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Population Consolidated Report (Esri 2022)

Hall County, GA
 Hall County, GA (13139)
 Geography: County

Prepared by Esri

Demographic Summary				2022-2027	2022-2027
	Census 2010	2022	2027	Change	Annual Rate
Total Population	179,678	208,743	217,118	8,375	0.79%
Population 50+	50,204	69,075	73,483	4,408	1.24%
Median Age	34.5	36.6	37.5	0.9	0.49%
Households	60,689	73,339	76,860	3,521	0.94%
% Householders 55+	38.0%	44.3%	45.7%	1.4	0.62%
Total Owner-Occupied Housing Units	42,077	55,257	57,821	2,564	0.91%
Total Renter-Occupied Housing Units	18,612	18,082	19,039	957	1.04%
Owner/Renter Ratio (per 100 renters)	226	306	304	-2.0	-0.13%
Median Home Value	-	\$289,376	\$349,910	\$60,534	3.87%
Average Home Value	-	\$362,384	\$415,057	\$52,673	2.75%
Median Household Income	-	\$74,425	\$89,973	\$15,548	3.87%
Median Household Income for Householder 55+	-	\$67,267	\$84,616	\$17,349	4.70%

Population by Age and Sex

Male Population	Census 2010		2022		2027	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	23,444	100.0%	32,829	100.0%	34,856	100.0%
50-54	5,651	24.1%	6,439	19.6%	6,127	17.6%
55-59	4,813	20.5%	6,321	19.3%	6,273	18.0%
60-64	4,248	18.1%	5,718	17.4%	5,960	17.1%
65-69	3,255	13.9%	4,879	14.9%	5,341	15.3%
70-74	2,142	9.1%	3,984	12.1%	4,294	12.3%
75-79	1,586	6.8%	2,765	8.4%	3,349	9.6%
80-84	1,000	4.3%	1,513	4.6%	2,080	6.0%
85+	749	3.2%	1,210	3.7%	1,432	4.1%

Female Population	Census 2010		2022		2027	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	26,760	100.0%	36,246	100.0%	38,627	100.0%
50-54	5,744	21.5%	6,303	17.4%	6,250	16.2%
55-59	4,982	18.6%	6,364	17.6%	6,237	16.1%
60-64	4,757	17.8%	6,089	16.8%	6,156	15.9%
65-69	3,565	13.3%	5,328	14.7%	5,775	15.0%
70-74	2,609	9.7%	4,692	12.9%	4,915	12.7%
75-79	2,058	7.7%	3,369	9.3%	4,159	10.8%
80-84	1,601	6.0%	2,091	5.8%	2,810	7.3%
85+	1,444	5.4%	2,010	5.5%	2,325	6.0%

Total Population	Census 2010		2022		2027	
	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total(50+)	50,204	27.9%	69,075	33.1%	73,483	33.8%
50-54	11,395	6.3%	12,742	6.1%	12,377	5.7%
55-59	9,795	5.5%	12,685	6.1%	12,510	5.8%
60-64	9,005	5.0%	11,807	5.7%	12,116	5.6%
65-69	6,820	3.8%	10,207	4.9%	11,116	5.1%
70-74	4,751	2.6%	8,676	4.2%	9,209	4.2%
75-79	3,644	2.0%	6,134	2.9%	7,508	3.5%
80-84	2,601	1.4%	3,604	1.7%	4,890	2.3%
85+	2,193	1.2%	3,220	1.5%	3,757	1.7%
65+	20,009	11.1%	31,841	15.3%	36,480	16.8%
75+	8,438	4.7%	12,958	6.2%	16,155	7.4%

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

Source: Esri, U.S. Census



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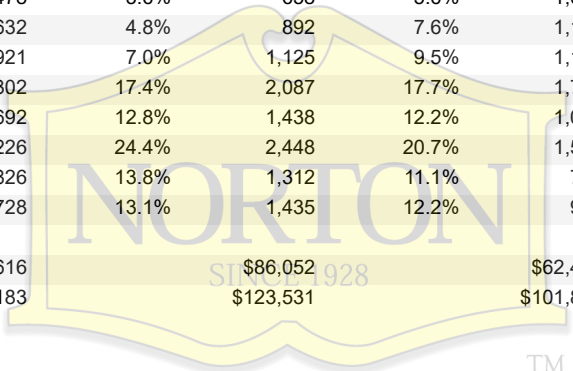
Prepared by Esri

2022 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	13,237	100%	11,076	100%	8,182	100%	32,495	100%
<\$15,000	670	5.1%	611	5.5%	635	7.8%	1,916	5.9%
\$15,000-\$24,999	747	5.6%	944	8.5%	1,177	14.4%	2,868	8.8%
\$25,000-\$34,999	863	6.5%	1,135	10.2%	1,274	15.6%	3,272	10.1%
\$35,000-\$49,999	1,212	9.2%	1,352	12.2%	1,189	14.5%	3,753	11.5%
\$50,000-\$74,999	2,473	18.7%	2,000	18.1%	1,343	16.4%	5,816	17.9%
\$75,000-\$99,999	1,697	12.8%	1,252	11.3%	719	8.8%	3,668	11.3%
\$100,000-\$149,999	2,749	20.8%	1,846	16.7%	912	11.1%	5,507	16.9%
\$150,000-\$199,999	1,322	10.0%	870	7.9%	393	4.8%	2,585	8.0%
\$200,000+	1,504	11.4%	1,066	9.6%	540	6.6%	3,110	9.6%
Median HH Income	\$83,049		\$66,809		\$47,004		\$67,267	
Average HH Income	\$115,163		\$101,700		\$79,764		\$101,661	

