



Age by Sex Profile

Dawson County, GA
Dawson County, GA (13085)
Geography: County

Prepared by Esri

Summary	Census 2020	2024	2029	2024-2029 Change	2024-2029 Annual Rate
Population	26,798	31,530	36,087	4,557	2.74%
Households	10,313	12,121	13,855	1,734	2.71%
Average Household Size	2.59	2.59	2.60	0.01	0.08%
Median Age	44.3	44.0	44.4	0.4	0.18%
Median Male Age	43.1	43.0	43.7	0.7	0.32%
Median Female Age	45.5	45.0	45.1	0.1	0.04%

Total Population by Age	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	26,798	100.0%	31,530	100.0%	36,087	100.0%
0 - 4	1,364	5.1%	1,587	5.0%	1,819	5.0%
5 - 9	1,406	5.2%	1,797	5.7%	1,914	5.3%
10 - 14	1,605	6.0%	1,764	5.6%	2,147	5.9%
15 - 19	1,622	6.1%	1,787	5.7%	1,879	5.2%
20 - 24	1,604	6.0%	1,674	5.3%	1,728	4.8%
25 - 29	1,523	5.7%	1,811	5.7%	2,026	5.6%
30 - 34	1,567	5.8%	1,907	6.0%	2,172	6.0%
35 - 39	1,485	5.5%	1,942	6.2%	2,332	6.5%
40 - 44	1,443	5.4%	1,870	5.9%	2,326	6.4%
45 - 49	1,691	6.3%	1,806	5.7%	2,260	6.3%
50 - 54	1,833	6.8%	2,065	6.5%	2,056	5.7%
55 - 59	2,193	8.2%	2,207	7.0%	2,368	6.6%
60 - 64	2,096	7.8%	2,443	7.7%	2,408	6.7%
65 - 69	1,847	6.9%	2,286	7.3%	2,672	7.4%
70 - 74	1,619	6.0%	1,886	6.0%	2,341	6.5%
75 - 79	1,050	3.9%	1,463	4.6%	1,772	4.9%
80 - 84	506	1.9%	764	2.4%	1,160	3.2%
85+	344	1.3%	471	1.5%	707	2.0%
18+	21,441	80.0%	25,301	80.2%	29,061	80.5%
21+	20,524	76.6%	24,256	76.9%	27,979	77.5%

Total Population by Age Dependency	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	26,798	100.0%	31,530	100.0%	36,087	100.0%
Child (<18)	5,357	20.0%	6,229	19.8%	7,026	19.5%
Working-Age (18-64)	16,075	60.0%	18,431	58.5%	20,409	56.6%
Senior (Age 65+)	5,366	20.0%	6,870	21.8%	8,652	24.0%
Child Dependency Ratio	33.3	-	33.8	-	34.4	-
Age Dependency Ratio	66.7	-	71.1	-	76.8	-
Senior Dependency Ratio	33.4	-	37.3	-	42.4	-

Data Note: Detail may not sum to totals due to rounding. Dependency ratios represent the number of dependents per 100 persons of the working-age population aged 18 to 64.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.

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Male Population by Age	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	13,252	100.0%	15,853	100.0%	18,050	100.0%
0 - 4	691	5.2%	809	5.1%	929	5.1%
5 - 9	727	5.5%	907	5.7%	963	5.3%
10 - 14	819	6.2%	907	5.7%	1,077	6.0%
15 - 19	851	6.4%	927	5.8%	976	5.4%
20 - 24	825	6.2%	886	5.6%	892	4.9%
25 - 29	751	5.7%	928	5.9%	1,040	5.8%
30 - 34	791	6.0%	967	6.1%	1,102	6.1%
35 - 39	745	5.6%	1,009	6.4%	1,168	6.5%
40 - 44	720	5.4%	969	6.1%	1,197	6.6%
45 - 49	856	6.5%	929	5.9%	1,163	6.4%
50 - 54	887	6.7%	1,061	6.7%	1,041	5.8%
55 - 59	1,063	8.0%	1,115	7.0%	1,221	6.8%
60 - 64	973	7.3%	1,193	7.5%	1,195	6.6%
65 - 69	887	6.7%	1,091	6.9%	1,299	7.2%
70 - 74	794	6.0%	905	5.7%	1,106	6.1%
75 - 79	485	3.7%	706	4.5%	834	4.6%
80 - 84	249	1.9%	352	2.2%	550	3.0%
85+	138	1.0%	192	1.2%	297	1.6%
18+	10,512	79.3%	12,670	79.9%	14,487	80.3%
21+	10,005	75.5%	12,124	76.5%	13,923	77.1%

Female Population by Age	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	13,546	100.0%	15,677	100.0%	18,037	100.0%
0 - 4	673	5.0%	778	5.0%	890	4.9%
5 - 9	679	5.0%	890	5.7%	951	5.3%
10 - 14	786	5.8%	857	5.5%	1,070	5.9%
15 - 19	771	5.7%	860	5.5%	903	5.0%
20 - 24	779	5.8%	788	5.0%	836	4.6%
25 - 29	772	5.7%	883	5.6%	986	5.5%
30 - 34	776	5.7%	940	6.0%	1,070	5.9%
35 - 39	740	5.5%	933	6.0%	1,164	6.5%
40 - 44	723	5.3%	901	5.7%	1,129	6.3%
45 - 49	835	6.2%	877	5.6%	1,097	6.1%
50 - 54	946	7.0%	1,004	6.4%	1,015	5.6%
55 - 59	1,130	8.3%	1,092	7.0%	1,147	6.4%
60 - 64	1,123	8.3%	1,250	8.0%	1,213	6.7%
65 - 69	960	7.1%	1,195	7.6%	1,373	7.6%
70 - 74	825	6.1%	981	6.3%	1,235	6.8%
75 - 79	565	4.2%	757	4.8%	938	5.2%
80 - 84	257	1.9%	412	2.6%	610	3.4%
85+	206	1.5%	279	1.8%	410	2.3%
18+	10,929	80.7%	12,631	80.6%	14,574	80.8%
21+	10,519	77.7%	12,132	77.4%	14,056	77.9%

