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Population Consolidated Report (Esri 2022)

Rabun County, GA
Rabun County, GA (13241)
Geography: County

Prepared by Esri

				2022-2027	2022-2027		
Demographic Summary		Census 2010		2022	2027	Change	Annual Rate
Total Population		16,276		16,920	16,941	21	0.02%
Population 50+		7,216		8,316	8,633	317	0.75%
Median Age		45.7		49.3	50.8	1.5	0.60%
Households		6,780		7,357	7,410	53	0.14%
% Householders 55+		55.8%		61.3%	62.8%	1.5	0.48%
Total Owner-Occupied Housing Units		5,101		5,636	5,706	70	0.25%
Total Renter-Occupied Housing Units		1,679		1,721	1,704	-17	-0.20%
Owner/Renter Ratio (per 100 renters)		304		327	335	8.0	0.48%
Median Home Value		-		\$232,368	\$255,649	\$23,281	1.93%
Average Home Value		-		\$310,171	\$328,917	\$18,746	1.18%
Median Household Income		-		\$53,063	\$58,775	\$5,712	2.07%
Median Household Income for Householder 55+		-		\$48,180	\$53,823	\$5,643	2.24%
Population by Age and Sex							
		Census 2010		2022		2027	
Male Population		Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)		3,380	100.0%	4,035	100.0%	4,202	100.0%
50-54		587	17.4%	529	13.1%	519	12.4%
55-59		564	16.7%	620	15.4%	570	13.6%
60-64		670	19.8%	755	18.7%	702	16.7%
65-69		564	16.7%	684	17.0%	798	19.0%
70-74		402	11.9%	656	16.3%	622	14.8%
75-79		280	8.3%	414	10.3%	521	12.4%
80-84		189	5.6%	217	5.4%	288	6.9%
85+		124	3.7%	160	4.0%	182	4.3%
		Census 2010		2022		2027	
Female Population		Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)		3,836	100.0%	4,281	100.0%	4,431	100.0%
50-54		643	16.8%	521	12.2%	551	12.4%
55-59		598	15.6%	592	13.8%	576	13.0%
60-64		695	18.1%	791	18.5%	670	15.1%
65-69		615	16.0%	701	16.4%	794	17.9%
70-74		464	12.1%	658	15.4%	650	14.7%
75-79		345	9.0%	476	11.1%	535	12.1%
80-84		242	6.3%	292	6.8%	380	8.6%
85+		234	6.1%	250	5.8%	275	6.2%
		Census 2010		2022		2027	
Total Population		Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total(50+)		7,216	44.3%	8,316	49.1%	8,633	51.0%
50-54		1,230	7.6%	1,050	6.2%	1,070	6.3%
55-59		1,162	7.1%	1,212	7.2%	1,146	6.8%
60-64		1,365	8.4%	1,546	9.1%	1,372	8.1%
65-69		1,179	7.2%	1,385	8.2%	1,592	9.4%
70-74		866	5.3%	1,314	7.8%	1,272	7.5%
75-79		625	3.8%	890	5.3%	1,056	6.2%
80-84		431	2.6%	509	3.0%	668	3.9%
85+		358	2.2%	410	2.4%	457	2.7%
65+		3,459	21.3%	4,508	26.6%	5,045	29.8%
75+		1,414	8.7%	1,809	10.7%	2,181	12.9%

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

Source: Esri, U.S. Census

December 10, 2022



Population Consolidated Report (Esri 2022)

Rabun County, GA
Rabun County, GA (13241)
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2022 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	1,594	100%	1,644	100%	1,270	100%	4,508	100%
<\$15,000	181	11.4%	168	10.2%	161	12.7%	510	11.3%
\$15,000-\$24,999	123	7.7%	169	10.3%	211	16.6%	503	11.2%
\$25,000-\$34,999	161	10.1%	202	12.3%	197	15.5%	560	12.4%
\$35,000-\$49,999	225	14.1%	293	17.8%	231	18.2%	749	16.6%
\$50,000-\$74,999	261	16.4%	217	13.2%	146	11.5%	624	13.8%
\$75,000-\$99,999	278	17.4%	227	13.8%	153	12.0%	658	14.6%
\$100,000-\$149,999	181	11.4%	193	11.7%	92	7.2%	466	10.3%
\$150,000-\$199,999	82	5.1%	81	4.9%	49	3.9%	212	4.7%
\$200,000+	102	6.4%	94	5.7%	30	2.4%	226	5.0%
Median HH Income	\$58,088		\$49,297		\$38,228		\$48,180	
Average HH Income	\$86,153		\$80,941		\$60,850		\$77,124	