2027 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	13,218	100%	11,804	100%	10,090	100%	35,112	100%
<\$15,000	413	3.1%	409	3.5%	610	6.0%	1,432	4.1%
\$15,000-\$24,999	478	3.6%	658	5.6%	1,040	10.3%	2,176	6.2%
\$25,000-\$34,999	632	4.8%	892	7.6%	1,197	11.9%	2,721	7.7%
\$35,000-\$49,999	921	7.0%	1,125	9.5%	1,179	11.7%	3,225	9.2%
\$50,000-\$74,999	2,302	17.4%	2,087	17.7%	1,732	17.2%	6,121	17.4%
\$75,000-\$99,999	1,692	12.8%	1,438	12.2%	1,059	10.5%	4,189	11.9%
\$100,000-\$149,999	3,226	24.4%	2,448	20.7%	1,584	15.7%	7,258	20.7%
\$150,000-\$199,999	1,826	13.8%	1,312	11.1%	751	7.4%	3,889	11.1%
\$200,000+	1,728	13.1%	1,435	12.2%	938	9.3%	4,101	11.7%
Median HH Income	\$101,616		\$86,052		\$62,415		\$84,616	
Average HH Income	\$134,183		\$123,531		\$101,871		\$121,317	





Demographic and Income Profile

Hall County, GA
Hall County, GA (13139)
Geography: County

Prepared by Esri

Summary	Census 2010	Census 2020	2022	2027
Population	179,678	203,136	208,743	217,118
Households	60,689	71,022	73,339	76,860
Families	45,273	-	53,412	55,826
Average Household Size	2.91	2.82	2.81	2.79
Owner Occupied Housing Units	42,077	-	55,257	57,821
Renter Occupied Housing Units	18,612	-	18,082	19,039
Median Age	34.5	-	36.6	37.5

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.79%	0.51%	0.25%
Households	0.94%	0.56%	0.31%
Families	0.89%	0.51%	0.28%
Owner HHs	0.91%	0.77%	0.53%
Median Household Income	3.87%	3.59%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	3,817	5.2%	2,813	3.7%
\$15,000 - \$24,999	5,055	6.9%	3,734	4.9%
\$25,000 - \$34,999	6,065	8.3%	4,877	6.3%
\$35,000 - \$49,999	8,031	11.0%	6,612	8.6%
\$50,000 - \$74,999	13,926	19.0%	14,060	18.3%
\$75,000 - \$99,999	8,930	12.2%	9,591	12.5%
\$100,000 - \$149,999	14,488	19.8%	17,912	23.3%
\$150,000 - \$199,999	6,244	8.5%	8,805	11.5%
\$200,000+	6,783	9.2%	8,456	11.0%
Median Household Income	\$74,425		\$89,973	
Average Household Income	\$104,895		\$122,605	
Per Capita Income	\$36,874		\$43,423	

