic Origin (Any Race)	206	2.0%	426	3.4%	514	3.9%

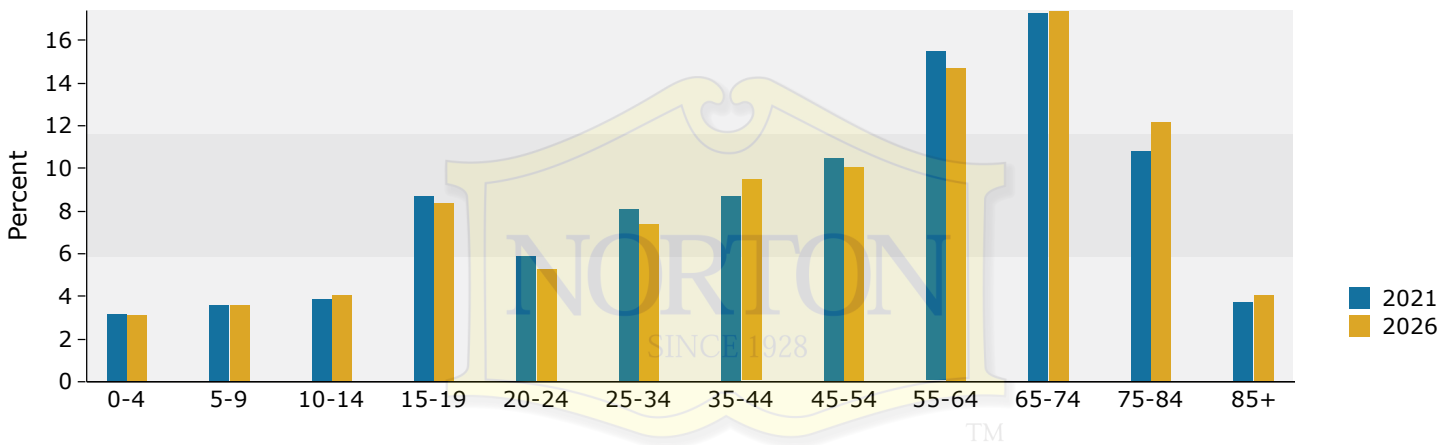
Data Note: Income is expressed in current dollars.

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

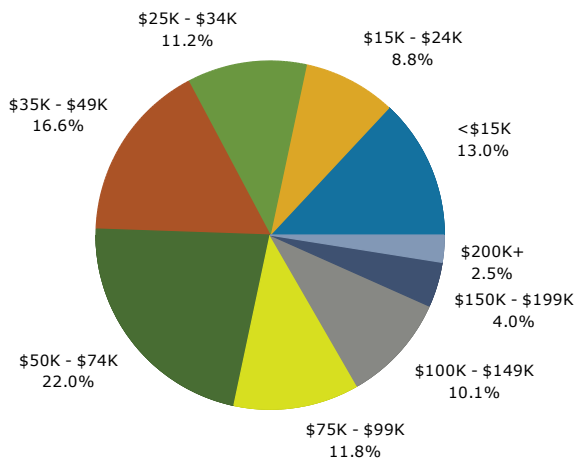
Trends 2021-2026



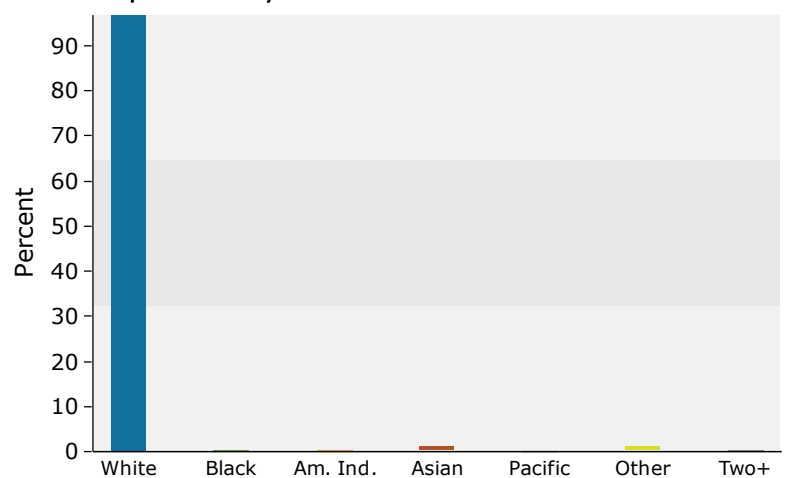
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 3.4%

Towns County,...