2027 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	1,435	100%	1,717	100%	1,501	100%	4,653	100%
<\$15,000	131	9.1%	138	8.0%	165	11.0%	434	9.3%
\$15,000-\$24,999	97	6.8%	164	9.6%	230	15.3%	491	10.6%
\$25,000-\$34,999	131	9.1%	183	10.7%	218	14.5%	532	11.4%
\$35,000-\$49,999	188	13.1%	275	16.0%	271	18.1%	734	15.8%
\$50,000-\$74,999	235	16.4%	239	13.9%	185	12.3%	659	14.2%
\$75,000-\$99,999	263	18.3%	255	14.9%	200	13.3%	718	15.4%
\$100,000-\$149,999	189	13.2%	237	13.8%	122	8.1%	548	11.8%
\$150,000-\$199,999	97	6.8%	112	6.5%	72	4.8%	281	6.0%
\$200,000+	104	7.2%	114	6.6%	38	2.5%	256	5.5%
Median HH Income	\$66,237		\$58,282		\$41,271		\$53,823	
Average HH Income	\$97,623		\$92,935		\$67,616		\$86,213	



Demographic and Income Profile

Rabun County, GA
Rabun County, GA (13241)
Geography: County

Prepared by Esri

Summary	Census 2010	Census 2020	2022	2027
Population	16,276	16,883	16,920	16,941
Households	6,780	7,313	7,357	7,410
Families	4,528	-	4,759	4,776
Average Household Size	2.34	2.29	2.28	2.27
Owner Occupied Housing Units	5,101	-	5,636	5,706
Renter Occupied Housing Units	1,679	-	1,721	1,704
Median Age	45.7	-	49.3	50.8

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.02%	0.51%	0.25%
Households	0.14%	0.56%	0.31%
Families	0.07%	0.51%	0.28%
Owner HHs	0.25%	0.77%	0.53%
Median Household Income	2.07%	3.59%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	774	10.5%	649	8.8%
\$15,000 - \$24,999	722	9.8%	668	9.0%
\$25,000 - \$34,999	862	11.7%	784	10.6%
\$35,000 - \$49,999	1,120	15.2%	1,079	14.6%
\$50,000 - \$74,999	1,178	16.0%	1,196	16.1%
\$75,000 - \$99,999	1,184	16.1%	1,260	17.0%
\$100,000 - \$149,999	743	10.1%	852	11.5%
\$150,000 - \$199,999	388	5.3%	486	6.6%
\$200,000+	386	5.2%	436	5.9%
Median Household Income	\$53,063		\$58,775	
Average Household Income	\$80,225		\$89,796	
Per Capita Income	\$34,896		\$39,291	

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	817	5.0%	758	4.5%	725	4.3%
5 - 9	868	5.3%	826	4.9%	787	4.6%
10 - 14	1,023	6.3%	873	5.2%	906	5.3%
15 - 19	1,089	6.7%	791	4.7%	800	4.7%
20 - 24	799	4.9%	725	4.3%	628	3.7%
25 - 34	1,501	9.2%	1,793	10.6%	1,489	8.8%
35 - 44	1,884	11.6%	1,814	10.7%	1,987	11.7%
45 - 54	2,309	14.2%	2,074	12.3%	2,056	12.1%
55 - 64	2,527	15.5%	2,758	16.3%	2,518	14.9%
65 - 74	2,045	12.6%	2,699	16.0%	2,864	16.9%
75 - 84	1,056	6.5%	1,399	8.3%	1,724	10.2%
85+	358	2.2%	410	2.4%	457	2.7%

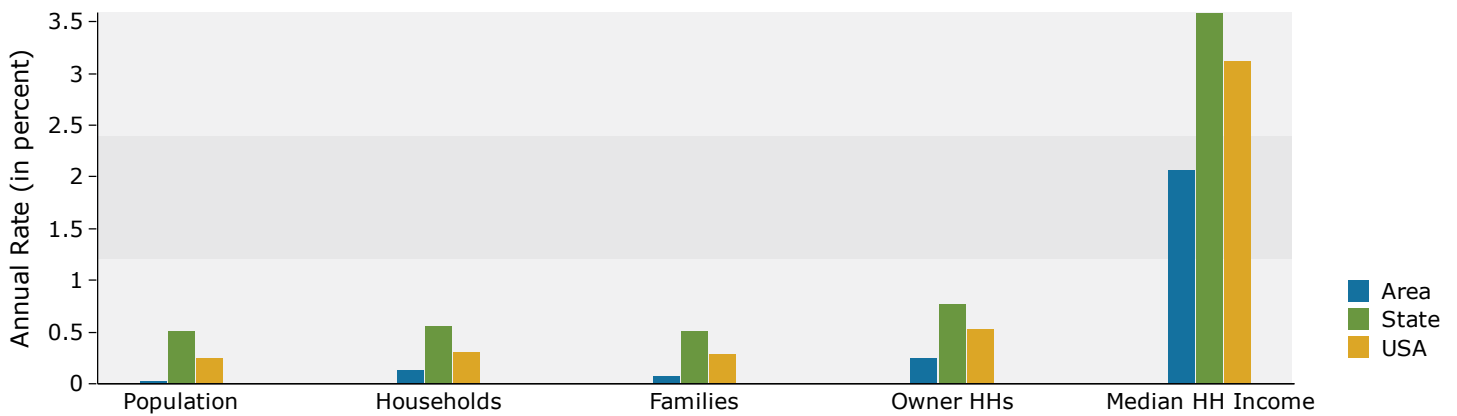
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	15,185	93.3%	15,033	89.0%	15,010	88.7%	15,028	88.7%
Black Alone	156	1.0%	114	0.7%	114	0.7%	114	0.7%
American Indian Alone	68	0.4%	70	0.4%	72	0.4%	72	0.4%
Asian Alone	116	0.7%	63	0.4%	63	0.4%	63	0.4%
Pacific Islander Alone	8	0.0%	1	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	491	3.0%	515	3.1%	518	3.1%	519	3.1%
Two or More Races	252	1.5%	1,087	6.4%	1,142	6.7%	1,144	6.8%
Hispanic Origin (Any Race)	1,301	8.0%	1,452	8.6%	1,465	8.7%	1,467	8.7%