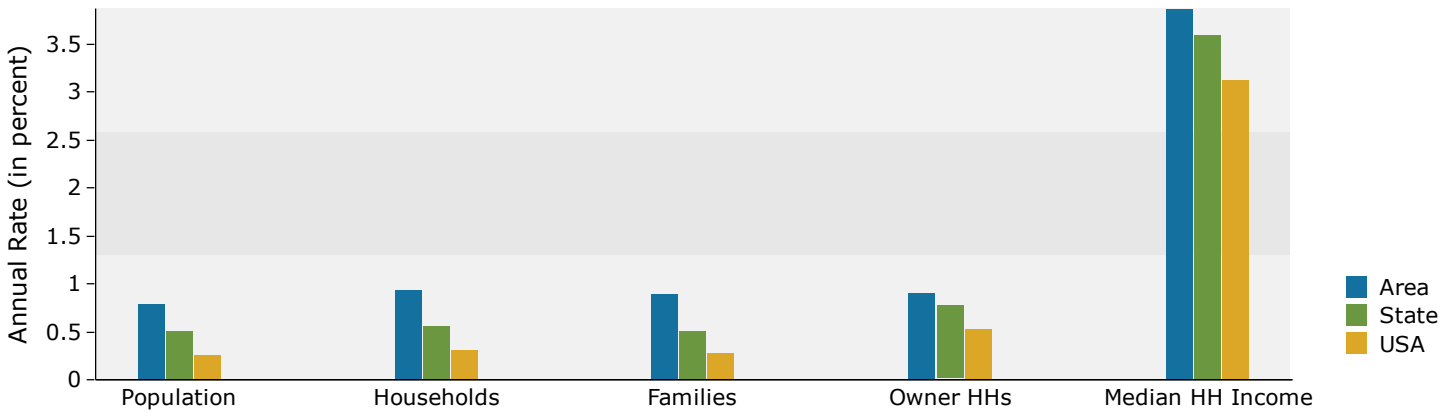
Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	14,122	7.9%	14,441	6.9%	14,954	6.9%
5 - 9	14,573	8.1%	14,851	7.1%	15,199	7.0%
10 - 14	13,538	7.5%	14,711	7.0%	15,500	7.1%
15 - 19	12,914	7.2%	13,749	6.6%	14,071	6.5%
20 - 24	11,738	6.5%	12,656	6.1%	12,806	5.9%
25 - 34	24,141	13.4%	29,350	14.1%	28,206	13.0%
35 - 44	25,660	14.3%	27,118	13.0%	29,875	13.8%
45 - 54	24,183	13.5%	25,534	12.2%	25,401	11.7%
55 - 64	18,800	10.5%	24,492	11.7%	24,626	11.3%
65 - 74	11,571	6.4%	18,883	9.0%	20,325	9.4%
75 - 84	6,245	3.5%	9,738	4.7%	12,398	5.7%
85+	2,193	1.2%	3,220	1.5%	3,757	1.7%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	133,195	74.1%	130,744	64.4%	133,271	63.8%	135,643	62.5%
Black Alone	13,275	7.4%	14,660	7.2%	15,123	7.2%	15,870	7.3%
American Indian Alone	811	0.5%	1,739	0.9%	1,844	0.9%	2,063	1.0%
Asian Alone	3,226	1.8%	4,254	2.1%	4,418	2.1%	4,773	2.2%
Pacific Islander Alone	167	0.1%	107	0.1%	110	0.1%	117	0.1%
Some Other Race Alone	25,042	13.9%	29,343	14.4%	30,204	14.5%	31,718	14.6%
Two or More Races	3,962	2.2%	22,289	11.0%	23,773	11.4%	26,934	12.4%
Hispanic Origin (Any Race)	46,906	26.1%	57,010	28.1%	58,864	28.2%	61,667	28.4%

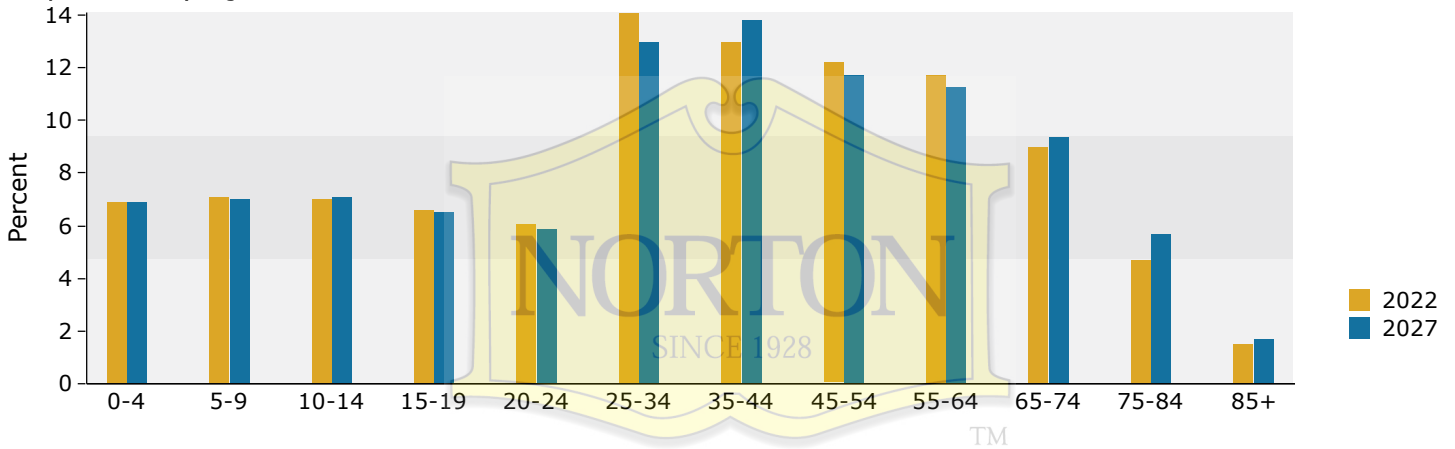
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

