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Population Consolidated Report (Esri 2022)

Jackson County, GA
 Jackson County, GA (13157)
 Geography: County

Prepared by Esri

Demographic Summary				2022-2027	2022-2027
	Census 2010	2022	2027	Change	Annual Rate
Total Population	60,485	80,493	88,395	7,902	1.89%
Population 50+	18,200	28,236	32,089	3,853	2.59%
Median Age	36.9	38.8	39.5	0.7	0.36%
Households	21,343	27,701	30,326	2,625	1.83%
% Householders 55+	38.2%	44.4%	46.8%	2.4	1.06%
Total Owner-Occupied Housing Units	16,429	22,335	24,761	2,426	2.08%
Total Renter-Occupied Housing Units	4,914	5,366	5,565	199	0.73%
Owner/Renter Ratio (per 100 renters)	334	416	445	29.0	1.36%
Median Home Value	-	\$223,195	\$239,226	\$16,031	1.40%
Average Home Value	-	\$250,222	\$275,078	\$24,856	1.91%
Median Household Income	-	\$75,364	\$82,971	\$7,607	1.94%
Median Household Income for Householder 55+	-	\$57,119	\$69,652	\$12,533	4.05%

Population by Age and Sex

Male Population	Census 2010		2022		2027	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	8,560	100.0%	13,530	100.0%	15,388	100.0%
50-54	2,137	25.0%	2,715	20.1%	2,725	17.7%
55-59	1,639	19.1%	2,625	19.4%	2,825	18.4%
60-64	1,634	19.1%	2,454	18.1%	2,651	17.2%
65-69	1,264	14.8%	1,924	14.2%	2,438	15.8%
70-74	864	10.1%	1,689	12.5%	1,825	11.9%
75-79	527	6.2%	1,143	8.4%	1,496	9.7%
80-84	284	3.3%	602	4.4%	899	5.8%
85+	211	2.5%	378	2.8%	529	3.4%

Female Population	Census 2010		2022		2027	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	9,640	100.0%	14,706	100.0%	16,701	100.0%
50-54	2,060	21.4%	2,743	18.7%	2,719	16.3%
55-59	1,778	18.4%	2,606	17.7%	2,870	17.2%
60-64	1,755	18.2%	2,480	16.9%	2,672	16.0%
65-69	1,367	14.2%	2,151	14.6%	2,535	15.2%
70-74	1,019	10.6%	1,918	13.0%	2,114	12.7%
75-79	681	7.1%	1,343	9.1%	1,782	10.7%
80-84	474	4.9%	807	5.5%	1,160	6.9%
85+	506	5.2%	658	4.5%	849	5.1%

Total Population	Census 2010		2022		2027	
	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total(50+)	18,200	30.1%	28,236	35.1%	32,089	36.3%
50-54	4,197	6.9%	5,458	6.8%	5,444	6.2%
55-59	3,417	5.6%	5,231	6.5%	5,695	6.4%
60-64	3,389	5.6%	4,934	6.1%	5,323	6.0%
65-69	2,631	4.3%	4,075	5.1%	4,973	5.6%
70-74	1,883	3.1%	3,607	4.5%	3,939	4.5%
75-79	1,208	2.0%	2,486	3.1%	3,278	3.7%
80-84	758	1.3%	1,409	1.8%	2,059	2.3%
85+	717	1.2%	1,036	1.3%	1,378	1.6%
65+	7,197	11.9%	12,613	15.7%	15,627	17.7%
75+	2,683	4.4%	4,931	6.1%	6,715	7.6%

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

Source: Esri, U.S. Census



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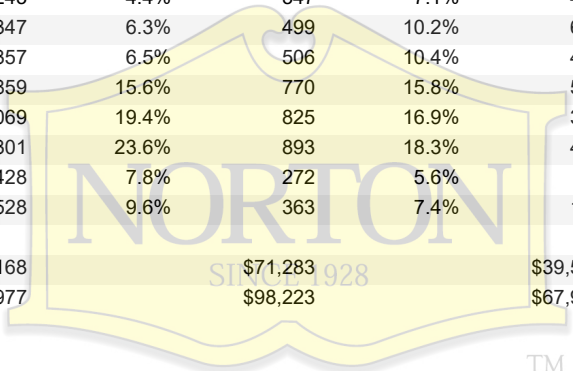
Prepared by Esri

2022 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	5,183	100%	4,284	100%	2,832	100%	12,299	100%
<\$15,000	525	10.1%	498	11.6%	555	19.6%	1,578	12.8%
\$15,000-\$24,999	300	5.8%	379	8.8%	404	14.3%	1,083	8.8%
\$25,000-\$34,999	397	7.7%	506	11.8%	541	19.1%	1,444	11.7%
\$35,000-\$49,999	436	8.4%	551	12.9%	405	14.3%	1,392	11.3%
\$50,000-\$74,999	833	16.1%	632	14.8%	334	11.8%	1,799	14.6%
\$75,000-\$99,999	917	17.7%	630	14.7%	219	7.7%	1,766	14.4%
\$100,000-\$149,999	997	19.2%	621	14.5%	238	8.4%	1,856	15.1%
\$150,000-\$199,999	334	6.4%	197	4.6%	61	2.2%	592	4.8%
\$200,000+	444	8.6%	270	6.3%	75	2.6%	789	6.4%
Median HH Income	\$76,997		\$56,372		\$32,950		\$57,119	
Average HH Income	\$100,244		\$83,729		\$55,503		\$84,189	