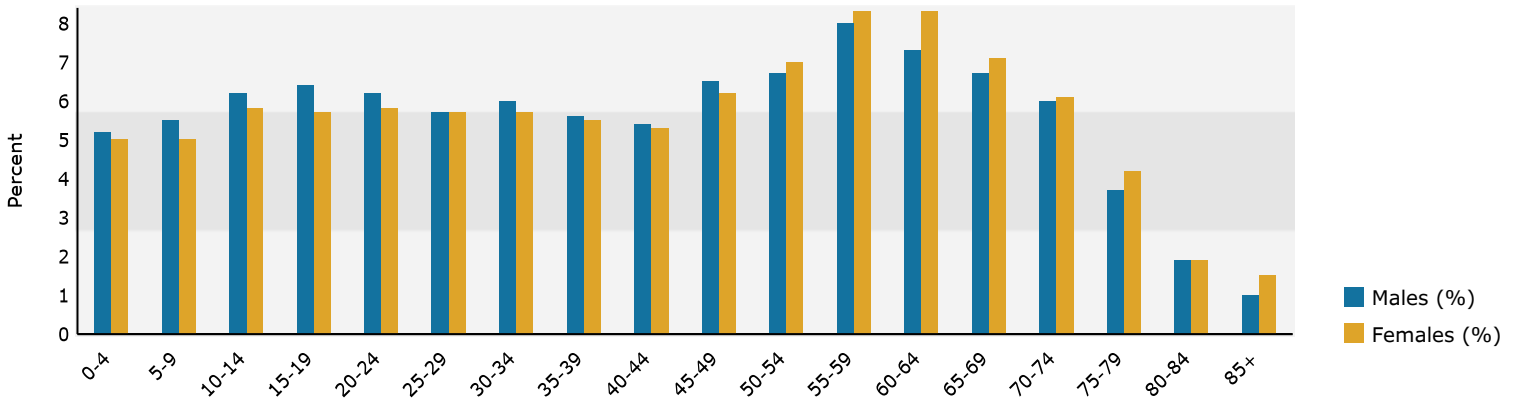
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.

Age by Sex Profile

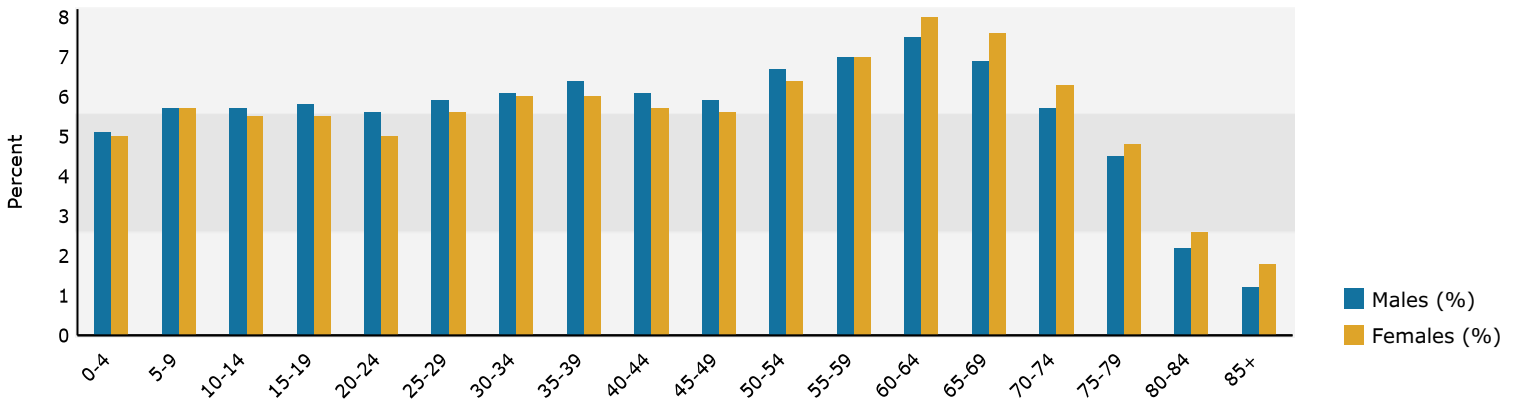
Dawson County, GA
 Dawson County, GA (13085)
 Geography: County

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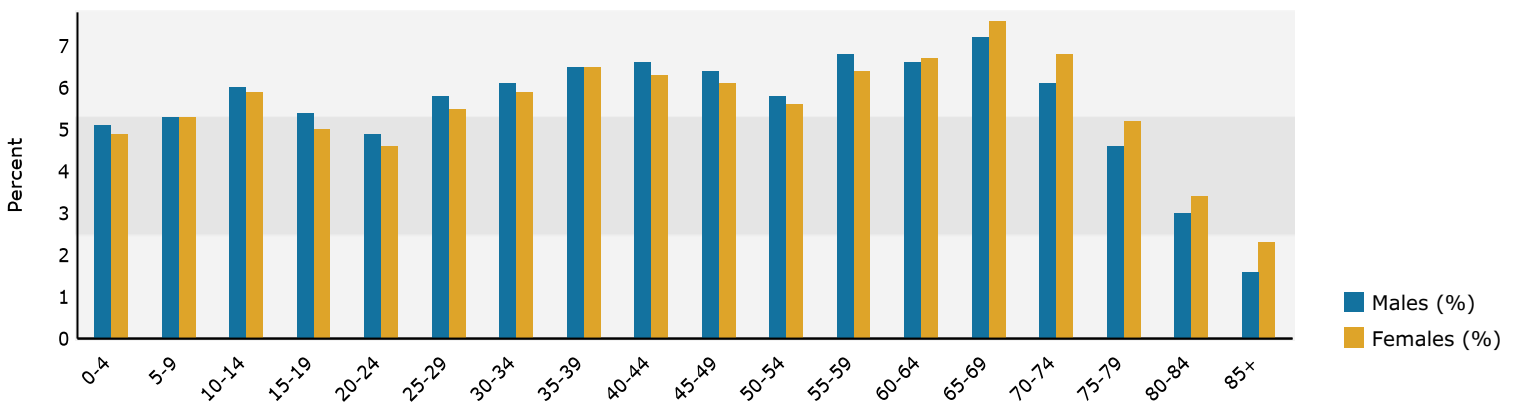
Census 2020 Population by Age and Sex



2024 Population by Age and Sex



2029 Population by Age and Sex



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.