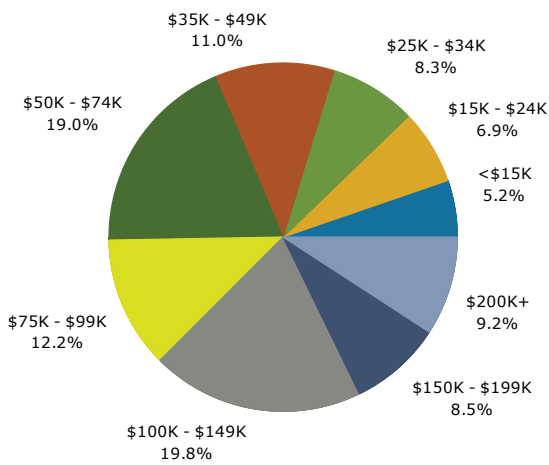
Trends 2022-2027



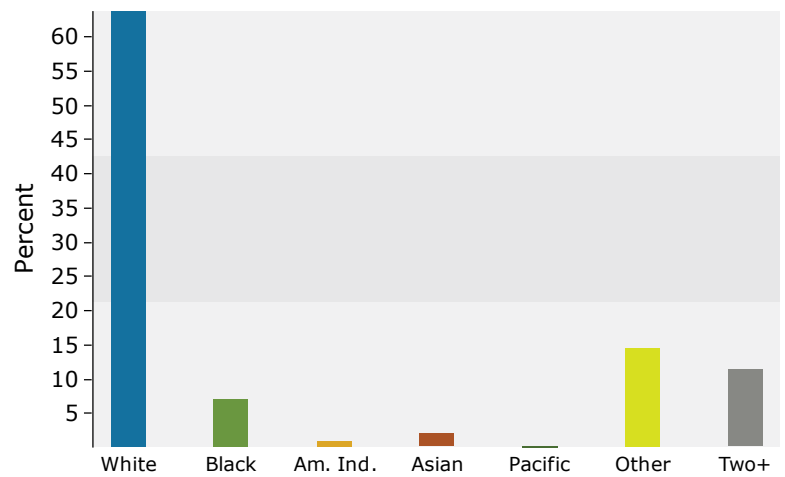
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 28.2%

Hall County, ...

Population

2010 Population	179,678
2020 Population	203,136
2022 Population	208,743
2027 Population	217,118
2010-2020 Annual Rate	1.23%
2020-2022 Annual Rate	1.22%
2022-2027 Annual Rate	0.79%
2022 Male Population	49.9%
2022 Female Population	50.1%
2022 Median Age	36.6

In the identified area, the current year population is 208,743. In 2020, the Census count in the area was 203,136. The rate of change since 2020 was 1.22% annually. The five-year projection for the population in the area is 217,118 representing a change of 0.79% annually from 2022 to 2027. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 36.6, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	63.8%
2022 Black Alone	7.2%
2022 American Indian/Alaska Native Alone	0.9%
2022 Asian Alone	2.1%
2022 Pacific Islander Alone	0.1%
2022 Other Race	14.5%
2022 Two or More Races	11.4%
2022 Hispanic Origin (Any Race)	28.2%

Persons of Hispanic origin represent 28.2% of the population in the identified area compared to 19.0% 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 73.4 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	108
2010 Households	60,689
2020 Households	71,022
2022 Households	73,339
2027 Households	76,860
2010-2020 Annual Rate	1.58%
2020-2022 Annual Rate	1.44%
2022-2027 Annual Rate	0.94%
2022 Average Household Size	2.81

The household count in this area has changed from 71,022 in 2020 to 73,339 in the current year, a change of 1.44% annually. The five-year projection of households is 76,860, a change of 0.94% annually from the current year total. Average household size is currently 2.81, compared to 2.82 in the year 2020. The number of families in the current year is 53,412 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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

Hall County, ...

Mortgage Income

2022 Percent of Income for Mortgage 20.5%

Median Household Income

2022 Median Household Income \$74,425

2027 Median Household Income \$89,973

2022-2027 Annual Rate 3.87%

Average Household Income

2022 Average Household Income \$104,895

2027 Average Household Income \$122,605

2022-2027 Annual Rate 3.17%

Per Capita Income

2022 Per Capita Income \$36,874

2027 Per Capita Income \$43,423

2022-2027 Annual Rate 3.32%

Households by Income

Current median household income is \$74,425 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$89,973 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$104,895 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$122,605 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$36,874 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$43,423 in five years, compared to \$47,064 for all U.S. households

Housing

2022 Housing Affordability Index 118

2010 Total Housing Units 68,819

2010 Owner Occupied Housing Units 42,077

2010 Renter Occupied Housing Units 18,612

2010 Vacant Housing Units 8,130

2020 Total Housing Units 76,865

2020 Vacant Housing Units 5,843

2022 Total Housing Units 79,740

2022 Owner Occupied Housing Units 55,257

2022 Renter Occupied Housing Units 18,082

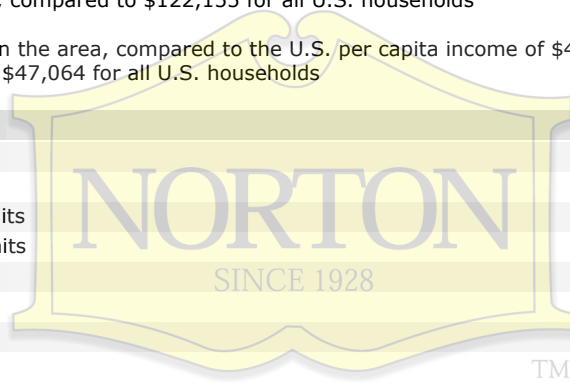
2022 Vacant Housing Units 6,401

2027 Total Housing Units 83,847

2027 Owner Occupied Housing Units 57,821

2027 Renter Occupied Housing Units 19,039

2027 Vacant Housing Units 6,987



Currently, 69.3% of the 79,740 housing units in the area are owner occupied; 22.7%, renter occupied; and 8.0% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 76,865 housing units in the area and 7.6% vacant housing units. The annual rate of change in housing units since 2020 is 1.65%. Median home value in the area is \$289,376, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 3.87% annually to \$349,910.