Data Note: Income is expressed in current dollars.

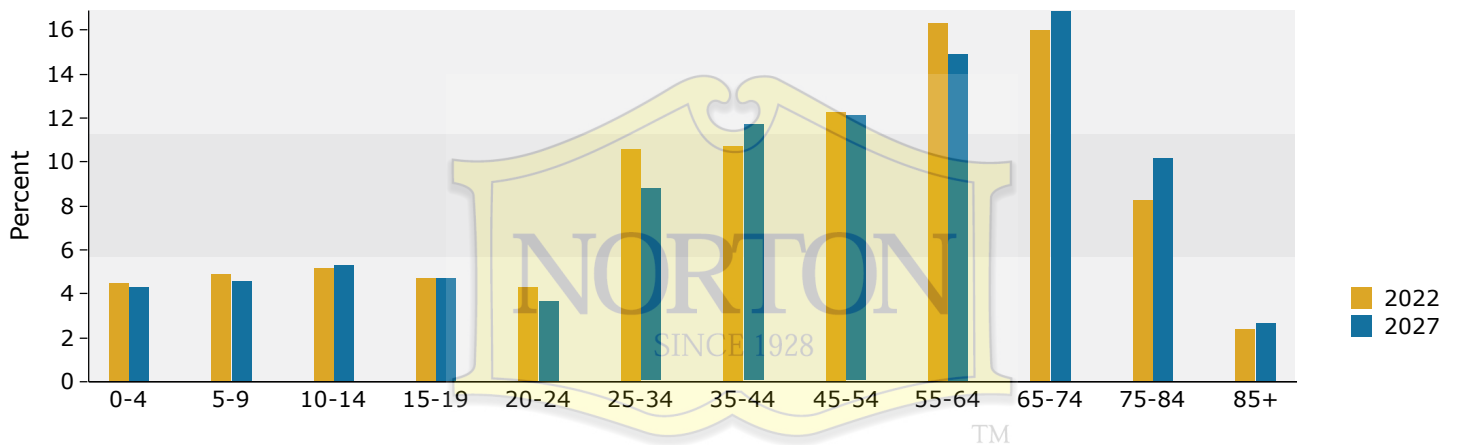
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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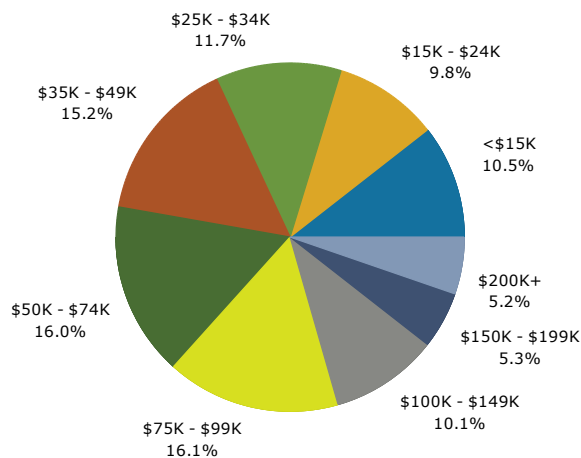
Trends 2022-2027



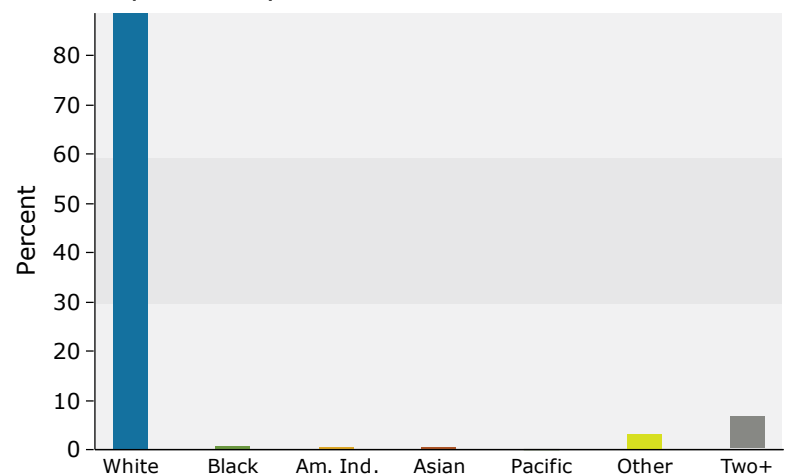
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 8.7%

Rabun County,...