Population

2000 Population	9,319
2010 Population	10,471
2021 Population	12,406
2026 Population	13,043
2000-2010 Annual Rate	1.17%
2010-2021 Annual Rate	1.52%
2021-2026 Annual Rate	1.01%
2021 Male Population	49.0%
2021 Female Population	51.0%
2021 Median Age	52.5

In the identified area, the current year population is 12,406. In 2010, the Census count in the area was 10,471. The rate of change since 2010 was 1.52% annually. The five-year projection for the population in the area is 13,043 representing a change of 1.01% annually from 2021 to 2026. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 52.5, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	96.8%
2021 Black Alone	0.3%
2021 American Indian/Alaska Native Alone	0.4%
2021 Asian Alone	1.0%
2021 Pacific Islander Alone	0.0%
2021 Other Race	1.1%
2021 Two or More Races	0.4%
2021 Hispanic Origin (Any Race)	3.4%

Persons of Hispanic origin represent 3.4% 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 12.5 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	70
2000 Households	3,998
2010 Households	4,510
2021 Total Households	5,227
2026 Total Households	5,535
2000-2010 Annual Rate	1.21%
2010-2021 Annual Rate	1.32%
2021-2026 Annual Rate	1.15%
2021 Average Household Size	2.15

The household count in this area has changed from 4,510 in 2010 to 5,227 in the current year, a change of 1.32% annually. The five-year projection of households is 5,535, a change of 1.15% annually from the current year total. Average household size is currently 2.15, compared to 2.17 in the year 2010. The number of families in the current year is 3,383 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

Towns County, GA
Towns County, GA (13281)
Geography: County

Prepared by Esri

Towns County,...

Mortgage Income

2021 Percent of Income for Mortgage 21.3%

Median Household Income

2021 Median Household Income \$50,345

2026 Median Household Income \$52,121

2021-2026 Annual Rate 0.70%

Average Household Income

2021 Average Household Income \$64,757

2026 Average Household Income \$70,073

2021-2026 Annual Rate 1.59%

Per Capita Income

2021 Per Capita Income \$27,441

2026 Per Capita Income \$29,886

2021-2026 Annual Rate 1.72%

Households by Income

Current median household income is \$50,345 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$52,121 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$64,757 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$70,073 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$27,441 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$29,886 in five years, compared to \$39,378 for all U.S. households

Housing

2021 Housing Affordability Index 120

2000 Total Housing Units 6,282

2000 Owner Occupied Housing Units 3,405

2000 Renter Occupied Housing Units 593

2000 Vacant Housing Units 2,284

2010 Total Housing Units 7,731

2010 Owner Occupied Housing Units 3,613

2010 Renter Occupied Housing Units 897

2010 Vacant Housing Units 3,221

2021 Total Housing Units 9,317

2021 Owner Occupied Housing Units 3,994

2021 Renter Occupied Housing Units 1,233

2021 Vacant Housing Units 4,090

2026 Total Housing Units 9,884

2026 Owner Occupied Housing Units 4,271

2026 Renter Occupied Housing Units 1,264

2026 Vacant Housing Units 4,349

Currently, 42.9% of the 9,317 housing units in the area are owner occupied; 13.2%, renter occupied; and 43.9% 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 7,731 housing units in the area - 46.7% owner occupied, 11.6% renter occupied, and 41.7% vacant. The annual rate of change in housing units since 2010 is 8.65%. Median home value in the area is \$254,786, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.67% annually to \$290,604.

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 17, 2021



Household Income Profile

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Households	5,227	5,535	308	1.15%
Median Age	52.5	53.5	1.0	0.38%
Average Household Size	2.15	2.15	0.00	0.00%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
Household	5,227	100%	5,535	100%
<\$15,000	677	13.0%	650	11.7%
\$15,000-\$24,999	458	8.8%	462	8.3%
\$25,000-\$34,999	583	11.2%	582	10.5%
\$35,000-\$49,999	870	16.6%	912	16.5%
\$50,000-\$74,999	1,151	22.0%	1,245	22.5%
\$75,000-\$99,999	617	11.8%	677	12.2%
\$100,000-\$149,999	529	10.1%	602	10.9%
\$150,000-\$199,999	209	4.0%	253	4.6%
\$200,000+	133	2.5%	152	2.7%
Median Household Income	\$50,345		\$52,121	
Average Household Income	\$64,757		\$70,073	
Per Capita Income	\$27,441		\$29,886	



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.