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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



Household Income Profile

Hall County, GA
 Hall County, GA (13139)
 Geography: County

Prepared by Esri

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Population	208,743	217,118	8,375	0.79%
Households	73,339	76,860	3,521	0.94%
Median Age	36.6	37.5	0.9	0.49%
Average Household Size	2.81	2.79	-0.02	-0.14%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
Household	73,339	100%	76,860	100%
<\$15,000	3,817	5.2%	2,813	3.7%
\$15,000-\$24,999	5,055	6.9%	3,734	4.9%
\$25,000-\$34,999	6,065	8.3%	4,877	6.3%
\$35,000-\$49,999	8,031	11.0%	6,612	8.6%
\$50,000-\$74,999	13,926	19.0%	14,060	18.3%
\$75,000-\$99,999	8,930	12.2%	9,591	12.5%
\$100,000-\$149,999	14,488	19.8%	17,912	23.3%
\$150,000-\$199,999	6,244	8.5%	8,805	11.5%
\$200,000+	6,783	9.2%	8,456	11.0%
Median Household Income		\$74,425		\$89,973
Average Household Income		\$104,895		\$122,605
Per Capita Income		\$36,874		\$43,423



Data Note: 2022 household income represents an estimate of annual income as of July 1, 2022 and 2027 household income represents an estimate of annual income as of July 1, 2027.

Source: Esri forecasts for 2022 and 2027.

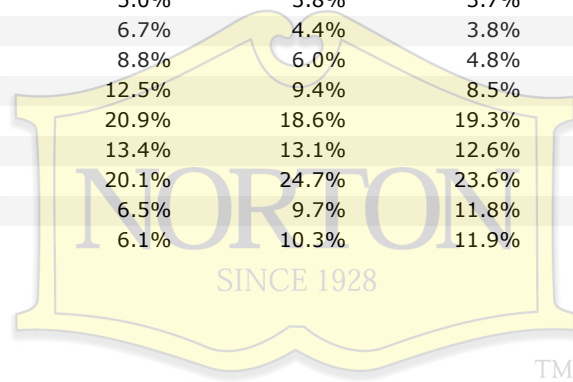


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2022 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	2,768	11,591	13,190	13,295	13,237	11,076	8,182
<\$15,000	330	580	503	488	670	611	635
\$15,000-\$24,999	324	782	574	507	747	944	1,177
\$25,000-\$34,999	339	1,022	794	638	863	1,135	1,274
\$35,000-\$49,999	461	1,446	1,245	1,126	1,212	1,352	1,189
\$50,000-\$74,999	669	2,420	2,450	2,571	2,473	2,000	1,343
\$75,000-\$99,999	299	1,558	1,724	1,681	1,697	1,252	719
\$100,000-\$149,999	265	2,325	3,253	3,138	2,749	1,846	912
\$150,000-\$199,999	55	748	1,286	1,570	1,322	870	393
\$200,000+	26	710	1,361	1,576	1,504	1,066	540
Median HH Income	\$47,015	\$68,640	\$88,252	\$93,403	\$83,049	\$66,809	\$47,004
Average HH Income	\$58,948	\$93,469	\$115,148	\$122,155	\$115,163	\$101,700	\$79,764
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	11.9%	5.0%	3.8%	3.7%	5.1%	5.5%	7.8%
\$15,000-\$24,999	11.7%	6.7%	4.4%	3.8%	5.6%	8.5%	14.4%
\$25,000-\$34,999	12.2%	8.8%	6.0%	4.8%	6.5%	10.2%	15.6%
\$35,000-\$49,999	16.7%	12.5%	9.4%	8.5%	9.2%	12.2%	14.5%
\$50,000-\$74,999	24.2%	20.9%	18.6%	19.3%	18.7%	18.1%	16.4%
\$75,000-\$99,999	10.8%	13.4%	13.1%	12.6%	12.8%	11.3%	8.8%
\$100,000-\$149,999	9.6%	20.1%	24.7%	23.6%	20.8%	16.7%	11.1%
\$150,000-\$199,999	2.0%	6.5%	9.7%	11.8%	10.0%	7.9%	4.8%
\$200,000+	0.9%	6.1%	10.3%	11.9%	11.4%	9.6%	6.6%



Data Note: 2022 household income represents an estimate of annual income as of July 1, 2022 and 2027 household income represents an estimate of annual income as of July 1, 2027.

Source: Esri forecasts for 2022 and 2027.