Population

2010 Population	16,276
2020 Population	16,883
2022 Population	16,920
2027 Population	16,941
2010-2020 Annual Rate	0.37%
2020-2022 Annual Rate	0.10%
2022-2027 Annual Rate	0.02%
2022 Male Population	50.1%
2022 Female Population	49.9%
2022 Median Age	49.3

In the identified area, the current year population is 16,920. In 2020, the Census count in the area was 16,883. The rate of change since 2020 was 0.10% annually. The five-year projection for the population in the area is 16,941 representing a change of 0.02% annually from 2022 to 2027. Currently, the population is 50.1% male and 49.9% female.

Median Age

The median age in this area is 49.3, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	88.7%
2022 Black Alone	0.7%
2022 American Indian/Alaska Native Alone	0.4%
2022 Asian Alone	0.4%
2022 Pacific Islander Alone	0.0%
2022 Other Race	3.1%
2022 Two or More Races	6.7%
2022 Hispanic Origin (Any Race)	8.7%

Persons of Hispanic origin represent 8.7% 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 33.3 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	81
2010 Households	6,780
2020 Households	7,313
2022 Households	7,357
2027 Households	7,410
2010-2020 Annual Rate	0.76%
2020-2022 Annual Rate	0.27%
2022-2027 Annual Rate	0.14%
2022 Average Household Size	2.28

The household count in this area has changed from 7,313 in 2020 to 7,357 in the current year, a change of 0.27% annually. The five-year projection of households is 7,410, a change of 0.14% annually from the current year total. Average household size is currently 2.28, compared to 2.29 in the year 2020. The number of families in the current year is 4,759 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.



Executive Summary

Rabun County, GA
Rabun County, GA (13241)
Geography: County

Prepared by Esri

Rabun County,...

Mortgage Income

2022 Percent of Income for Mortgage	23.1%
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Median Household Income

2022 Median Household Income	\$53,063
2027 Median Household Income	\$58,775
2022-2027 Annual Rate	2.07%

Average Household Income

2022 Average Household Income	\$80,225
2027 Average Household Income	\$89,796
2022-2027 Annual Rate	2.28%

Per Capita Income

2022 Per Capita Income	\$34,896
2027 Per Capita Income	\$39,291
2022-2027 Annual Rate	2.40%

Households by Income

Current median household income is \$53,063 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$58,775 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$80,225 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$89,796 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$34,896 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$39,291 in five years, compared to \$47,064 for all U.S. households

Housing

2022 Housing Affordability Index	108
2010 Total Housing Units	12,313
2010 Owner Occupied Housing Units	5,101
2010 Renter Occupied Housing Units	1,679
2010 Vacant Housing Units	5,533
2020 Total Housing Units	11,970
2020 Vacant Housing Units	4,657
2022 Total Housing Units	12,000
2022 Owner Occupied Housing Units	5,636
2022 Renter Occupied Housing Units	1,721
2022 Vacant Housing Units	4,643
2027 Total Housing Units	11,974
2027 Owner Occupied Housing Units	5,706
2027 Renter Occupied Housing Units	1,704
2027 Vacant Housing Units	4,564

Currently, 47.0% of the 12,000 housing units in the area are owner occupied; 14.3%, renter occupied; and 38.7% 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 11,970 housing units in the area and 38.9% vacant housing units. The annual rate of change in housing units since 2020 is 0.11%. Median home value in the area is \$232,368, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 1.93% annually to \$255,649.

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.