Summary	Census 2010	Census 2020	2024	2029
Population	22,330	26,798	31,530	36,087
Households	8,433	10,313	12,121	13,855
Families	6,390	7,665	8,850	10,062
Average Household Size	2.61	2.59	2.59	2.60
Owner Occupied Housing Units	6,774	8,322	9,544	11,133
Renter Occupied Housing Units	1,659	1,991	2,577	2,722
Median Age	40.6	44.3	44.0	44.4

Trends: 2024-2029 Annual Rate	Area	State	National
Population	2.74%	0.61%	0.38%
Households	2.71%	0.86%	0.64%
Families	2.60%	0.75%	0.56%
Owner HHs	3.13%	1.32%	0.97%
Median Household Income	2.81%	3.20%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	698	5.8%	625	4.5%
\$15,000 - \$24,999	340	2.8%	258	1.9%
\$25,000 - \$34,999	592	4.9%	497	3.6%
\$35,000 - \$49,999	1,407	11.6%	1,301	9.4%
\$50,000 - \$74,999	1,773	14.6%	1,769	12.8%
\$75,000 - \$99,999	1,665	13.7%	1,854	13.4%
\$100,000 - \$149,999	2,637	21.8%	3,343	24.1%
\$150,000 - \$199,999	1,374	11.3%	2,000	14.4%
\$200,000+	1,635	13.5%	2,208	15.9%

Median Household Income	\$92,417	\$106,159
Average Household Income	\$121,988	\$140,574
Per Capita Income	\$46,900	\$53,975

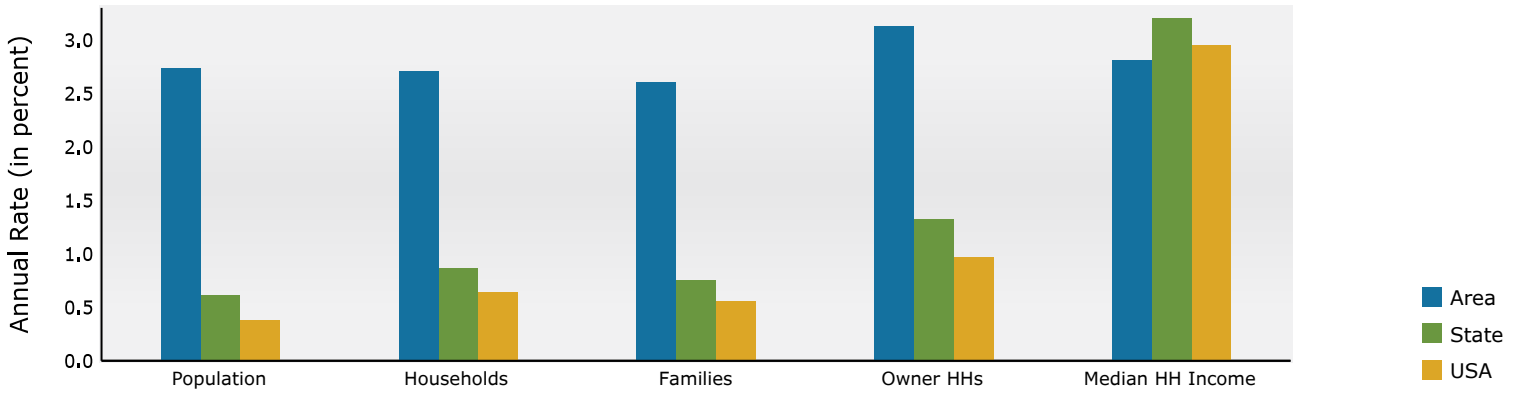
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,275	5.7%	1,364	5.1%	1,587	5.0%	1,819	5.0%
5 - 9	1,445	6.5%	1,406	5.2%	1,797	5.7%	1,914	5.3%
10 - 14	1,509	6.8%	1,605	6.0%	1,764	5.6%	2,147	5.9%
15 - 19	1,335	6.0%	1,622	6.1%	1,787	5.7%	1,879	5.2%
20 - 24	1,369	6.1%	1,604	6.0%	1,674	5.3%	1,728	4.8%
25 - 34	2,576	11.5%	3,090	11.5%	3,718	11.8%	4,198	11.6%
35 - 44	3,026	13.6%	2,928	10.9%	3,812	12.1%	4,658	12.9%
45 - 54	3,417	15.3%	3,524	13.2%	3,871	12.3%	4,316	12.0%
55 - 64	3,246	14.5%	4,289	16.0%	4,650	14.7%	4,776	13.2%
65 - 74	2,138	9.6%	3,466	12.9%	4,172	13.2%	5,013	13.9%
75 - 84	825	3.7%	1,556	5.8%	2,227	7.1%	2,932	8.1%
85+	169	0.8%	344	1.3%	471	1.5%	707	2.0%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	21,351	95.6%	23,852	89.0%	27,517	87.3%	31,043	86.0%
Black Alone	105	0.5%	209	0.8%	367	1.2%	464	1.3%
American Indian Alone	82	0.4%	90	0.3%	121	0.4%	146	0.4%
Asian Alone	126	0.6%	236	0.9%	322	1.0%	409	1.1%
Pacific Islander Alone	9	0.0%	15	0.1%	18	0.1%	22	0.1%
Some Other Race Alone	354	1.6%	671	2.5%	962	3.1%	1,228	3.4%
Two or More Races	303	1.4%	1,725	6.4%	2,223	7.1%	2,775	7.7%
Hispanic Origin (Any Race)	920	4.1%	1,605	6.0%	2,360	7.5%	3,015	8.4%