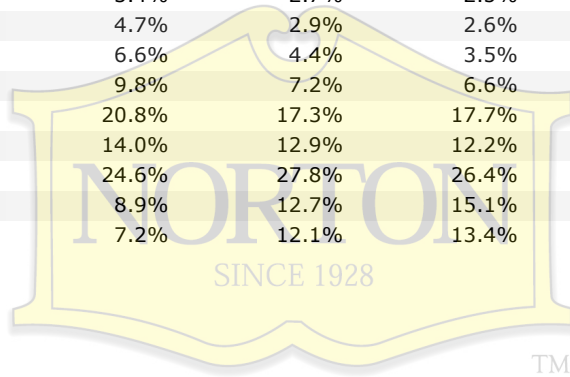


Household Income Profile

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Prepared by Esri

2027 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	2,873	11,224	14,472	13,179	13,218	11,804	10,090
<\$15,000	290	382	386	323	413	409	610
\$15,000-\$24,999	266	533	413	346	478	658	1,040
\$25,000-\$34,999	310	744	642	460	632	892	1,197
\$35,000-\$49,999	375	1,095	1,041	876	921	1,125	1,179
\$50,000-\$74,999	777	2,333	2,498	2,331	2,302	2,087	1,732
\$75,000-\$99,999	354	1,569	1,871	1,608	1,692	1,438	1,059
\$100,000-\$149,999	382	2,762	4,028	3,482	3,226	2,448	1,584
\$150,000-\$199,999	93	996	1,840	1,987	1,826	1,312	751
\$200,000+	26	810	1,753	1,766	1,728	1,435	938
Median HH Income	\$54,166	\$81,828	\$102,835	\$105,943	\$101,616	\$86,052	\$62,415
Average HH Income	\$68,525	\$108,919	\$132,382	\$138,747	\$134,183	\$123,531	\$101,871
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	10.1%	3.4%	2.7%	2.5%	3.1%	3.5%	6.0%
\$15,000-\$24,999	9.3%	4.7%	2.9%	2.6%	3.6%	5.6%	10.3%
\$25,000-\$34,999	10.8%	6.6%	4.4%	3.5%	4.8%	7.6%	11.9%
\$35,000-\$49,999	13.1%	9.8%	7.2%	6.6%	7.0%	9.5%	11.7%
\$50,000-\$74,999	27.0%	20.8%	17.3%	17.7%	17.4%	17.7%	17.2%
\$75,000-\$99,999	12.3%	14.0%	12.9%	12.2%	12.8%	12.2%	10.5%
\$100,000-\$149,999	13.3%	24.6%	27.8%	26.4%	24.4%	20.7%	15.7%
\$150,000-\$199,999	3.2%	8.9%	12.7%	15.1%	13.8%	11.1%	7.4%
\$200,000+	0.9%	7.2%	12.1%	13.4%	13.1%	12.2%	9.3%



Data Note: 2022 household income represents an estimate of annual income as of July 1, 2022 and 2027 household income represents an estimate of annual income as of July 1, 2027.

Source: Esri forecasts for 2022 and 2027.



Housing Profile

Hall County, GA
 Hall County, GA (13139)
 Geography: County

Prepared by Esri

Population		Households	
2010 Total Population	179,678	2022 Median Household Income	\$74,425
2020 Total Population	203,136	2027 Median Household Income	\$89,973
2022 Total Population	208,743	2022-2027 Annual Rate	3.87%
2027 Total Population	217,118		
2022-2027 Annual Rate	0.79%		

Housing Units by Occupancy Status and Tenure	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	68,819	100.0%	79,740	100.0%	83,847	100.0%
Occupied	60,689	88.2%	73,339	92.0%	76,860	91.7%
Owner	42,077	61.1%	55,257	69.3%	57,821	69.0%
Renter	18,612	27.0%	18,082	22.7%	19,039	22.7%
Vacant	8,130	11.8%	6,401	8.0%	6,987	8.3%

Owner Occupied Housing Units by Value	2022		2027	
	Number	Percent	Number	Percent
Total	55,248	100.0%	57,812	100.0%
<\$50,000	1,962	3.6%	1,007	1.7%
\$50,000-\$99,999	1,216	2.2%	485	0.8%
\$100,000-\$149,999	2,902	5.3%	1,346	2.3%
\$150,000-\$199,999	8,905	16.1%	6,373	11.0%
\$200,000-\$249,999	7,980	14.4%	7,814	13.5%
\$250,000-\$299,999	5,916	10.7%	6,619	11.4%
\$300,000-\$399,999	8,574	15.5%	10,543	18.2%
\$400,000-\$499,999	8,381	15.2%	10,720	18.5%
\$500,000-\$749,999	6,334	11.5%	8,592	14.9%
\$750,000-\$999,999	1,741	3.2%	2,584	4.5%
\$1,000,000-\$1,499,999	659	1.2%	892	1.5%
\$1,500,000-\$1,999,999	133	0.2%	143	0.2%
\$2,000,000+	545	1.0%	694	1.2%
Median Value	\$289,376		\$349,910	
Average Value	\$362,384		\$415,057	



Census 2010 Housing Units	Number	Percent
Total	68,819	100.0%
In Urbanized Areas	52,315	76.0%
In Urban Clusters	1,022	1.5%
Rural Housing Units	15,482	22.5%