December 10, 2022



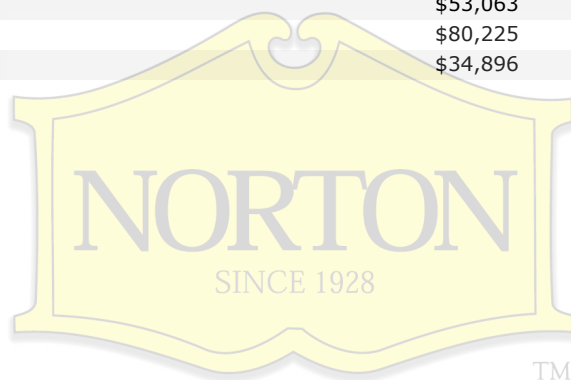
Household Income Profile

Rabun County, GA
Rabun County, GA (13241)
Geography: County

Prepared by Esri

Summary	2022	2027	2022-2027 Change	2022-2027 Annual Rate
Population	16,920	16,941	21	0.02%
Households	7,357	7,410	53	0.14%
Median Age	49.3	50.8	1.5	0.60%
Average Household Size	2.28	2.27	-0.01	-0.09%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
Household	7,357	100%	7,410	100%
<\$15,000	774	10.5%	649	8.8%
\$15,000-\$24,999	722	9.8%	668	9.0%
\$25,000-\$34,999	862	11.7%	784	10.6%
\$35,000-\$49,999	1,120	15.2%	1,079	14.6%
\$50,000-\$74,999	1,178	16.0%	1,196	16.1%
\$75,000-\$99,999	1,184	16.1%	1,260	17.0%
\$100,000-\$149,999	743	10.1%	852	11.5%
\$150,000-\$199,999	388	5.3%	486	6.6%
\$200,000+	386	5.2%	436	5.9%
Median Household Income	\$53,063		\$58,775	
Average Household Income	\$80,225		\$89,796	
Per Capita Income	\$34,896		\$39,291	



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.

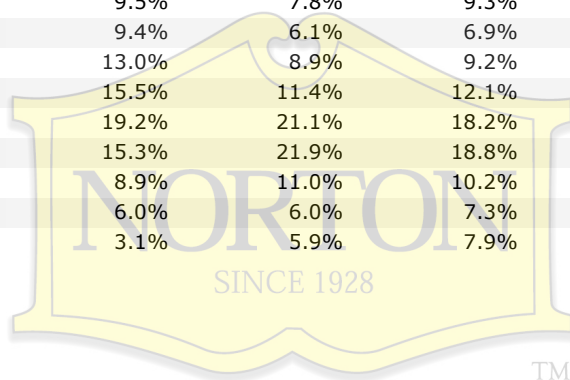


Household Income Profile

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Rabun County, GA (13241)
Geography: County

Prepared by Esri

2022 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	152	744	869	1,084	1,594	1,644	1,270
<\$15,000	24	71	68	101	181	168	161
\$15,000-\$24,999	21	70	53	75	123	169	211
\$25,000-\$34,999	28	97	77	100	161	202	197
\$35,000-\$49,999	26	115	99	131	225	293	231
\$50,000-\$74,999	31	143	183	197	261	217	146
\$75,000-\$99,999	18	114	190	204	278	227	153
\$100,000-\$149,999	4	66	96	111	181	193	92
\$150,000-\$199,999	0	45	52	79	82	81	49
\$200,000+	0	23	51	86	102	94	30
Median HH Income	\$36,232	\$52,268	\$66,764	\$64,991	\$58,088	\$49,297	\$38,228
Average HH Income	\$45,262	\$73,628	\$89,603	\$95,033	\$86,153	\$80,941	\$60,850
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	15.8%	9.5%	7.8%	9.3%	11.4%	10.2%	12.7%
\$15,000-\$24,999	13.8%	9.4%	6.1%	6.9%	7.7%	10.3%	16.6%
\$25,000-\$34,999	18.4%	13.0%	8.9%	9.2%	10.1%	12.3%	15.5%
\$35,000-\$49,999	17.1%	15.5%	11.4%	12.1%	14.1%	17.8%	18.2%
\$50,000-\$74,999	20.4%	19.2%	21.1%	18.2%	16.4%	13.2%	11.5%
\$75,000-\$99,999	11.8%	15.3%	21.9%	18.8%	17.4%	13.8%	12.0%
\$100,000-\$149,999	2.6%	8.9%	11.0%	10.2%	11.4%	11.7%	7.2%
\$150,000-\$199,999	0.0%	6.0%	6.0%	7.3%	5.1%	4.9%	3.9%
\$200,000+	0.0%	3.1%	5.9%	7.9%	6.4%	5.7%	2.4%



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.