2027 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	5,517	100%	4,876	100%	3,799	100%	14,192	100%
<\$15,000	385	7.0%	401	8.2%	597	15.7%	1,383	9.7%
\$15,000-\$24,999	243	4.4%	347	7.1%	458	12.1%	1,048	7.4%
\$25,000-\$34,999	347	6.3%	499	10.2%	671	17.7%	1,517	10.7%
\$35,000-\$49,999	357	6.5%	506	10.4%	468	12.3%	1,331	9.4%
\$50,000-\$74,999	859	15.6%	770	15.8%	540	14.2%	2,169	15.3%
\$75,000-\$99,999	1,069	19.4%	825	16.9%	375	9.9%	2,269	16.0%
\$100,000-\$149,999	1,301	23.6%	893	18.3%	440	11.6%	2,634	18.6%
\$150,000-\$199,999	428	7.8%	272	5.6%	116	3.1%	816	5.7%
\$200,000+	528	9.6%	363	7.4%	134	3.5%	1,025	7.2%
Median HH Income	\$86,168		\$71,283		\$39,535		\$69,652	
Average HH Income	\$114,977		\$98,223		\$67,942		\$96,630	





Demographic and Income Profile

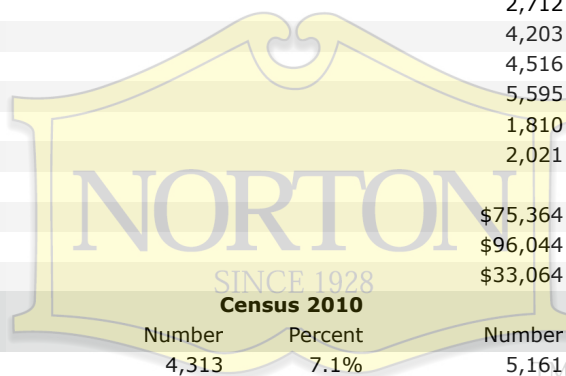
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Prepared by Esri

Summary	Census 2010	Census 2020	2022	2027
Population	60,485	75,907	80,493	88,395
Households	21,343	26,174	27,701	30,326
Families	16,479	-	20,932	22,857
Average Household Size	2.80	2.88	2.88	2.89
Owner Occupied Housing Units	16,429	-	22,335	24,761
Renter Occupied Housing Units	4,914	-	5,366	5,565
Median Age	36.9	-	38.8	39.5

Trends: 2022-2027 Annual Rate	Area	State	National
Population	1.89%	0.51%	0.25%
Households	1.83%	0.56%	0.31%
Families	1.78%	0.51%	0.28%
Owner HHs	2.08%	0.77%	0.53%
Median Household Income	1.94%	3.59%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	2,774	10.0%	2,285	7.5%
\$15,000 - \$24,999	1,645	5.9%	1,490	4.9%
\$25,000 - \$34,999	2,425	8.8%	2,389	7.9%
\$35,000 - \$49,999	2,712	9.8%	2,400	7.9%
\$50,000 - \$74,999	4,203	15.2%	4,507	14.9%
\$75,000 - \$99,999	4,516	16.3%	5,314	17.5%
\$100,000 - \$149,999	5,595	20.2%	7,300	24.1%
\$150,000 - \$199,999	1,810	6.5%	2,231	7.4%
\$200,000+	2,021	7.3%	2,410	7.9%
Median Household Income	\$75,364		\$82,971	
Average Household Income	\$96,044		\$107,826	
Per Capita Income	\$33,064		\$37,002	