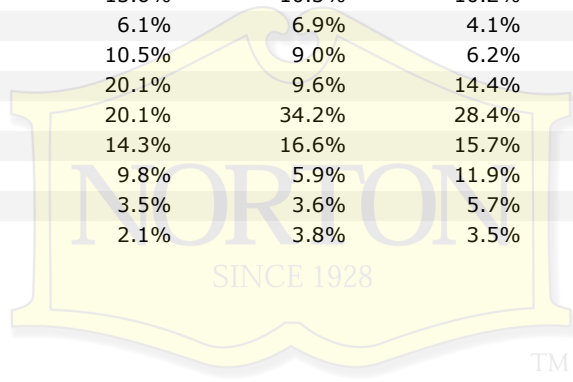


Household Income Profile

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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	95	428	523	689	1,042	1,262	1,188
<\$15,000	20	58	54	70	163	137	175
\$15,000-\$24,999	13	26	36	28	62	110	183
\$25,000-\$34,999	12	45	47	43	102	157	177
\$35,000-\$49,999	15	86	50	99	202	200	218
\$50,000-\$74,999	28	86	179	196	194	320	148
\$75,000-\$99,999	7	61	87	108	127	108	119
\$100,000-\$149,999	0	42	31	82	109	158	107
\$150,000-\$199,999	0	15	19	39	49	47	40
\$200,000+	0	9	20	24	34	25	21
Median HH Income	\$36,842	\$49,754	\$57,146	\$60,297	\$49,176	\$51,292	\$38,035
Average HH Income	\$40,044	\$63,752	\$71,450	\$76,598	\$67,517	\$64,163	\$55,489
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	21.1%	13.6%	10.3%	10.2%	15.6%	10.9%	14.7%
\$15,000-\$24,999	13.7%	6.1%	6.9%	4.1%	6.0%	8.7%	15.4%
\$25,000-\$34,999	12.6%	10.5%	9.0%	6.2%	9.8%	12.4%	14.9%
\$35,000-\$49,999	15.8%	20.1%	9.6%	14.4%	19.4%	15.8%	18.4%
\$50,000-\$74,999	29.5%	20.1%	34.2%	28.4%	18.6%	25.4%	12.5%
\$75,000-\$99,999	7.4%	14.3%	16.6%	15.7%	12.2%	8.6%	10.0%
\$100,000-\$149,999	0.0%	9.8%	5.9%	11.9%	10.5%	12.5%	9.0%
\$150,000-\$199,999	0.0%	3.5%	3.6%	5.7%	4.7%	3.7%	3.4%
\$200,000+	0.0%	2.1%	3.8%	3.5%	3.3%	2.0%	1.8%



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.