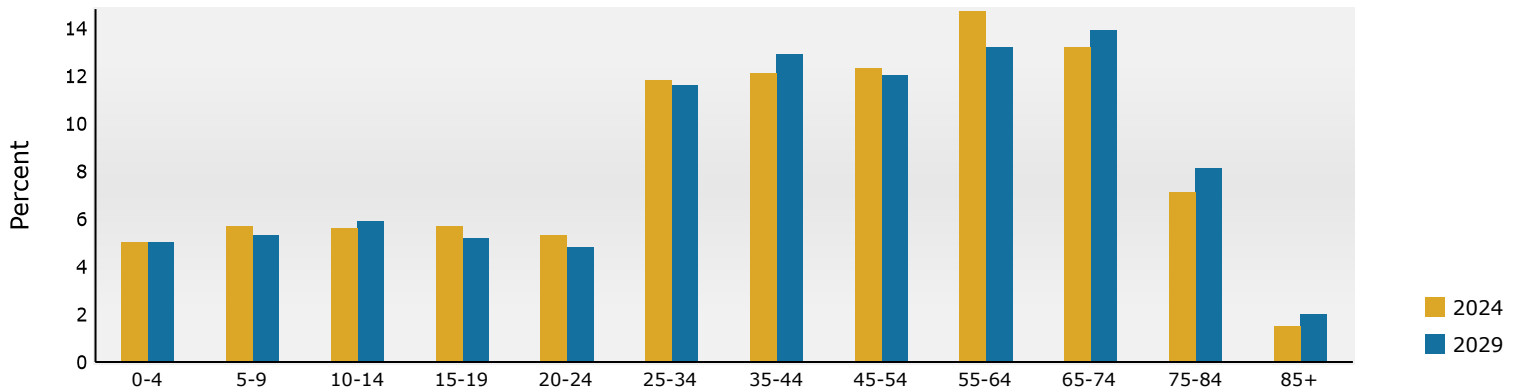
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

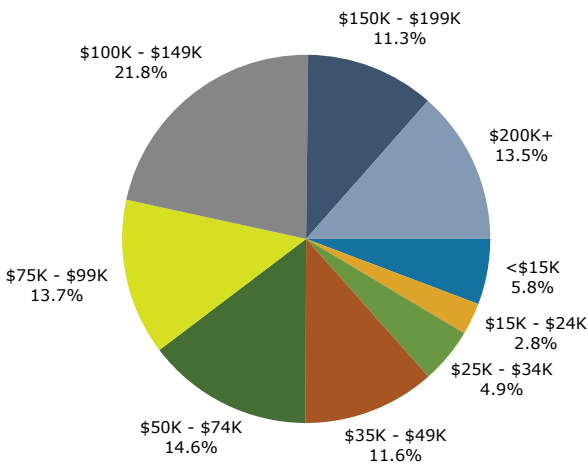
Trends 2024-2029



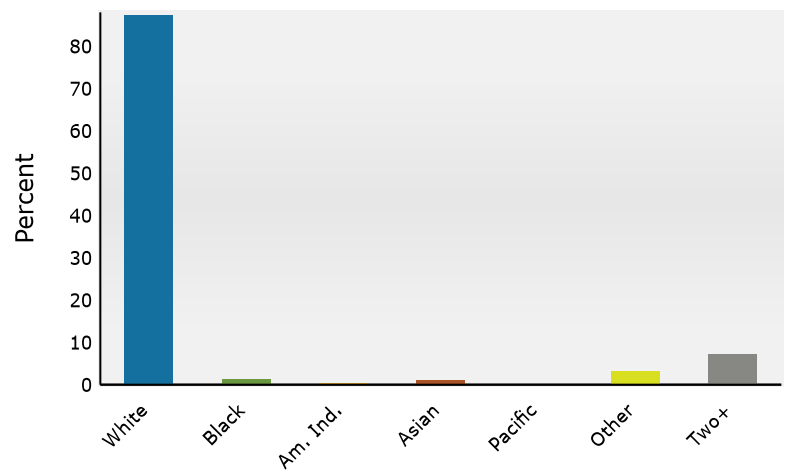
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 7.5%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

	Dawson County...
Population	
2010 Population	22,330
2020 Population	26,798
2024 Population	31,530
2029 Population	36,087
2010-2020 Annual Rate	1.84%
2020-2024 Annual Rate	3.90%
2024-2029 Annual Rate	2.74%
2020 Male Population	49.5%
2020 Female Population	50.5%
2020 Median Age	44.3
2024 Male Population	50.3%
2024 Female Population	49.7%
2024 Median Age	44.0

In the identified area, the current year population is 31,530. In 2020, the Census count in the area was 26,798. The rate of change since 2020 was 3.90% annually. The five-year projection for the population in the area is 36,087 representing a change of 2.74% annually from 2024 to 2029. Currently, the population is 50.3% male and 49.7% female.

Median Age	
The median age in this area is 44.0, compared to U.S. median age of 39.3.	

Race and Ethnicity	
2024 White Alone	87.3%
2024 Black Alone	1.2%
2024 American Indian/Alaska Native Alone	0.4%
2024 Asian Alone	1.0%
2024 Pacific Islander Alone	0.1%
2024 Other Race	3.1%
2024 Two or More Races	7.1%
2024 Hispanic Origin (Any Race)	7.5%

Persons of Hispanic origin represent 7.5% of the population in the identified area compared to 19.6% 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 33.9 in the identified area, compared to 72.5 for the U.S. as a whole.