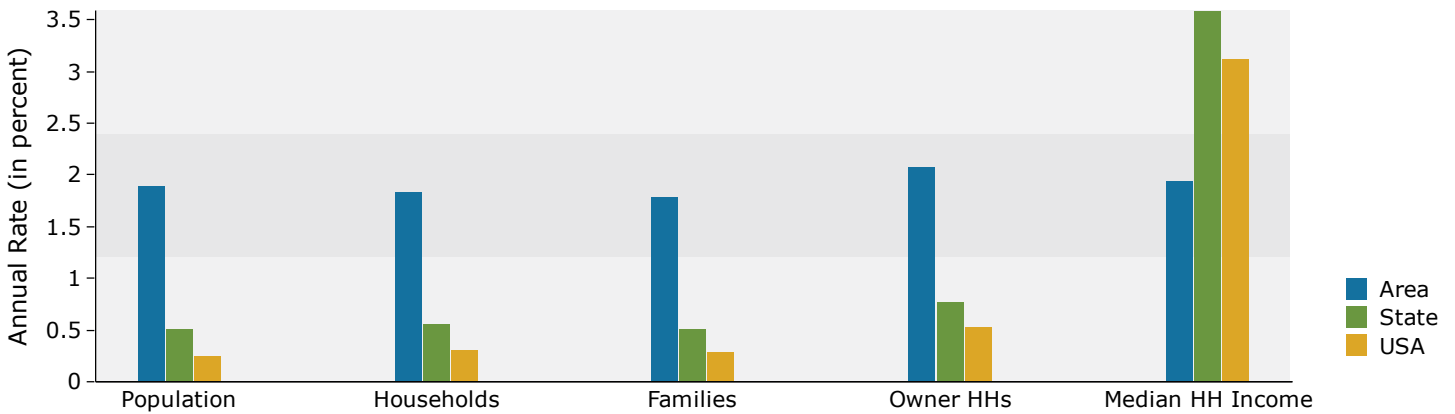
Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,313	7.1%	5,161	6.4%	5,566	6.3%
5 - 9	4,675	7.7%	5,479	6.8%	5,880	6.7%
10 - 14	4,466	7.4%	5,529	6.9%	6,223	7.0%
15 - 19	4,101	6.8%	5,030	6.2%	5,519	6.2%
20 - 24	3,214	5.3%	4,259	5.3%	4,372	4.9%
25 - 34	7,754	12.8%	10,690	13.3%	10,988	12.4%
35 - 44	9,182	15.2%	10,800	13.4%	12,025	13.6%
45 - 54	8,777	14.5%	10,767	13.4%	11,177	12.6%
55 - 64	6,806	11.3%	10,165	12.6%	11,018	12.5%
65 - 74	4,514	7.5%	7,682	9.5%	8,912	10.1%
75 - 84	1,966	3.3%	3,895	4.8%	5,337	6.0%
85+	717	1.2%	1,036	1.3%	1,378	1.6%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	52,496	86.8%	60,464	79.7%	64,098	79.6%	70,171	79.4%
Black Alone	4,103	6.8%	5,232	6.9%	5,284	6.6%	5,365	6.1%
American Indian Alone	124	0.2%	245	0.3%	268	0.3%	311	0.4%
Asian Alone	1,033	1.7%	1,780	2.3%	1,807	2.2%	1,905	2.2%
Pacific Islander Alone	13	0.0%	44	0.1%	47	0.1%	53	0.1%
Some Other Race Alone	1,649	2.7%	3,128	4.1%	3,405	4.2%	3,917	4.4%
Two or More Races	1,067	1.8%	5,014	6.6%	5,584	6.9%	6,673	7.5%
Hispanic Origin (Any Race)	3,736	6.2%	6,712	8.8%	7,273	9.0%	8,240	9.3%

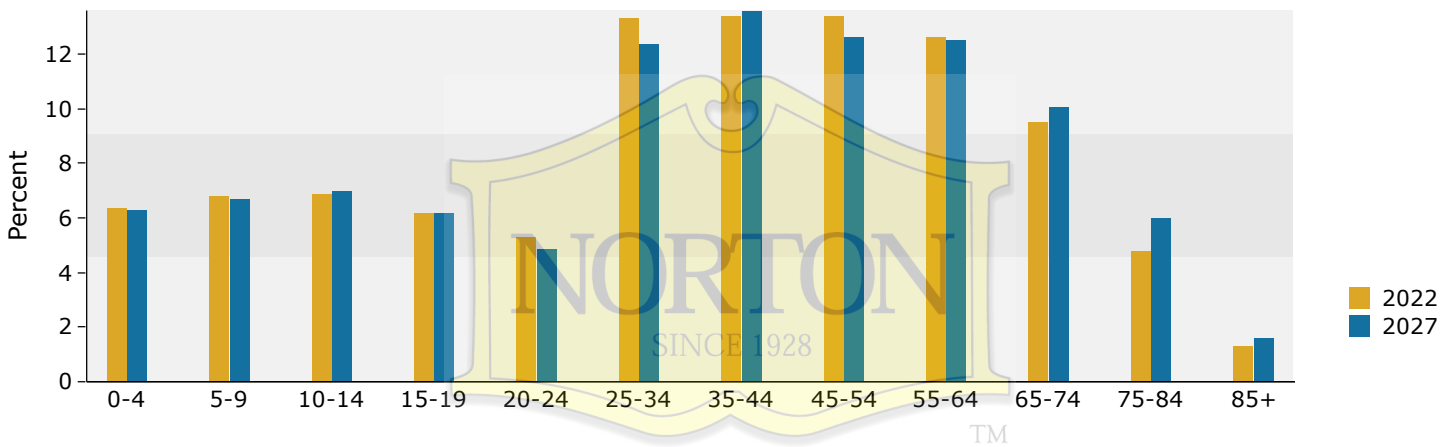
Data Note: Income is expressed in current dollars.