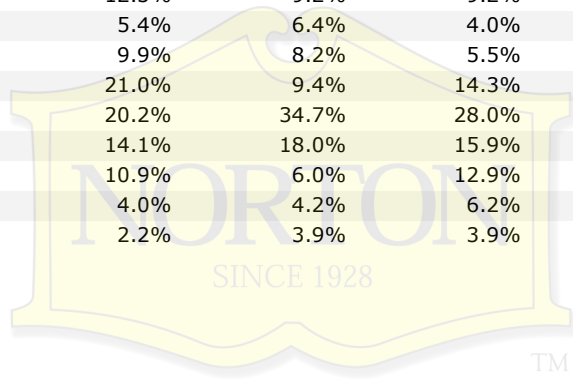


Household Income Profile

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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	93	405	596	692	1,035	1,317	1,397
<\$15,000	19	50	55	64	144	126	192
\$15,000-\$24,999	13	22	38	28	58	103	200
\$25,000-\$34,999	10	40	49	38	90	153	202
\$35,000-\$49,999	15	85	56	99	200	202	255
\$50,000-\$74,999	29	82	207	194	196	352	185
\$75,000-\$99,999	7	57	107	110	135	115	146
\$100,000-\$149,999	0	44	36	89	115	180	138
\$150,000-\$199,999	0	16	25	43	59	56	54
\$200,000+	0	9	23	27	38	30	25
Median HH Income	\$38,472	\$51,096	\$58,664	\$62,148	\$52,226	\$53,433	\$39,865
Average HH Income	\$42,387	\$68,491	\$76,400	\$82,750	\$74,453	\$70,237	\$59,996
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	20.4%	12.3%	9.2%	9.2%	13.9%	9.6%	13.7%
\$15,000-\$24,999	14.0%	5.4%	6.4%	4.0%	5.6%	7.8%	14.3%
\$25,000-\$34,999	10.8%	9.9%	8.2%	5.5%	8.7%	11.6%	14.5%
\$35,000-\$49,999	16.1%	21.0%	9.4%	14.3%	19.3%	15.3%	18.3%
\$50,000-\$74,999	31.2%	20.2%	34.7%	28.0%	18.9%	26.7%	13.2%
\$75,000-\$99,999	7.5%	14.1%	18.0%	15.9%	13.0%	8.7%	10.5%
\$100,000-\$149,999	0.0%	10.9%	6.0%	12.9%	11.1%	13.7%	9.9%
\$150,000-\$199,999	0.0%	4.0%	4.2%	6.2%	5.7%	4.3%	3.9%
\$200,000+	0.0%	2.2%	3.9%	3.9%	3.7%	2.3%	1.8%



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

Towns County, GA
 Towns County, GA (13281)
 Geography: County

Prepared by Esri

Population		Households	
2010 Total Population	10,471	2021 Median Household Income	\$50,345
2021 Total Population	12,406	2026 Median Household Income	\$52,121
2026 Total Population	13,043	2021-2026 Annual Rate	0.70%
2021-2026 Annual Rate	1.01%		

Housing Units by Occupancy Status and Tenure	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	7,731	100.0%	9,317	100.0%	9,884	100.0%
Occupied	4,510	58.3%	5,227	56.1%	5,535	56.0%
Owner	3,613	46.7%	3,994	42.9%	4,271	43.2%
Renter	897	11.6%	1,233	13.2%	1,264	12.8%
Vacant	3,221	41.7%	4,090	43.9%	4,349	44.0%

Owner Occupied Housing Units by Value	2021		2026	
	Number	Percent	Number	Percent
Total	3,994	100.0%	4,271	100.0%
<\$50,000	118	3.0%	81	1.9%
\$50,000-\$99,999	299	7.5%	225	5.3%
\$100,000-\$149,999	353	8.8%	301	7.0%
\$150,000-\$199,999	595	14.9%	561	13.1%
\$200,000-\$249,999	594	14.9%	611	14.3%
\$250,000-\$299,999	397	9.9%	439	10.3%
\$300,000-\$399,999	630	15.8%	752	17.6%
\$400,000-\$499,999	521	13.0%	670	15.7%
\$500,000-\$749,999	236	5.9%	325	7.6%
\$750,000-\$999,999	134	3.4%	179	4.2%
\$1,000,000-\$1,499,999	77	1.9%	83	1.9%
\$1,500,000-\$1,999,999	36	0.9%	40	0.9%
\$2,000,000+	4	0.1%	4	0.1%



Median Value	\$254,786	\$290,604
Average Value	\$326,590	\$355,912

Census 2010 Housing Units	Number	Percent
Total	7,731	100.0%
In Urbanized Areas	0	0.0%
In Urban Clusters	0	0.0%
Rural Housing Units	7,731	100.0%