Households	
2024 Wealth Index	130
2010 Households	8,433
2020 Households	10,313
2024 Households	12,121
2029 Households	13,855
2010-2020 Annual Rate	2.03%
2020-2024 Annual Rate	3.87%
2024-2029 Annual Rate	2.71%
2024 Average Household Size	2.59

The household count in this area has changed from 10,313 in 2020 to 12,121 in the current year, a change of 3.87% annually. The five-year projection of households is 13,855, a change of 2.71% annually from the current year total. Average household size is currently 2.59, compared to 2.59 in the year 2020. The number of families in the current year is 8,850 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

	Dawson County...
Mortgage Income	
2024 Percent of Income for Mortgage	25.0%
Median Household Income	
2024 Median Household Income	\$92,417
2029 Median Household Income	\$106,159
2024-2029 Annual Rate	2.81%
Average Household Income	
2024 Average Household Income	\$121,988
2029 Average Household Income	\$140,574
2024-2029 Annual Rate	2.88%
Per Capita Income	
2024 Per Capita Income	\$46,900
2029 Per Capita Income	\$53,975
2024-2029 Annual Rate	2.85%
GINI Index	
2024 Gini Index	36.7
Households by Income	
Current median household income is \$92,417 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$106,159 in five years, compared to \$91,442 all U.S. households.	
Current average household income is \$121,988 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$140,574 in five years, compared to \$130,581 for all U.S. households.	
Current per capita income is \$46,900 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$53,975 in five years, compared to \$51,203 for all U.S. households.	
Housing	
2024 Housing Affordability Index	101
2010 Total Housing Units	10,425
2010 Owner Occupied Housing Units	6,774
2010 Renter Occupied Housing Units	1,659
2010 Vacant Housing Units	1,992
2020 Total Housing Units	11,926
2020 Owner Occupied Housing Units	8,322
2020 Renter Occupied Housing Units	1,991
2020 Vacant Housing Units	1,613
2024 Total Housing Units	13,891
2024 Owner Occupied Housing Units	9,544
2024 Renter Occupied Housing Units	2,577
2024 Vacant Housing Units	1,770
2029 Total Housing Units	15,796
2029 Owner Occupied Housing Units	11,133
2029 Renter Occupied Housing Units	2,722
2029 Vacant Housing Units	1,941
Socioeconomic Status Index	
2024 Socioeconomic Status Index	51.0

Currently, 68.7% of the 13,891 housing units in the area are owner occupied; 18.6%, renter occupied; and 12.7% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 11,926 housing units in the area and 13.5% vacant housing units. The annual rate of change in housing units since 2020 is 3.65%. Median home value in the area is \$369,671, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 4.18% annually to \$453,603.

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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Household Income Profile

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Households	12,121	13,855	1,734	2.71%
Median Age	44.0	44.4	0.4	0.18%
Average Household Size	2.59	2.60	0.01	0.08%

Income Inequality Measures	2024		2029	
	Number	Percent	Number	Percent
Household	12,121	100%	13,855	100%
<\$15,000	698	5.8%	625	4.5%
\$15,000-\$24,999	340	2.8%	258	1.9%
\$25,000-\$34,999	592	4.9%	497	3.6%
\$35,000-\$49,999	1,407	11.6%	1,301	9.4%
\$50,000-\$74,999	1,773	14.6%	1,769	12.8%
\$75,000-\$99,999	1,665	13.7%	1,854	13.4%
\$100,000-\$149,999	2,637	21.8%	3,343	24.1%
\$150,000-\$199,999	1,374	11.3%	2,000	14.4%
\$200,000+	1,635	13.5%	2,208	15.9%

Median Household Income	\$92,417	\$106,159
Average Household Income	\$121,988	\$140,574
Per Capita Income	\$46,900	\$53,975

Households by Income	2024		2029	
	Number	Percent	Number	Percent
P90-P10 Ratio	7.7		6.2	
P90-P50 Ratio	2.3		2.0	
P50-P10 Ratio	3.4		3.0	
80-20 Share Ratio	11.2		10.7	
90-40 Share Ratio	2.8		2.7	

Households in Low Income Tier	1,491	12.3%	1,264	9.1%
Households in Middle Income	7,801	64.4%	8,649	62.4%
Households in Upper Income Tier	2,829	23.3%	3,942	28.5%

Data Note: 2024 household income represents an estimate of annual income as of July 1, 2024 and 2029 household income represents an estimate of annual income as of July 1, 2029.

Source: Esri forecasts for 2024 and 2029.

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2024 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	299	1,366	1,792	2,011	2,513	2,398	1,742
<\$15,000	39	64	65	63	143	150	174
\$15,000-\$24,999	14	17	21	20	51	87	130
\$25,000-\$34,999	22	59	42	45	87	157	180
\$35,000-\$49,999	65	180	170	157	260	309	266
\$50,000-\$74,999	57	228	260	253	343	352	280
\$75,000-\$99,999	52	253	248	267	318	314	213
\$100,000-\$149,999	41	328	491	572	551	458	196
\$150,000-\$199,999	7	128	299	313	312	229	86
\$200,000+	2	109	196	321	448	342	217
Median HH Income	\$52,894	\$86,290	\$105,794	\$112,148	\$103,208	\$84,775	\$58,619
Average HH Income	\$63,930	\$106,909	\$125,998	\$140,567	\$137,244	\$119,888	\$99,088
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	13.0%	4.7%	3.6%	3.1%	5.7%	6.3%	10.0%
\$15,000-\$24,999	4.7%	1.2%	1.2%	1.0%	2.0%	3.6%	7.5%
\$25,000-\$34,999	7.4%	4.3%	2.3%	2.2%	3.5%	6.5%	10.3%
\$35,000-\$49,999	21.7%	13.2%	9.5%	7.8%	10.3%	12.9%	15.3%
\$50,000-\$74,999	19.1%	16.7%	14.5%	12.6%	13.6%	14.7%	16.1%
\$75,000-\$99,999	17.4%	18.5%	13.8%	13.3%	12.7%	13.1%	12.2%
\$100,000-\$149,999	13.7%	24.0%	27.4%	28.4%	21.9%	19.1%	11.3%
\$150,000-\$199,999	2.3%	9.4%	16.7%	15.6%	12.4%	9.5%	4.9%
\$200,000+	0.7%	8.0%	10.9%	16.0%	17.8%	14.3%	12.5%

Data Note: 2024 household income represents an estimate of annual income as of July 1, 2024 and 2029 household income represents an estimate of annual income as of July 1, 2029.