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

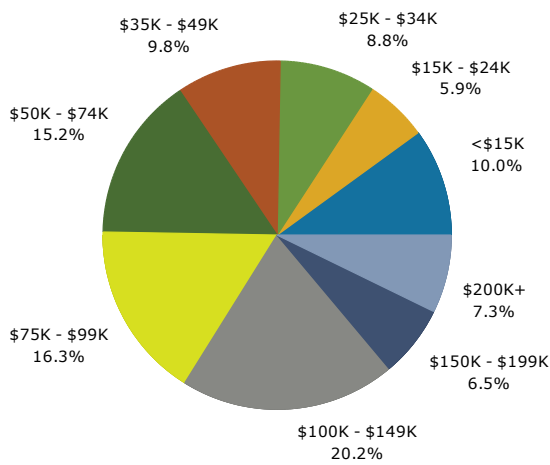
Trends 2022-2027



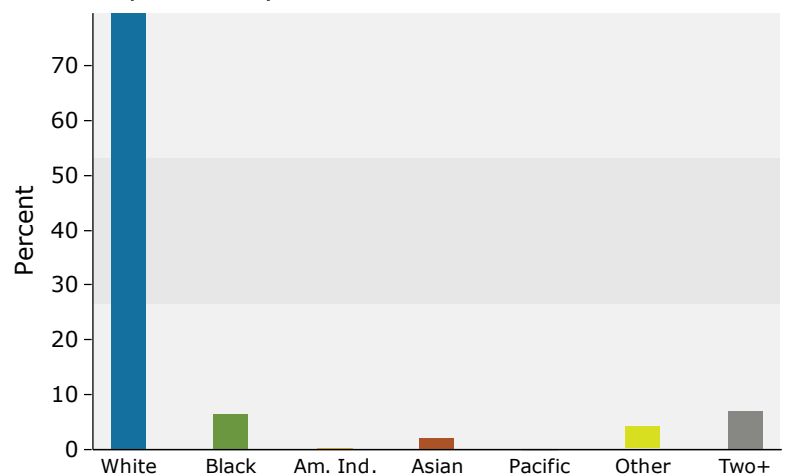
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 9.0%

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

Jackson Count...

Population

2010 Population	60,485
2020 Population	75,907
2022 Population	80,493
2027 Population	88,395
2010-2020 Annual Rate	2.30%
2020-2022 Annual Rate	2.64%
2022-2027 Annual Rate	1.89%
2022 Male Population	49.6%
2022 Female Population	50.4%
2022 Median Age	38.8

In the identified area, the current year population is 80,493. In 2020, the Census count in the area was 75,907. The rate of change since 2020 was 2.64% annually. The five-year projection for the population in the area is 88,395 representing a change of 1.89% annually from 2022 to 2027. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 38.8, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	79.6%
2022 Black Alone	6.6%
2022 American Indian/Alaska Native Alone	0.3%
2022 Asian Alone	2.2%
2022 Pacific Islander Alone	0.1%
2022 Other Race	4.2%
2022 Two or More Races	6.9%
2022 Hispanic Origin (Any Race)	9.0%

Persons of Hispanic origin represent 9.0% 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 46.1 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	89
2010 Households	21,343
2020 Households	26,174
2022 Households	27,701
2027 Households	30,326
2010-2020 Annual Rate	2.06%
2020-2022 Annual Rate	2.55%
2022-2027 Annual Rate	1.83%
2022 Average Household Size	2.88

The household count in this area has changed from 26,174 in 2020 to 27,701 in the current year, a change of 2.55% annually. The five-year projection of households is 30,326, a change of 1.83% annually from the current year total. Average household size is currently 2.88, compared to 2.88 in the year 2020. The number of families in the current year is 20,932 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.

Jackson Count...

Mortgage Income

2022 Percent of Income for Mortgage 15.6%

Median Household Income

2022 Median Household Income \$75,364

2027 Median Household Income \$82,971

2022-2027 Annual Rate 1.94%

Average Household Income

2022 Average Household Income \$96,044

2027 Average Household Income \$107,826

2022-2027 Annual Rate 2.34%

Per Capita Income

2022 Per Capita Income \$33,064

2027 Per Capita Income \$37,002

2022-2027 Annual Rate 2.28%

Households by Income

Current median household income is \$75,364 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$82,971 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$96,044 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$107,826 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$33,064 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$37,002 in five years, compared to \$47,064 for all U.S. households