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

Towns County, GA
 Towns County, GA (13281)
 Geography: County

Prepared by Esri

Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	3,613	100.0%
Owned with a Mortgage/Loan	1,792	49.6%
Owned Free and Clear	1,821	50.4%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	3,221	100.0%
For Rent	239	7.4%
Rented- Not Occupied	11	0.3%
For Sale Only	293	9.1%
Sold - Not Occupied	19	0.6%
Seasonal/Recreational/Occasional Use	2,373	73.7%
For Migrant Workers	0	0.0%
Other Vacant	286	8.9%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	4,510	3,613	80.1%
15-24	94	27	28.7%
25-34	327	178	54.4%
35-44	528	371	70.3%
45-54	686	543	79.2%
55-64	932	824	88.4%
65-74	1,036	940	90.7%
75-84	688	580	84.3%
85+	219	150	68.5%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	4,510	3,613	80.1%
White Alone	4,453	3,584	80.5%
Black/African American Alone	4	0	0.0%
American Indian/Alaska Native	12	9	75.0%
Asian Alone	7	3	42.9%
Pacific Islander Alone	0	0	0.0%
Other Race Alone	14	4	28.6%
Two or More Races	20	13	65.0%
Hispanic Origin	59	31	52.5%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	4,510	3,613	80.1%
1-Person	1,358	956	70.4%
2-Person	2,023	1,771	87.5%
3-Person	531	433	81.5%
4-Person	358	281	78.5%
5-Person	155	112	72.3%
6-Person	51	37	72.5%
7+ Person	34	23	67.6%

2021 Housing Affordability	
Housing Affordability Index	120
Percent of Income for Mortgage	21.3%

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	9,319	10,471	1.17%
Households	3,998	4,510	1.21%
Housing Units	6,282	7,731	2.10%
Population by Race			
		Number	Percent
Total		10,471	100.0%
Population Reporting One Race		10,410	99.4%
White		10,232	97.7%
Black		41	0.4%
American Indian		31	0.3%
Asian		44	0.4%
Pacific Islander		1	0.0%
Some Other Race		61	0.6%
Population Reporting Two or More Races		61	0.6%
Total Hispanic Population		206	2.0%
Population by Sex			
Male		4,996	47.7%
Female		5,475	52.3%
Population by Age			
Total		10,471	100.0%
Age 0 - 4		383	3.7%
Age 5 - 9		452	4.3%
Age 10 - 14		510	4.9%
Age 15 - 19		826	7.9%
Age 20 - 24		541	5.2%
Age 25 - 29		356	3.4%
Age 30 - 34		378	3.6%
Age 35 - 39		494	4.7%
Age 40 - 44		541	5.2%
Age 45 - 49		604	5.8%
Age 50 - 54		654	6.2%
Age 55 - 59		695	6.6%
Age 60 - 64		976	9.3%
Age 65 - 69		892	8.5%
Age 70 - 74		827	7.9%
Age 75 - 79		578	5.5%
Age 80 - 84		429	4.1%
Age 85+		335	3.2%
Age 18+		8,830	84.3%
Age 65+		3,061	29.2%



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	4,510	100.0%
Households with 1 Person	1,358	30.1%
Households with 2+ People	3,152	69.9%
Family Households	2,981	66.1%
Husband-wife Families	2,524	56.0%
With Own Children	586	13.0%
Other Family (No Spouse Present)	457	10.1%
With Own Children	209	4.6%
Nonfamily Households	171	3.8%
All Households with Children	910	20.2%
Multigenerational Households	91	2.0%
Unmarried Partner Households	181	4.0%
Male-female	154	3.4%
Same-sex	27	0.6%
Average Household Size	2.17	
Family Households by Size		
Total	2,981	100.0%
2 People	1,873	62.8%
3 People	514	17.2%
4 People	357	12.0%
5 People	154	5.2%
6 People	50	1.7%
7+ People	33	1.1%
Average Family Size	2.65	
Nonfamily Households by Size		
Total	1,529	100.0%
1 Person	1,358	88.8%
2 People	150	9.8%
3 People	17	1.1%
4 People	1	0.1%
5 People	1	0.1%
6 People	1	0.1%
7+ People	1	0.1%
Average Nonfamily Size	1.13	
Population by Relationship and Household Type		
Total	10,471	100.0%
In Households	9,773	93.3%
In Family Households	8,041	76.8%
Householder	2,981	28.5%
Spouse	2,524	24.1%
Child	2,155	20.6%
Other relative	254	2.4%
Nonrelative	127	1.2%
In Nonfamily Households	1,732	16.5%
In Group Quarters	698	6.7%
Institutionalized Population	151	1.4%
Noninstitutionalized Population	547	5.2%



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		2,981 100.0%
Householder Age 15 - 44	744	25.0%
Householder Age 45 - 54	476	16.0%
Householder Age 55 - 64	621	20.8%
Householder Age 65 - 74	702	23.5%
Householder Age 75+	438	14.7%