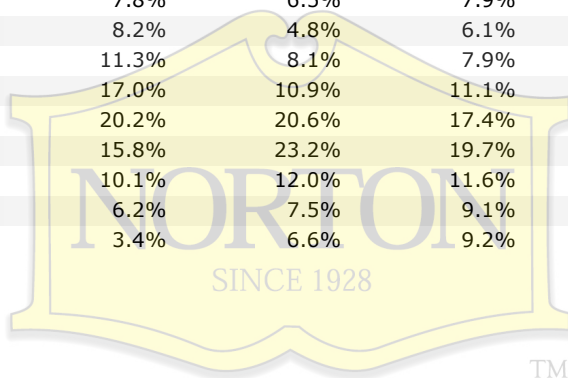


Household Income Profile

Rabun County, GA
Rabun County, GA (13241)
Geography: County

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	140	613	944	1,060	1,435	1,717	1,501
<\$15,000	22	48	61	84	131	138	165
\$15,000-\$24,999	17	50	45	65	97	164	230
\$25,000-\$34,999	23	69	76	84	131	183	218
\$35,000-\$49,999	20	104	103	118	188	275	271
\$50,000-\$74,999	35	124	194	184	235	239	185
\$75,000-\$99,999	17	97	219	209	263	255	200
\$100,000-\$149,999	6	62	113	123	189	237	122
\$150,000-\$199,999	0	38	71	96	97	112	72
\$200,000+	0	21	62	97	104	114	38
Median HH Income	\$39,870	\$55,186	\$73,708	\$74,047	\$66,237	\$58,282	\$41,271
Average HH Income	\$50,150	\$80,373	\$99,723	\$107,368	\$97,623	\$92,935	\$67,616
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	15.7%	7.8%	6.5%	7.9%	9.1%	8.0%	11.0%
\$15,000-\$24,999	12.1%	8.2%	4.8%	6.1%	6.8%	9.6%	15.3%
\$25,000-\$34,999	16.4%	11.3%	8.1%	7.9%	9.1%	10.7%	14.5%
\$35,000-\$49,999	14.3%	17.0%	10.9%	11.1%	13.1%	16.0%	18.1%
\$50,000-\$74,999	25.0%	20.2%	20.6%	17.4%	16.4%	13.9%	12.3%
\$75,000-\$99,999	12.1%	15.8%	23.2%	19.7%	18.3%	14.9%	13.3%
\$100,000-\$149,999	4.3%	10.1%	12.0%	11.6%	13.2%	13.8%	8.1%
\$150,000-\$199,999	0.0%	6.2%	7.5%	9.1%	6.8%	6.5%	4.8%
\$200,000+	0.0%	3.4%	6.6%	9.2%	7.2%	6.6%	2.5%



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.

December 10, 2022



Housing Profile

Rabun County, GA
Rabun County, GA (13241)
Geography: County

Prepared by Esri

Population		Households	
2010 Total Population	16,276	2022 Median Household Income	\$53,063
2020 Total Population	16,883	2027 Median Household Income	\$58,775
2022 Total Population	16,920	2022-2027 Annual Rate	2.07%
2027 Total Population	16,941		
2022-2027 Annual Rate	0.02%		

Housing Units by Occupancy Status and Tenure	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	12,313	100.0%	12,000	100.0%	11,974	100.0%
Occupied	6,780	55.1%	7,357	61.3%	7,410	61.9%
Owner	5,101	41.4%	5,636	47.0%	5,706	47.7%
Renter	1,679	13.6%	1,721	14.3%	1,704	14.2%
Vacant	5,533	44.9%	4,643	38.7%	4,564	38.1%

Owner Occupied Housing Units by Value	2022		2027	
	Number	Percent	Number	Percent
Total	5,636	100.0%	5,706	100.0%
<\$50,000	306	5.4%	260	4.6%
\$50,000-\$99,999	588	10.4%	497	8.7%
\$100,000-\$149,999	802	14.2%	687	12.0%
\$150,000-\$199,999	742	13.2%	748	13.1%
\$200,000-\$249,999	587	10.4%	594	10.4%
\$250,000-\$299,999	531	9.4%	593	10.4%
\$300,000-\$399,999	878	15.6%	987	17.3%
\$400,000-\$499,999	455	8.1%	511	9.0%
\$500,000-\$749,999	395	7.0%	441	7.7%
\$750,000-\$999,999	210	3.7%	236	4.1%
\$1,000,000-\$1,499,999	55	1.0%	60	1.1%
\$1,500,000-\$1,999,999	38	0.7%	40	0.7%
\$2,000,000+	49	0.9%	52	0.9%
Median Value	\$232,368		\$255,649	
Average Value	\$310,171		\$328,917	

Census 2010 Housing Units	Number	Percent
Total	12,313	100.0%
In Urbanized Areas	0	0.0%
In Urban Clusters	1,624	13.2%
Rural Housing Units	10,689	86.8%

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.

December 10, 2022



Housing Profile

Rabun County, GA
Rabun County, GA (13241)
Geography: County

Prepared by Esri

Census 2010 Owner Occupied Housing Units by Mortgage Status

	Number	Percent
Total	5,101	100.0%
Owned with a Mortgage/Loan	2,711	53.1%
Owned Free and Clear	2,390	46.9%