Housing

2022 Housing Affordability Index 152

2010 Total Housing Units 23,752

2010 Owner Occupied Housing Units 16,429

2010 Renter Occupied Housing Units 4,914

2010 Vacant Housing Units 2,409

2020 Total Housing Units 27,699

2020 Vacant Housing Units 1,525

2022 Total Housing Units 29,619

2022 Owner Occupied Housing Units 22,335

2022 Renter Occupied Housing Units 5,366

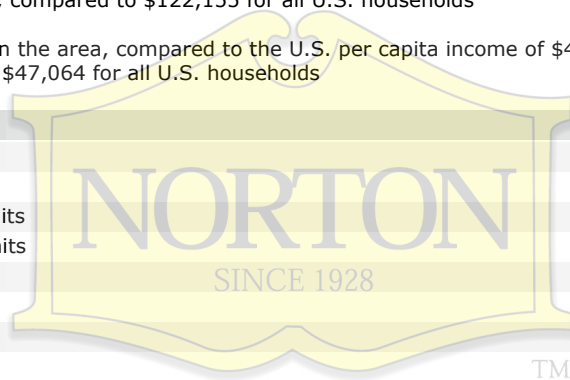
2022 Vacant Housing Units 1,918

2027 Total Housing Units 32,627

2027 Owner Occupied Housing Units 24,761

2027 Renter Occupied Housing Units 5,565

2027 Vacant Housing Units 2,301



Currently, 75.4% of the 29,619 housing units in the area are owner occupied; 18.1%, renter occupied; and 6.5% 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 27,699 housing units in the area and 5.5% vacant housing units. The annual rate of change in housing units since 2020 is 3.02%. Median home value in the area is \$223,195, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 1.40% annually to \$239,226.

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

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Summary	2022	2027	2022-2027 Change	2022-2027 Annual Rate
Population	80,493	88,395	7,902	1.89%
Households	27,701	30,326	2,625	1.83%
Median Age	38.8	39.5	0.7	0.36%
Average Household Size	2.88	2.89	0.01	0.07%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
Household	27,701	100%	30,326	100%
<\$15,000	2,774	10.0%	2,285	7.5%
\$15,000-\$24,999	1,645	5.9%	1,490	4.9%
\$25,000-\$34,999	2,425	8.8%	2,389	7.9%
\$35,000-\$49,999	2,712	9.8%	2,400	7.9%
\$50,000-\$74,999	4,203	15.2%	4,507	14.9%
\$75,000-\$99,999	4,516	16.3%	5,314	17.5%
\$100,000-\$149,999	5,595	20.2%	7,300	24.1%
\$150,000-\$199,999	1,810	6.5%	2,231	7.4%
\$200,000+	2,021	7.3%	2,410	7.9%
Median Household Income	\$75,364		\$82,971	
Average Household Income	\$96,044		\$107,826	
Per Capita Income	\$33,064		\$37,002	



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.

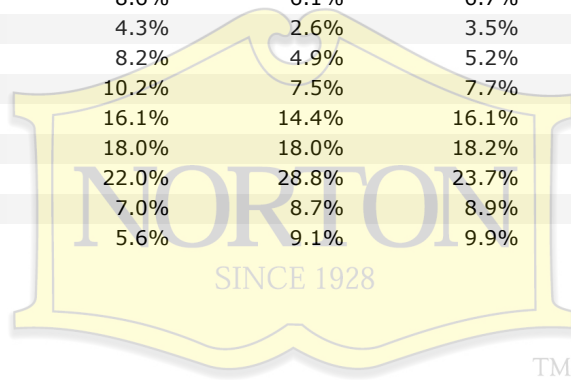


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2022 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	782	4,211	5,057	5,352	5,183	4,284	2,832
<\$15,000	167	362	308	359	525	498	555
\$15,000-\$24,999	61	182	131	188	300	379	404
\$25,000-\$34,999	112	346	246	277	397	506	541
\$35,000-\$49,999	100	428	381	411	436	551	405
\$50,000-\$74,999	141	677	726	860	833	632	334
\$75,000-\$99,999	107	758	910	975	917	630	219
\$100,000-\$149,999	83	928	1,457	1,271	997	621	238
\$150,000-\$199,999	8	293	438	479	334	197	61
\$200,000+	3	237	460	532	444	270	75
Median HH Income	\$41,506	\$77,683	\$93,933	\$87,915	\$76,997	\$56,372	\$32,950
Average HH Income	\$54,199	\$94,697	\$114,174	\$113,329	\$100,244	\$83,729	\$55,503
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	21.4%	8.6%	6.1%	6.7%	10.1%	11.6%	19.6%
\$15,000-\$24,999	7.8%	4.3%	2.6%	3.5%	5.8%	8.8%	14.3%
\$25,000-\$34,999	14.3%	8.2%	4.9%	5.2%	7.7%	11.8%	19.1%
\$35,000-\$49,999	12.8%	10.2%	7.5%	7.7%	8.4%	12.9%	14.3%
\$50,000-\$74,999	18.0%	16.1%	14.4%	16.1%	16.1%	14.8%	11.8%
\$75,000-\$99,999	13.7%	18.0%	18.0%	18.2%	17.7%	14.7%	7.7%
\$100,000-\$149,999	10.6%	22.0%	28.8%	23.7%	19.2%	14.5%	8.4%
\$150,000-\$199,999	1.0%	7.0%	8.7%	8.9%	6.4%	4.6%	2.2%
\$200,000+	0.4%	5.6%	9.1%	9.9%	8.6%	6.3%	2.6%



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.