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

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	42,077	100.0%
Owned with a Mortgage/Loan	31,215	74.2%
Owned Free and Clear	10,862	25.8%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	8,130	100.0%
For Rent	2,572	31.6%
Rented- Not Occupied	58	0.7%
For Sale Only	1,665	20.5%
Sold - Not Occupied	209	2.6%
Seasonal/Recreational/Occasional Use	1,384	17.0%
For Migrant Workers	3	0.0%
Other Vacant	2,239	27.5%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	60,689	42,077	69.3%
15-24	2,577	577	22.4%
25-34	9,495	4,582	48.3%
35-44	12,665	8,396	66.3%
45-54	12,917	9,684	75.0%
55-64	10,552	8,654	82.0%
65-74	7,047	5,990	85.0%
75-84	4,054	3,233	79.7%
85+	1,382	961	69.5%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	60,689	42,077	69.3%
White Alone	49,035	36,471	74.4%
Black/African American Alone	4,487	2,009	44.8%
American Indian/Alaska Native	245	143	58.4%
Asian Alone	821	641	78.1%
Pacific Islander Alone	35	7	20.0%
Other Race Alone	5,234	2,360	45.1%
Two or More Races	832	446	53.6%
Hispanic Origin	9,757	4,822	49.4%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	60,689	42,077	69.3%
1-Person	12,335	7,491	60.7%
2-Person	19,143	14,828	77.5%
3-Person	10,239	7,074	69.1%
4-Person	9,256	6,544	70.7%
5-Person	5,101	3,334	65.4%
6-Person	2,369	1,467	61.9%
7+ Person	2,246	1,339	59.6%

2022 Housing Affordability	
Housing Affordability Index	118
Percent of Income for Mortgage	20.5%

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

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

	2010	2020	2010-2020 Annual Rate
Population	179,678	203,136	1.23%
Households	60,689	71,022	1.58%
Housing Units	68,819	76,865	1.11%

	2010	
Population by Race	Number	Percent
Total	179,678	100.0%
Population Reporting One Race	175,716	97.8%
White	133,195	74.1%
Black	13,275	7.4%
American Indian	811	0.5%
Asian	3,226	1.8%
Pacific Islander	167	0.1%
Some Other Race	25,042	13.9%
Population Reporting Two or More Races	3,962	2.2%
Total Hispanic Population	46,906	26.1%

Population by Sex	Number	Percent
Male	89,598	49.9%
Female	90,080	50.1%

Population by Age	Number	Percent
Total	179,678	100.0%
Age 0 - 4	14,122	7.9%
Age 5 - 9	14,573	8.1%
Age 10 - 14	13,538	7.5%
Age 15 - 19	12,914	7.2%
Age 20 - 24	11,738	6.5%
Age 25 - 29	12,134	6.8%
Age 30 - 34	12,007	6.7%
Age 35 - 39	12,753	7.1%
Age 40 - 44	12,907	7.2%
Age 45 - 49	12,788	7.1%
Age 50 - 54	11,395	6.3%
Age 55 - 59	9,795	5.5%
Age 60 - 64	9,005	5.0%
Age 65 - 69	6,820	3.8%
Age 70 - 74	4,751	2.6%
Age 75 - 79	3,644	2.0%
Age 80 - 84	2,601	1.4%
Age 85+	2,193	1.2%
Age 18+	129,513	72.1%
Age 65+	20,009	11.1%



Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.
Source: U.S. Census Bureau 2010 and 2020 decennial Census data converted by Esri into 2020 geography.

	2010	
Households by Type		
Total	60,689	100.0%
Households with 1 Person	12,335	20.3%
Households with 2+ People	48,354	79.7%
Family Households	45,273	74.6%
Husband-wife Families	34,378	56.6%
With Own Children	15,703	25.9%
Other Family (No Spouse Present)	10,895	18.0%
With Own Children	5,945	9.8%
Nonfamily Households	3,081	5.1%
All Households with Children	24,404	40.2%
Multigenerational Households	3,507	5.8%
Unmarried Partner Households	3,673	6.1%
Male-female	3,258	5.4%
Same-sex	415	0.7%
Average Household Size	2.91	
Family Households by Size		
Total	45,273	100.0%
2 People	16,712	36.9%
3 People	9,844	21.7%
4 People	9,116	20.1%
5 People	5,037	11.1%
6 People	2,342	5.2%
7+ People	2,222	4.9%
Average Family Size	3.35	
Nonfamily Households by Size		
Total	15,416	100.0%
1 Person	12,335	80.0%
2 People	2,431	15.8%
3 People	395	2.6%
4 People	140	0.9%
5 People	64	0.4%
6 People	27	0.2%
7+ People	24	0.2%
Average Nonfamily Size	1.27	
Population by Relationship and Household Type		
Total	179,678	100.0%
In Households	176,537	98.3%
In Family Households	156,903	87.3%
Householder	45,273	25.2%
Spouse	34,378	19.1%
Child	60,823	33.9%
Other relative	11,169	6.2%
Nonrelative	5,260	2.9%
In Nonfamily Households	19,634	10.9%
In Group Quarters	3,141	1.7%
Institutionalized Population	1,955	1.1%
Noninstitutionalized Population	1,186	0.7%



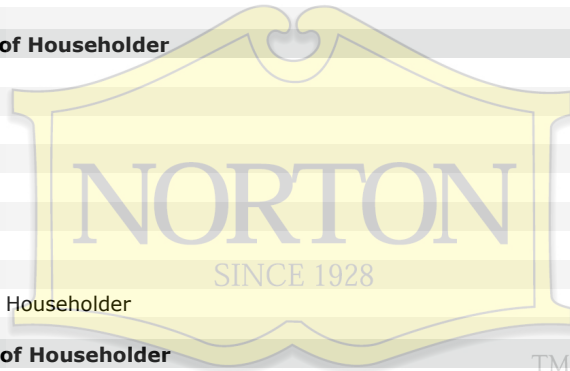
Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household 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 2010 and 2020 decennial Census data converted by Esri into 2020 geography.