Census 2010 Vacant Housing Units by Status

	Number	Percent
Total	5,533	100.0%
For Rent	367	6.6%
Rented- Not Occupied	17	0.3%
For Sale Only	303	5.5%
Sold - Not Occupied	26	0.5%
Seasonal/Recreational/Occasional Use	4,313	78.0%
For Migrant Workers	11	0.2%
Other Vacant	496	9.0%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	6,780	5,101	75.2%
15-24	186	60	32.3%
25-34	642	299	46.6%
35-44	922	593	64.3%
45-54	1,245	945	75.9%
55-64	1,488	1,233	82.9%
65-74	1,282	1,134	88.5%
75-84	752	641	85.2%
85+	263	196	74.5%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	6,780	5,101	75.2%
White Alone	6,512	4,981	76.5%
Black/African American Alone	37	19	51.4%
American Indian/Alaska Native	20	13	65.0%
Asian Alone	15	8	53.3%
Pacific Islander Alone	4	1	25.0%
Other Race Alone	108	32	29.6%
Two or More Races	84	47	56.0%
Hispanic Origin	306	82	26.8%

Census 2010 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	6,780	5,101	75.2%
1-Person	1,929	1,332	69.1%
2-Person	2,673	2,251	84.2%
3-Person	948	672	70.9%
4-Person	721	526	73.0%
5-Person	302	185	61.3%
6-Person	129	87	67.4%
7+ Person	78	48	61.5%

2022 Housing Affordability

Housing Affordability Index	108
Percent of Income for Mortgage	23.1%

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.

December 10, 2022

	2010	2020	2010-2020 Annual Rate
Population	16,276	16,883	0.37%
Households	6,780	7,313	0.76%
Housing Units	12,313	11,970	-0.28%

	2010 Number	Percent
Population by Race		
Total	16,276	100.0%
Population Reporting One Race	16,024	98.5%
White	15,185	93.3%
Black	156	1.0%
American Indian	68	0.4%
Asian	116	0.7%
Pacific Islander	8	0.0%
Some Other Race	491	3.0%
Population Reporting Two or More Races	252	1.5%
Total Hispanic Population	1,301	8.0%

	2010 Number	Percent
Population by Sex		
Male	8,025	49.3%
Female	8,251	50.7%

	2010 Number	Percent
Population by Age		
Total	16,276	100.0%
Age 0 - 4	817	5.0%
Age 5 - 9	868	5.3%
Age 10 - 14	1,023	6.3%
Age 15 - 19	1,089	6.7%
Age 20 - 24	799	4.9%
Age 25 - 29	728	4.5%
Age 30 - 34	773	4.7%
Age 35 - 39	973	6.0%
Age 40 - 44	911	5.6%
Age 45 - 49	1,079	6.6%
Age 50 - 54	1,230	7.6%
Age 55 - 59	1,162	7.1%
Age 60 - 64	1,365	8.4%
Age 65 - 69	1,179	7.2%
Age 70 - 74	866	5.3%
Age 75 - 79	625	3.8%
Age 80 - 84	431	2.6%
Age 85+	358	2.2%
Age 18+	12,847	78.9%
Age 65+	3,459	21.3%



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2010		
Households by Type		
Total	6,780	100.0%
Households with 1 Person	1,929	28.5%
Households with 2+ People	4,851	71.5%
Family Households	4,528	66.8%
Husband-wife Families	3,554	52.4%
With Own Children	1,093	16.1%
Other Family (No Spouse Present)	974	14.4%
With Own Children	448	6.6%
Nonfamily Households	323	4.8%
All Households with Children	1,803	26.6%
Multigenerational Households	209	3.1%
Unmarried Partner Households	356	5.3%
Male-female	287	4.2%
Same-sex	69	1.0%
Average Household Size	2.34	
Family Households by Size		
Total	4,528	100.0%
2 People	2,413	53.3%
3 People	909	20.1%
4 People	704	15.5%
5 People	298	6.6%
6 People	127	2.8%
7+ People	77	1.7%
Average Family Size	2.85	
Nonfamily Households by Size		
Total	2,252	100.0%
1 Person	1,929	85.7%
2 People	260	11.5%
3 People	39	1.7%
4 People	17	0.8%
5 People	4	0.2%
6 People	2	0.1%
7+ People	1	0.0%
Average Nonfamily Size	1.19	
Population by Relationship and Household Type		
Total	16,276	100.0%
In Households	15,886	97.6%
In Family Households	13,212	81.2%
Householder	4,528	27.8%
Spouse	3,554	21.8%
Child	4,204	25.8%
Other relative	602	3.7%
Nonrelative	324	2.0%
In Nonfamily Households	2,674	16.4%
In Group Quarters	390	2.4%
Institutionalized Population	167	1.0%
Noninstitutionalized Population	223	1.4%



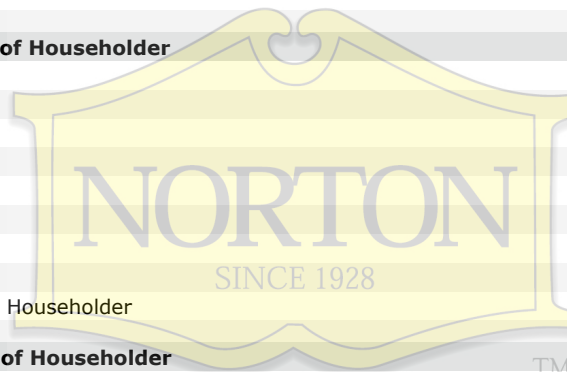
Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household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