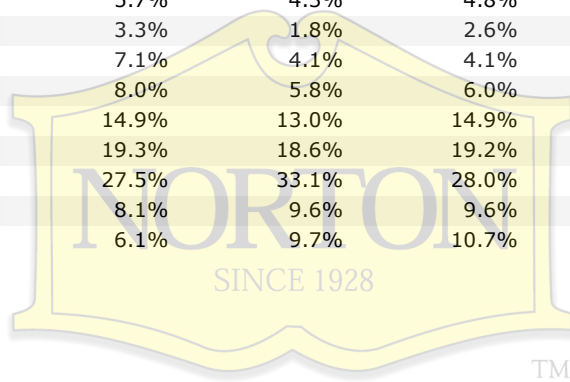


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2027 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	835	4,285	5,540	5,474	5,517	4,876	3,799
<\$15,000	155	243	240	264	385	401	597
\$15,000-\$24,999	57	142	102	141	243	347	458
\$25,000-\$34,999	111	306	228	227	347	499	671
\$35,000-\$49,999	77	341	323	328	357	506	468
\$50,000-\$74,999	164	639	719	816	859	770	540
\$75,000-\$99,999	140	825	1,028	1,052	1,069	825	375
\$100,000-\$149,999	117	1,180	1,834	1,535	1,301	893	440
\$150,000-\$199,999	10	347	530	528	428	272	116
\$200,000+	4	262	536	583	528	363	134
Median HH Income	\$51,790	\$87,215	\$101,875	\$97,136	\$86,168	\$71,283	\$39,535
Average HH Income	\$62,749	\$107,512	\$125,963	\$125,618	\$114,977	\$98,223	\$67,942
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	18.6%	5.7%	4.3%	4.8%	7.0%	8.2%	15.7%
\$15,000-\$24,999	6.8%	3.3%	1.8%	2.6%	4.4%	7.1%	12.1%
\$25,000-\$34,999	13.3%	7.1%	4.1%	4.1%	6.3%	10.2%	17.7%
\$35,000-\$49,999	9.2%	8.0%	5.8%	6.0%	6.5%	10.4%	12.3%
\$50,000-\$74,999	19.6%	14.9%	13.0%	14.9%	15.6%	15.8%	14.2%
\$75,000-\$99,999	16.8%	19.3%	18.6%	19.2%	19.4%	16.9%	9.9%
\$100,000-\$149,999	14.0%	27.5%	33.1%	28.0%	23.6%	18.3%	11.6%
\$150,000-\$199,999	1.2%	8.1%	9.6%	9.6%	7.8%	5.6%	3.1%
\$200,000+	0.5%	6.1%	9.7%	10.7%	9.6%	7.4%	3.5%



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

Jackson County, GA
 Jackson County, GA (13157)
 Geography: County

Prepared by Esri

Population		Households	
2010 Total Population	60,485	2022 Median Household Income	\$75,364
2020 Total Population	75,907	2027 Median Household Income	\$82,971
2022 Total Population	80,493	2022-2027 Annual Rate	1.94%
2027 Total Population	88,395		
2022-2027 Annual Rate	1.89%		

Housing Units by Occupancy Status and Tenure	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	23,752	100.0%	29,619	100.0%	32,627	100.0%
Occupied	21,343	89.9%	27,701	93.5%	30,326	92.9%
Owner	16,429	69.2%	22,335	75.4%	24,761	75.9%
Renter	4,914	20.7%	5,366	18.1%	5,565	17.1%
Vacant	2,409	10.1%	1,918	6.5%	2,301	7.1%

Owner Occupied Housing Units by Value	2022		2027	
	Number	Percent	Number	Percent
Total	22,335	100.0%	24,761	100.0%
<\$50,000	1,100	4.9%	742	3.0%
\$50,000-\$99,999	1,633	7.3%	1,128	4.6%
\$100,000-\$149,999	1,926	8.6%	1,635	6.6%
\$150,000-\$199,999	4,453	19.9%	4,807	19.4%
\$200,000-\$249,999	4,431	19.8%	5,186	20.9%
\$250,000-\$299,999	2,834	12.7%	3,196	12.9%
\$300,000-\$399,999	3,909	17.5%	4,759	19.2%
\$400,000-\$499,999	1,038	4.6%	1,594	6.4%
\$500,000-\$749,999	633	2.8%	1,240	5.0%
\$750,000-\$999,999	240	1.1%	410	1.7%
\$1,000,000-\$1,499,999	108	0.5%	44	0.2%
\$1,500,000-\$1,999,999	2	0.0%	0	0.0%
\$2,000,000+	28	0.1%	20	0.1%
Median Value	\$223,195		\$239,226	
Average Value	\$250,222		\$275,078	



Census 2010 Housing Units	Number	Percent
Total	23,752	100.0%
In Urbanized Areas	2,715	11.4%
In Urban Clusters	6,657	28.0%
Rural Housing Units	14,380	60.5%

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.