Source: Esri forecasts for 2024 and 2029.

Household Income Profile

Dawson County, GA
Dawson County, GA (13085)
Geography: County

Prepared by Esri

2029 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	295	1,519	2,156	2,180	2,515	2,836	2,354
<\$15,000	36	51	56	50	104	128	200
\$15,000-\$24,999	8	15	11	10	28	65	121
\$25,000-\$34,999	17	47	34	31	54	130	184
\$35,000-\$49,999	54	155	156	123	193	295	325
\$50,000-\$74,999	52	215	252	220	300	390	340
\$75,000-\$99,999	60	276	274	273	301	364	306
\$100,000-\$149,999	55	427	645	666	612	609	329
\$150,000-\$199,999	12	192	455	411	410	359	161
\$200,000+	1	141	273	396	513	496	388
Median HH Income	\$63,361	\$100,032	\$116,718	\$122,496	\$117,228	\$102,436	\$75,429
Average HH Income	\$73,501	\$122,594	\$143,513	\$158,474	\$157,833	\$141,496	\$121,763
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	12.2%	3.4%	2.6%	2.3%	4.1%	4.5%	8.5%
\$15,000-\$24,999	2.7%	1.0%	0.5%	0.5%	1.1%	2.3%	5.1%
\$25,000-\$34,999	5.8%	3.1%	1.6%	1.4%	2.1%	4.6%	7.8%
\$35,000-\$49,999	18.3%	10.2%	7.2%	5.6%	7.7%	10.4%	13.8%
\$50,000-\$74,999	17.6%	14.2%	11.7%	10.1%	11.9%	13.8%	14.4%
\$75,000-\$99,999	20.3%	18.2%	12.7%	12.5%	12.0%	12.8%	13.0%
\$100,000-\$149,999	18.6%	28.1%	29.9%	30.6%	24.3%	21.5%	14.0%
\$150,000-\$199,999	4.1%	12.6%	21.1%	18.9%	16.3%	12.7%	6.8%
\$200,000+	0.3%	9.3%	12.7%	18.2%	20.4%	17.5%	16.5%

Data Note: 2024 household income represents an estimate of annual income as of July 1, 2024 and 2029 household income represents an estimate of annual income as of July 1, 2029.

Source: Esri forecasts for 2024 and 2029.

Housing Profile

Dawson County, GA
Dawson County, GA (13085)
Geography: County

Prepared by Esri

Population		Households	
2020 Total Population	26,798	2024 Median Household Income	\$92,417
2024 Total Population	31,530	2029 Median Household Income	\$106,159
2029 Total Population	36,087	2024-2029 Annual Rate	2.81%
2024-2029 Annual Rate	2.74%		

Housing Units by Occupancy Status and Tenure	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	11,926	100.0%	13,891	100.0%	15,796	100.0%
Occupied	10,313	86.5%	12,121	87.3%	13,855	87.7%
Owner	8,322	69.8%	9,544	68.7%	11,133	70.5%
Renter	1,991	16.7%	2,577	18.6%	2,722	17.2%
Vacant	1,613	13.5%	1,770	12.7%	1,941	12.3%

Owner Occupied Housing Units by Value	2024		2029	
	Number	Percent	Number	Percent
Total	9,544	100.0%	11,133	100.0%
<\$50,000	312	3.3%	122	1.1%
\$50,000-\$99,999	273	2.9%	68	0.6%
\$100,000-\$149,999	160	1.7%	38	0.3%
\$150,000-\$199,999	483	5.1%	179	1.6%
\$200,000-\$249,999	852	8.9%	499	4.5%
\$250,000-\$299,999	1,208	12.7%	1,041	9.4%
\$300,000-\$399,999	2,130	22.3%	2,526	22.7%
\$400,000-\$499,999	1,417	14.8%	2,040	18.3%
\$500,000-\$749,999	1,802	18.9%	3,045	27.4%
\$750,000-\$999,999	636	6.7%	1,152	10.3%
\$1,000,000-\$1,499,999	217	2.3%	350	3.1%
\$1,500,000-\$1,999,999	18	0.2%	25	0.2%
\$2,000,000+	36	0.4%	48	0.4%

Median Value	\$369,671	\$453,603
Average Value	\$430,255	\$516,056

Census 2020 Housing Units	Number	Percent
Total	11,926	100.0%
Housing Units In Urbanized Areas	3,829	32.1%
Rural Housing Units	8,097	67.9%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	8,322	100.0%
Owned with a Mortgage/Loan	5,787	69.5%
Owned Free and Clear	2,535	30.5%

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

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.

Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	1,613	100.0%
For Rent	190	11.8%
Rented- Not Occupied	16	1.0%
For Sale Only	144	8.9%
Sold - Not Occupied	43	2.7%
Seasonal/Recreational/Occasional Use	1,033	64.0%
For Migrant Workers	3	0.2%
Other Vacant	184	11.4%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	10,313	8,322	80.7%
15-24	296	116	39.2%
25-34	1,158	802	69.3%
35-44	1,398	1,020	73.0%
45-54	1,852	1,498	80.9%
55-59	1,230	1,039	84.5%
60-64	1,132	990	87.5%
65-74	2,019	1,804	89.4%
75-84	993	860	86.6%
85+	235	193	82.1%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	10,313	8,322	80.7%
White Alone	9,450	7,747	82.0%
Black/African American Alone	75	38	50.7%
American Indian/Alaska Native	32	23	71.9%
Asian Alone	80	56	70.0%
Pacific Islander Alone	5	1	20.0%
Other Race Alone	172	104	60.5%
Two or More Races	499	353	70.7%
Hispanic Origin	419	271	64.7%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	10,313	8,322	80.7%
1-Person	2,142	1,561	72.9%
2-Person	4,118	3,526	85.6%
3-Person	1,625	1,306	80.4%
4-Person	1,318	1,062	80.6%
5-Person	653	521	79.8%
6-Person	303	225	74.3%
7+ Person	154	121	78.6%

2024 Housing Affordability

Housing Affordability Index	101
Percent of Income for Mortgage	25.0%

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

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.

	2010		2020		2024		Annual Rate		
	Number	Percent	Number	Percent	Number	Percent	2000-2020	2010-2020	2020-2024
Total Population	22,330	100.0%	26,798	100.0%	31,530	100.0%	2.62%	1.84%	3.90%
Household Population	22,031	98.7%	26,690	99.6%	31,406	99.6%	2.63%	1.94%	3.90%
Group Quarters	299	1.3%	108	0.4%	124	0.4%	0.54%	-9.68%	3.30%
Population Density	105.8	-	127.1	-	149.6	-			
Total Housing Units	10,425	100.0%	11,926	100.0%	13,891	100.0%	2.59%	1.35%	3.65%
Total Households	8,433	80.9%	10,313	86.5%	12,121	87.3%	2.69%	2.03%	3.87%
Total Vacant	1,992	19.1%	1,613	13.5%	1,770	12.7%	1.96%	-2.09%	2.21%
Average Household Size	2.61	-	2.59	-	2.59	-	-	-	-

Population by Race	Total		2020 Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	26,798	100.0%	25,193	94.0%	1,605	6.0%
Population Reporting One Race	25,073	93.6%	24,150	90.1%	923	3.4%
White	23,852	89.0%	23,544	87.9%	308	1.1%
Black	209	0.8%	200	0.7%	9	0.0%
American Indian	90	0.3%	63	0.2%	27	0.1%
Asian	236	0.9%	235	0.9%	1	0.0%
Pacific Islander	15	0.1%	14	0.1%	1	0.0%
Some Other Race	671	2.5%	94	0.4%	577	2.2%
Population Reporting Two or More Races	1,725	6.4%	1,043	3.9%	682	2.5%
Diversity Index	29.3	-	-	-	-	-

Population 18+ by Race	Total		2020 Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	21,441	80.0%	20,394	81.0%	1,047	65.2%
Population Reporting One Race	20,253	75.6%	19,654	78.0%	599	37.3%
White	19,382	72.3%	19,183	76.1%	199	12.4%
Black	155	0.6%	149	0.6%	6	0.4%
American Indian	72	0.3%	55	0.2%	17	1.1%
Asian	194	0.7%	194	0.8%	0	0.0%
Pacific Islander	15	0.1%	14	0.1%	1	0.1%
Some Other Race	435	1.6%	59	0.2%	376	23.4%
Population Reporting Two or More Races	1,188	4.4%	740	2.9%	448	27.9%

Population <18 by Race	Total		2020 Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	5,357	20.0%	4,799	19.0%	558	34.8%
Population Reporting One Race	4,820	18.0%	4,496	17.8%	324	20.2%
White	4,470	16.7%	4,361	17.3%	109	6.8%
Black	54	0.2%	51	0.2%	3	0.2%
American Indian	18	0.1%	8	0.0%	10	0.6%
Asian	42	0.2%	41	0.2%	1	0.1%
Pacific Islander	0	0.0%	0	0.0%	0	0.0%
Some Other Race	236	0.9%	35	0.1%	201	12.5%
Population Reporting Two or More Races	537	2.0%	303	1.2%	234	14.6%

Data Note: Hispanic population can be of any race. Population density is measured in square miles. Esri's Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Source: U.S. Census Bureau. U.S. Census Bureau 2020 decennial Census data.

Group Quarters Population	2020	
	Number	Percent
Total	108	0.4%
Institutionalized population	82	0.3%
Correctional facilities for adults	82	0.3%
Juvenile facilities	0	0.0%
Nursing facilities/Skilled-nursing	0	0.0%
Other institutional facilities	0	0.0%
Noninstitutionalized population	26	0.1%
College/University student housing	0	0.0%
Military Quarters	0	0.0%
Other noninstitutional	26	0.1%

Population by Sex	2020	
	Number	Percent
Male	13,252	49.5%
Female	13,546	50.5%

Population by Age	2020	
	Number	Percent
Total	26,798	100%
Age 0-4	1,364	5.1%
Age 5-9	1,406	5.2%
Age 10-14	1,605	6.0%
Age 15-19	1,622	6.1%
Age 20-24	1,604	6.0%
Age 25-29	1,523	5.7%
Age 30-34	1,567	5.8%
Age 35-39	1,485	5.5%
Age 40-44	1,443	5.4%
Age 45-49	1,691	6.3%
Age 50-54	1,833	6.8%
Age 55-59	2,193	8.2%
Age 60-64	2,096	7.8%
Age 65-69	1,847	6.9%
Age 70-74	1,619	6.0%
Age 75-79	1,050	3.9%
Age 80-84	506	1.9%
Age 85+	344	1.3%
Age 18+	21,441	80.0%
Age 65+	5,366	20.0%

Data Note: Hispanic population can be of any race. Population density is measured in square miles. Esri's Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Source: U.S. Census Bureau. U.S. Census Bureau 2020 decennial Census data.