2010		
Family Households by Age of Householder		
Total	4,528	100.0%
Householder Age 15 - 44	1,390	30.7%
Householder Age 45 - 54	895	19.8%
Householder Age 55 - 64	944	20.8%
Householder Age 65 - 74	806	17.8%
Householder Age 75+	493	10.9%
Nonfamily Households by Age of Householder		
Total	2,252	100.0%
Householder Age 15 - 44	360	16.0%
Householder Age 45 - 54	350	15.5%
Householder Age 55 - 64	544	24.2%
Householder Age 65 - 74	476	21.1%
Householder Age 75+	522	23.2%
Households by Race of Householder		
Total	6,780	100.0%
Householder is White Alone	6,512	96.0%
Householder is Black Alone	37	0.5%
Householder is American Indian Alone	20	0.3%
Householder is Asian Alone	15	0.2%
Householder is Pacific Islander Alone	4	0.1%
Householder is Some Other Race Alone	108	1.6%
Householder is Two or More Races	84	1.2%
Households with Hispanic Householder	306	4.5%
Husband-wife Families by Race of Householder		
Total	3,554	100.0%
Householder is White Alone	3,424	96.3%
Householder is Black Alone	13	0.4%
Householder is American Indian Alone	10	0.3%
Householder is Asian Alone	10	0.3%
Householder is Pacific Islander Alone	2	0.1%
Householder is Some Other Race Alone	57	1.6%
Householder is Two or More Races	38	1.1%
Husband-wife Families with Hispanic Householder	162	4.6%
Other Families (No Spouse) by Race of Householder		
Total	974	100.0%
Householder is White Alone	907	93.1%
Householder is Black Alone	17	1.7%
Householder is American Indian Alone	3	0.3%
Householder is Asian Alone	1	0.1%
Householder is Pacific Islander Alone	1	0.1%
Householder is Some Other Race Alone	30	3.1%
Householder is Two or More Races	15	1.5%
Other Families with Hispanic Householder	82	8.4%
Nonfamily Households by Race of Householder		
Total	2,252	100.0%
Householder is White Alone	2,181	96.8%
Householder is Black Alone	7	0.3%
Householder is American Indian Alone	7	0.3%
Householder is Asian Alone	4	0.2%
Householder is Pacific Islander Alone	1	0.0%
Householder is Some Other Race Alone	21	0.9%
Householder is Two or More Races	31	1.4%
Nonfamily Households with Hispanic Householder	62	2.8%

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

2010		
Total Housing Units by Occupancy		
Total	12,313	100.0%
Occupied Housing Units	6,780	55.1%
Vacant Housing Units		
For Rent	367	3.0%
Rented, not Occupied	17	0.1%
For Sale Only	303	2.5%
Sold, not Occupied	26	0.2%
For Seasonal/Recreational/Occasional Use	4,313	35.0%
For Migrant Workers	11	0.1%
Other Vacant	496	4.0%
Total Vacancy Rate	44.9%	
Households by Tenure and Mortgage Status		
Total	6,780	100.0%
Owner Occupied	5,101	75.2%
Owned with a Mortgage/Loan	2,711	40.0%
Owned Free and Clear	2,390	35.3%
Average Household Size	2.31	
Renter Occupied	1,679	24.8%
Average Household Size	2.45	
Owner-occupied Housing Units by Race of Householder		
Total	5,101	100.0%
Householder is White Alone	4,981	97.6%
Householder is Black Alone	19	0.4%
Householder is American Indian Alone	13	0.3%
Householder is Asian Alone	8	0.2%
Householder is Pacific Islander Alone	1	0.0%
Householder is Some Other Race Alone	32	0.6%
Householder is Two or More Races	47	0.9%
Owner-occupied Housing Units with Hispanic Householder	82	1.6%
Renter-occupied Housing Units by Race of Householder		
Total	1,679	100.0%
Householder is White Alone	1,531	91.2%
Householder is Black Alone	18	1.1%
Householder is American Indian Alone	7	0.4%
Householder is Asian Alone	7	0.4%
Householder is Pacific Islander Alone	3	0.2%
Householder is Some Other Race Alone	76	4.5%
Householder is Two or More Races	37	2.2%
Renter-occupied Housing Units with Hispanic Householder	224	13.3%
Average Household Size by Race/Hispanic Origin of Householder		
Householder is White Alone	2.30	
Householder is Black Alone	2.92	
Householder is American Indian Alone	2.70	
Householder is Asian Alone	2.87	
Householder is Pacific Islander Alone	2.00	
Householder is Some Other Race Alone	4.16	
Householder is Two or More Races	2.65	
Householder is Hispanic	3.88	



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