Housing Profile

Jackson County, GA
 Jackson County, GA (13157)
 Geography: County

Prepared by Esri

Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	16,429	100.0%
Owned with a Mortgage/Loan	12,314	75.0%
Owned Free and Clear	4,115	25.0%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	2,409	100.0%
For Rent	576	23.9%
Rented- Not Occupied	21	0.9%
For Sale Only	670	27.8%
Sold - Not Occupied	115	4.8%
Seasonal/Recreational/Occasional Use	152	6.3%
For Migrant Workers	2	0.1%
Other Vacant	873	36.2%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	21,343	16,429	77.0%
15-24	671	258	38.5%
25-34	3,260	2,167	66.5%
35-44	4,592	3,493	76.1%
45-54	4,674	3,745	80.1%
55-64	3,763	3,136	83.3%
65-74	2,722	2,336	85.8%
75-84	1,264	1,034	81.8%
85+	397	260	65.5%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	21,343	16,429	77.0%
White Alone	19,107	15,007	78.5%
Black/African American Alone	1,375	888	64.6%
American Indian/Alaska Native	41	26	63.4%
Asian Alone	223	171	76.7%
Pacific Islander Alone	7	5	71.4%
Other Race Alone	367	189	51.5%
Two or More Races	223	143	64.1%
Hispanic Origin	868	526	60.6%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	21,343	16,429	77.0%
1-Person	3,994	2,686	67.3%
2-Person	7,119	5,902	82.9%
3-Person	3,978	3,091	77.7%
4-Person	3,548	2,807	79.1%
5-Person	1,590	1,161	73.0%
6-Person	696	495	71.1%
7+ Person	418	287	68.7%

2022 Housing Affordability	
Housing Affordability Index	152
Percent of Income for Mortgage	15.6%

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	60,485	75,907	2.30%
Households	21,343	26,174	2.06%
Housing Units	23,752	27,699	1.55%

	2010	
Population by Race	Number	Percent
Total	60,485	100.0%
Population Reporting One Race	59,418	98.2%
White	52,496	86.8%
Black	4,103	6.8%
American Indian	124	0.2%
Asian	1,033	1.7%
Pacific Islander	13	0.0%
Some Other Race	1,649	2.7%
Population Reporting Two or More Races	1,067	1.8%
Total Hispanic Population	3,736	6.2%

Population by Sex	Number	Percent
Male	30,002	49.6%
Female	30,483	50.4%

Population by Age	Number	Percent
Total	60,485	100.0%
Age 0 - 4	4,313	7.1%
Age 5 - 9	4,675	7.7%
Age 10 - 14	4,466	7.4%
Age 15 - 19	4,101	6.8%
Age 20 - 24	3,214	5.3%
Age 25 - 29	3,670	6.1%
Age 30 - 34	4,084	6.8%
Age 35 - 39	4,470	7.4%
Age 40 - 44	4,712	7.8%
Age 45 - 49	4,580	7.6%
Age 50 - 54	4,197	6.9%
Age 55 - 59	3,417	5.6%
Age 60 - 64	3,389	5.6%
Age 65 - 69	2,631	4.3%
Age 70 - 74	1,883	3.1%
Age 75 - 79	1,208	2.0%
Age 80 - 84	758	1.3%
Age 85+	717	1.2%
Age 18+	44,440	73.5%
Age 65+	7,197	11.9%



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	21,343	100.0%
Households with 1 Person	3,994	18.7%
Households with 2+ People	17,349	81.3%
Family Households	16,479	77.2%
Husband-wife Families	12,988	60.9%
With Own Children	5,798	27.2%
Other Family (No Spouse Present)	3,491	16.4%
With Own Children	1,758	8.2%
Nonfamily Households	870	4.1%
All Households with Children	8,576	40.2%
Multigenerational Households	1,199	5.6%
Unmarried Partner Households	1,219	5.7%
Male-female	1,107	5.2%
Same-sex	112	0.5%
Average Household Size	2.80	
Family Households by Size		
Total	16,479	100.0%
2 People	6,413	38.9%
3 People	3,867	23.5%
4 People	3,510	21.3%
5 People	1,581	9.6%
6 People	693	4.2%
7+ People	415	2.5%
Average Family Size	3.18	
Nonfamily Households by Size		
Total	4,864	100.0%
1 Person	3,994	82.1%
2 People	706	14.5%
3 People	111	2.3%
4 People	38	0.8%
5 People	9	0.2%
6 People	3	0.1%
7+ People	3	0.1%
Average Nonfamily Size	1.23	
Population by Relationship and Household Type		
Total	60,485	100.0%
In Households	59,728	98.7%
In Family Households	53,753	88.9%
Householder	16,479	27.2%
Spouse	12,988	21.5%
Child	20,245	33.5%
Other relative	2,728	4.5%
Nonrelative	1,313	2.2%
In Nonfamily Households	5,975	9.9%
In Group Quarters	757	1.3%
Institutionalized Population	597	1.0%
Noninstitutionalized Population	160	0.3%