Nonfamily Households by Age of Householder		
Total		1,529 100.0%
Householder Age 15 - 44	205	13.4%
Householder Age 45 - 54	210	13.7%
Householder Age 55 - 64	311	20.3%
Householder Age 65 - 74	334	21.8%
Householder Age 75+	469	30.7%

Households by Race of Householder		
Total		4,510 100.0%
Householder is White Alone	4,453	98.7%
Householder is Black Alone	4	0.1%
Householder is American Indian Alone	12	0.3%
Householder is Asian Alone	7	0.2%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	14	0.3%
Householder is Two or More Races	20	0.4%
Households with Hispanic Householder	59	1.3%

Husband-wife Families by Race of Householder		
Total		2,524 100.0%
Householder is White Alone	2,495	98.9%
Householder is Black Alone	1	0.0%
Householder is American Indian Alone	9	0.4%
Householder is Asian Alone	3	0.1%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	8	0.3%
Householder is Two or More Races	8	0.3%
Husband-wife Families with Hispanic Householder	34	1.3%

Other Families (No Spouse) by Race of Householder		
Total		457 100.0%
Householder is White Alone	446	97.6%
Householder is Black Alone	1	0.2%
Householder is American Indian Alone	1	0.2%
Householder is Asian Alone	1	0.2%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	3	0.7%
Householder is Two or More Races	5	1.1%
Other Families with Hispanic Householder	6	1.3%

Nonfamily Households by Race of Householder		
Total		1,529 100.0%
Householder is White Alone	1,512	98.9%
Householder is Black Alone	2	0.1%
Householder is American Indian Alone	2	0.1%
Householder is Asian Alone	3	0.2%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	3	0.2%
Householder is Two or More Races	7	0.5%
Nonfamily Households with Hispanic Householder	19	1.2%

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

Total Housing Units by Occupancy

Total	7,731	100.0%
Occupied Housing Units	4,510	58.3%
Vacant Housing Units		
For Rent	239	3.1%
Rented, not Occupied	11	0.1%
For Sale Only	293	3.8%
Sold, not Occupied	19	0.2%
For Seasonal/Recreational/Occasional Use	2,373	30.7%
For Migrant Workers	0	0.0%
Other Vacant	286	3.7%
Total Vacancy Rate	41.7%	

Households by Tenure and Mortgage Status

Total	4,510	100.0%
Owner Occupied	3,613	80.1%
Owned with a Mortgage/Loan	1,792	39.7%
Owned Free and Clear	1,821	40.4%
Average Household Size	2.18	
Renter Occupied	897	19.9%
Average Household Size	2.11	

Owner-occupied Housing Units by Race of Householder

Total	3,613	100.0%
Householder is White Alone	3,584	99.2%
Householder is Black Alone	0	0.0%
Householder is American Indian Alone	9	0.2%
Householder is Asian Alone	3	0.1%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	4	0.1%
Householder is Two or More Races	13	0.4%
Owner-occupied Housing Units with Hispanic Householder	31	0.9%

Renter-occupied Housing Units by Race of Householder

Total	897	100.0%
Householder is White Alone	869	96.9%
Householder is Black Alone	4	0.4%
Householder is American Indian Alone	3	0.3%
Householder is Asian Alone	4	0.4%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	10	1.1%
Householder is Two or More Races	7	0.8%
Renter-occupied Housing Units with Hispanic Householder	28	3.1%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.15
Householder is Black Alone	2.50
Householder is American Indian Alone	3.33
Householder is Asian Alone	3.29
Householder is Pacific Islander Alone	0.00
Householder is Some Other Race Alone	3.64
Householder is Two or More Races	2.80
Householder is Hispanic	2.97

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

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 - COMMERCIAL
 - HOME RENTAL
 - COMMUNITY MANAGEMENT
 - RAW ACREAGE
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- HOME SERVICES
- CONSULTATION
- RESEARCH
- MORTGAGE
- DEVELOPMENT
- REO

DATA PRODUCTS

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- ANNUAL FORECASTS
- DEEP DIVE
- MONTHLY INDICATORS
- TEMPERATURE GAUGES
- MARKET WATCH
- LAKE REPORTS
- RESIDENTIAL REPORTS
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