Households by Type	2020	
	Number	Percent
Total	10,313	100%
Married Couple Households	6,071	58.9%
With Own Children <18	1,848	17.9%
Without Own Children <18	4,223	40.9%
Cohabiting Couple Households	554	5.4%
With Own Children <18	159	1.5%
Without Own Children <18	395	3.8%
Male Householder, No Spouse/Partner	1,521	14.7%
Living Alone	992	9.6%
65 Years and over	357	3.5%
With Own Children <18	149	1.4%
Without Own Children <18, With Relatives	286	2.8%
No Relatives Present	94	0.9%
Female Householder, No Spouse/Partner	2,167	21.0%
Living Alone	1,150	11.2%
65 Years and over	636	6.2%
With Own Children <18	303	2.9%
Without Own Children <18, With Relatives	637	6.2%
No Relatives Present	77	0.7%

Households by Size	2020	
	Number	Percent
Total	10,313	100%
1 Person Household	2,142	20.8%
2 Person Household	4,118	39.9%
3 Person Household	1,625	15.8%
4 Person Household	1,318	12.8%
5 Person Household	653	6.3%
6 Person Household	303	2.9%
7+ Person Household	154	1.5%

Population by Relationship	2020	
	Number	Percent
Total	26,798	100%
In Households	26,690	99.6%
Householder	10,309	38.6%
Opposite-Sex Spouse	6,041	22.6%
Same-Sex Spouse	25	0.1%
Opposite-Sex Unmarried Partner	526	2.0%
Same-Sex Unmarried Partner	30	0.1%
Biological Child	6,433	24.1%
Adopted Child	201	0.8%
Stepchild	399	1.5%
Grandchild	776	2.9%
Brother or Sister	244	0.9%
Parent	327	1.2%
Parent-in-law	116	0.4%
Son-in-law or Daughter-in-law	179	0.7%
Other Relatives	298	1.1%
Foster Child	31	0.1%
Other Nonrelatives	755	2.8%

Data Note: Hispanic population can be of any race. Population density is measured in square miles. Esri's Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Source: U.S. Census Bureau. U.S. Census Bureau 2020 decennial Census data.

Households by Age of Householder	2020	
	Number	Percent
Total	10,313	100%
Householder Age 15-24	296	2.9%
Householder Age 25-34	1,158	11.2%
Householder Age 35-44	1,398	13.6%
Householder Age 45-54	1,852	18.0%
Householder Age 55-59	1,230	11.9%
Householder Age 60-64	1,132	11.0%
Householder Age 65-74	2,019	19.6%
Householder Age 75-84	993	9.6%
Householder Age 85+	235	2.3%

Family Households by Race of Householder	2020	
	Number	Percent
Total	7,665	100%
Householder is White Alone	7,009	68.0%
Householder is Black Alone	60	0.6%
Householder is American Indian Alone	18	0.2%
Householder is Asian Alone	60	0.6%
Householder is Pacific Islander Alone	3	0.0%
Householder is Some Other Race Alone	144	1.4%
Householder is Two or More Races	371	3.6%
Households with Hispanic Householder	340	3.3%

Nonfamily Households by Race of Householder	2020	
	Number	Percent
Total	2,648	100%
Householder is White Alone	2,441	23.7%
Householder is Black Alone	15	0.1%
Householder is American Indian Alone	14	0.1%
Householder is Asian Alone	20	0.2%
Householder is Pacific Islander Alone	2	0.0%
Householder is Some Other Race Alone	28	0.3%
Householder is Two or More Races	128	1.2%
Households with Hispanic Householder	79	0.8%

Total Housing Units by Occupancy	2020	
	Number	Percent
Total	11,926	100%
Occupied Housing Units	10,313	86.5%
Vacant Housing Units	1,613	13.5%
For Rent	190	11.8%
Rented, not Occupied	16	1.0%
For Sale Only	144	8.9%
Sold, not Occupied	43	2.7%
For Seasonal/Recreational/Occasional Use	1,033	64.0%
For Migrant Workers	3	0.2%
Other Vacant	184	11.4%

Data Note: Hispanic population can be of any race. Population density is measured in square miles. Esri's Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Source: U.S. Census Bureau. U.S. Census Bureau 2020 decennial Census data.

Owner-Occupied Housing Units by Race of Householder

	2020	
	Number	Percent
Total	8,322	100%
Householder is White Alone	7,747	93.1%
Householder is Black Alone	38	0.5%
Householder is American Indian Alone	23	0.3%
Householder is Asian Alone	56	0.7%
Householder is Pacific Islander Alone	1	0.0%
Householder is Some Other Race Alone	104	1.2%
Householder is Two or More Races	353	4.2%
Hispanic Householder	271	3.3%

Renter-Occupied Housing Units by Race of Householder

	2020	
	Number	Percent
Total	1,991	100%
Householder is White Alone	1,703	85.5%
Householder is Black Alone	37	1.9%
Householder is American Indian Alone	9	0.5%
Householder is Asian Alone	24	1.2%
Householder is Pacific Islander Alone	4	0.2%
Householder is Some Other Race Alone	68	3.4%
Householder is Two or More Races	146	7.3%
Hispanic Householder	148	7.4%

Data Note: Hispanic population can be of any race. Population density is measured in square miles. Esri's Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Source: U.S. Census Bureau. U.S. Census Bureau 2020 decennial Census data.

SERVICES

- INSURANCE
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 - COMMERCIAL
 - RESIDENTIAL
 - ACREAGE
 - INVESTMENTS
 - RECREATIONAL TOURISM
- MANAGEMENT
 - MULTI-FAMILY
 - COMMERCIAL
 - HOME RENTAL
 - COMMUNITY MANAGEMENT
 - RAW ACREAGE
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- RESIDENTIAL REPORTS
- COUNTY DASHBOARDS
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