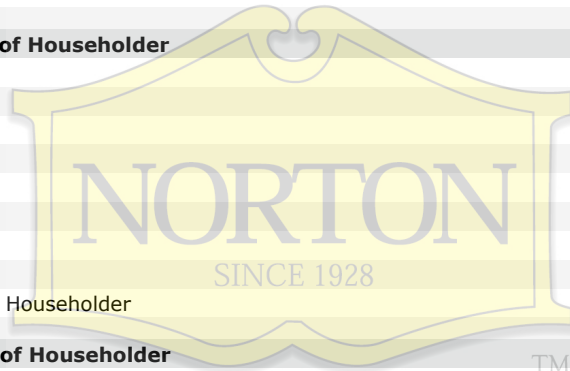
Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household 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			16,479 100.0%
Householder Age	15 - 44		7,237 43.9%
Householder Age	45 - 54		3,708 22.5%
Householder Age	55 - 64		2,803 17.0%
Householder Age	65 - 74		1,897 11.5%
Householder Age	75+		834 5.1%
Nonfamily Households by Age of Householder			
Total			4,864 100.0%
Householder Age	15 - 44		1,286 26.4%
Householder Age	45 - 54		966 19.9%
Householder Age	55 - 64		960 19.7%
Householder Age	65 - 74		825 17.0%
Householder Age	75+		827 17.0%
Households by Race of Householder			
Total			21,343 100.0%
Householder is	White Alone		19,107 89.5%
Householder is	Black Alone		1,375 6.4%
Householder is	American Indian Alone		41 0.2%
Householder is	Asian Alone		223 1.0%
Householder is	Pacific Islander Alone		7 0.0%
Householder is	Some Other Race Alone		367 1.7%
Householder is	Two or More Races		223 1.0%
Households with	Hispanic Householder		868 4.1%
Husband-wife Families by Race of Householder			
Total			12,988 100.0%
Householder is	White Alone		11,842 91.2%
Householder is	Black Alone		586 4.5%
Householder is	American Indian Alone		27 0.2%
Householder is	Asian Alone		168 1.3%
Householder is	Pacific Islander Alone		4 0.0%
Householder is	Some Other Race Alone		239 1.8%
Householder is	Two or More Races		122 0.9%
Husband-wife Families with	Hispanic Householder		575 4.4%
Other Families (No Spouse) by Race of Householder			
Total			3,491 100.0%
Householder is	White Alone		2,823 80.9%
Householder is	Black Alone		476 13.6%
Householder is	American Indian Alone		7 0.2%
Householder is	Asian Alone		38 1.1%
Householder is	Pacific Islander Alone		2 0.1%
Householder is	Some Other Race Alone		83 2.4%
Householder is	Two or More Races		62 1.8%
Other Families with	Hispanic Householder		175 5.0%
Nonfamily Households by Race of Householder			
Total			4,864 100.0%
Householder is	White Alone		4,442 91.3%
Householder is	Black Alone		313 6.4%
Householder is	American Indian Alone		7 0.1%
Householder is	Asian Alone		17 0.3%
Householder is	Pacific Islander Alone		1 0.0%
Householder is	Some Other Race Alone		45 0.9%
Householder is	Two or More Races		39 0.8%
Nonfamily Households with	Hispanic Householder		118 2.4%



	2010	
Total Housing Units by Occupancy		
Total	23,752	100.0%
Occupied Housing Units	21,343	89.9%
Vacant Housing Units		
For Rent	576	2.4%
Rented, not Occupied	21	0.1%
For Sale Only	670	2.8%
Sold, not Occupied	115	0.5%
For Seasonal/Recreational/Occasional Use	152	0.6%
For Migrant Workers	2	0.0%
Other Vacant	873	3.7%
Total Vacancy Rate	10.1%	
Households by Tenure and Mortgage Status		
Total	21,343	100.0%
Owner Occupied	16,429	77.0%
Owned with a Mortgage/Loan	12,314	57.7%
Owned Free and Clear	4,115	19.3%
Average Household Size	2.80	
Renter Occupied	4,914	23.0%
Average Household Size	2.80	
Owner-occupied Housing Units by Race of Householder		
Total	16,429	100.0%
Householder is White Alone	15,007	91.3%
Householder is Black Alone	888	5.4%
Householder is American Indian Alone	26	0.2%
Householder is Asian Alone	171	1.0%
Householder is Pacific Islander Alone	5	0.0%
Householder is Some Other Race Alone	189	1.2%
Householder is Two or More Races	143	0.9%
Owner-occupied Housing Units with Hispanic Householder	526	3.2%
Renter-occupied Housing Units by Race of Householder		
Total	4,914	100.0%
Householder is White Alone	4,100	83.4%
Householder is Black Alone	487	9.9%
Householder is American Indian Alone	15	0.3%
Householder is Asian Alone	52	1.1%
Householder is Pacific Islander Alone	2	0.0%
Householder is Some Other Race Alone	178	3.6%
Householder is Two or More Races	80	1.6%
Renter-occupied Housing Units with Hispanic Householder	342	7.0%
Average Household Size by Race/Hispanic Origin of Householder		
Householder is White Alone	2.74	
Householder is Black Alone	2.88	
Householder is American Indian Alone	3.27	
Householder is Asian Alone	4.30	
Householder is Pacific Islander Alone	2.57	
Householder is Some Other Race Alone	4.22	
Householder is Two or More Races	3.21	
Householder is Hispanic	3.96	



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