		2010	
Family Households by Age of Householder			
Total		45,273	100.0%
Householder Age	15 - 44	20,038	44.3%
Householder Age	45 - 54	10,070	22.2%
Householder Age	55 - 64	7,609	16.8%
Householder Age	65 - 74	4,796	10.6%
Householder Age	75+	2,760	6.1%
Nonfamily Households by Age of Householder			
Total		15,416	100.0%
Householder Age	15 - 44	4,699	30.5%
Householder Age	45 - 54	2,847	18.5%
Householder Age	55 - 64	2,943	19.1%
Householder Age	65 - 74	2,251	14.6%
Householder Age	75+	2,676	17.4%
Households by Race of Householder			
Total		60,689	100.0%
Householder is	White Alone	49,035	80.8%
Householder is	Black Alone	4,487	7.4%
Householder is	American Indian Alone	245	0.4%
Householder is	Asian Alone	821	1.4%
Householder is	Pacific Islander Alone	35	0.1%
Householder is	Some Other Race Alone	5,234	8.6%
Householder is	Two or More Races	832	1.4%
Households with	Hispanic Householder	9,757	16.1%
Husband-wife Families by Race of Householder			
Total		34,378	100.0%
Householder is	White Alone	28,510	82.9%
Householder is	Black Alone	1,489	4.3%
Householder is	American Indian Alone	136	0.4%
Householder is	Asian Alone	548	1.6%
Householder is	Pacific Islander Alone	17	0.0%
Householder is	Some Other Race Alone	3,249	9.5%
Householder is	Two or More Races	429	1.2%
Husband-wife Families with	Hispanic Householder	6,174	18.0%
Other Families (No Spouse) by Race of Householder			
Total		10,895	100.0%
Householder is	White Alone	7,307	67.1%
Householder is	Black Alone	1,647	15.1%
Householder is	American Indian Alone	67	0.6%
Householder is	Asian Alone	140	1.3%
Householder is	Pacific Islander Alone	10	0.1%
Householder is	Some Other Race Alone	1,520	14.0%
Householder is	Two or More Races	204	1.9%
Other Families with	Hispanic Householder	2,687	24.7%
Nonfamily Households by Race of Householder			
Total		15,416	100.0%
Householder is	White Alone	13,218	85.7%
Householder is	Black Alone	1,351	8.8%
Householder is	American Indian Alone	42	0.3%
Householder is	Asian Alone	133	0.9%
Householder is	Pacific Islander Alone	8	0.1%
Householder is	Some Other Race Alone	465	3.0%
Householder is	Two or More Races	199	1.3%
Nonfamily Households with	Hispanic Householder	896	5.8%



	2010	
Total Housing Units by Occupancy		
Total	68,819	100.0%
Occupied Housing Units	60,689	88.2%
Vacant Housing Units		
For Rent	2,572	3.7%
Rented, not Occupied	58	0.1%
For Sale Only	1,665	2.4%
Sold, not Occupied	209	0.3%
For Seasonal/Recreational/Occasional Use	1,384	2.0%
For Migrant Workers	3	0.0%
Other Vacant	2,239	3.3%
Total Vacancy Rate	11.8%	
Households by Tenure and Mortgage Status		
Total	60,689	100.0%
Owner Occupied	42,077	69.3%
Owned with a Mortgage/Loan	31,215	51.4%
Owned Free and Clear	10,862	17.9%
Average Household Size	2.88	
Renter Occupied	18,612	30.7%
Average Household Size	2.98	
Owner-occupied Housing Units by Race of Householder		
Total	42,077	100.0%
Householder is White Alone	36,471	86.7%
Householder is Black Alone	2,009	4.8%
Householder is American Indian Alone	143	0.3%
Householder is Asian Alone	641	1.5%
Householder is Pacific Islander Alone	7	0.0%
Householder is Some Other Race Alone	2,360	5.6%
Householder is Two or More Races	446	1.1%
Owner-occupied Housing Units with Hispanic Householder	4,822	11.5%
Renter-occupied Housing Units by Race of Householder		
Total	18,612	100.0%
Householder is White Alone	12,564	67.5%
Householder is Black Alone	2,478	13.3%
Householder is American Indian Alone	102	0.5%
Householder is Asian Alone	180	1.0%
Householder is Pacific Islander Alone	28	0.2%
Householder is Some Other Race Alone	2,874	15.4%
Householder is Two or More Races	386	2.1%
Renter-occupied Housing Units with Hispanic Householder	4,935	26.5%
Average Household Size by Race/Hispanic Origin of Householder		
Householder is White Alone	2.69	
Householder is Black Alone	2.81	
Householder is American Indian Alone	3.61	
Householder is Asian Alone	3.62	
Householder is Pacific Islander Alone	4.26	
Householder is Some Other Race Alone	4.78	
Householder is Two or More Races	3.74	
Householder is Hispanic	4.69	



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