



# Age by Sex Profile

Forsyth County, GA  
Forsyth County, GA (13117)  
Geography: County

Prepared by Esri

Summary	Census 2020	2024	2029	2024-2029 Change	2024-2029 Annual Rate
Population	251,283	282,889	315,233	32,344	2.19%
Households	83,551	93,567	103,531	9,964	2.04%
Average Household Size	2.99	3.01	3.03	0.02	0.13%
Median Age	38.7	39.5	40.0	0.5	0.25%
Median Male Age	38.1	39.1	39.4	0.3	0.15%
Median Female Age	39.1	39.9	40.4	0.5	0.25%

Total Population by Age	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	251,283	100.0%	282,889	100.0%	315,233	100.0%
0 - 4	14,344	5.7%	15,866	5.6%	17,594	5.6%
5 - 9	19,491	7.8%	20,293	7.2%	20,619	6.5%
10 - 14	22,725	9.0%	23,612	8.3%	23,852	7.6%
15 - 19	20,455	8.1%	22,360	7.9%	22,551	7.2%
20 - 24	12,283	4.9%	16,274	5.8%	18,003	5.7%
25 - 29	9,671	3.8%	11,786	4.2%	19,984	6.3%
30 - 34	13,192	5.2%	13,716	4.8%	16,036	5.1%
35 - 39	18,688	7.4%	19,447	6.9%	19,142	6.1%
40 - 44	20,511	8.2%	24,254	8.6%	23,928	7.6%
45 - 49	21,338	8.5%	22,756	8.0%	25,669	8.1%
50 - 54	19,030	7.6%	22,481	7.9%	22,646	7.2%
55 - 59	15,975	6.4%	17,698	6.3%	21,268	6.7%
60 - 64	12,033	4.8%	14,808	5.2%	17,004	5.4%
65 - 69	9,703	3.9%	11,395	4.0%	14,515	4.6%
70 - 74	8,922	3.6%	9,505	3.4%	11,516	3.7%
75 - 79	6,322	2.5%	8,010	2.8%	9,055	2.9%
80 - 84	3,634	1.4%	4,840	1.7%	6,727	2.1%
85+	2,966	1.2%	3,788	1.3%	5,124	1.6%
18+	181,193	72.1%	209,041	73.9%	239,059	75.8%
21+	171,331	68.2%	197,038	69.7%	226,709	71.9%

Total Population by Age Dependency	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	251,283	100.0%	282,889	100.0%	315,233	100.0%
Child (<18)	70,090	27.9%	73,848	26.1%	76,174	24.2%
Working-Age (18-64)	149,646	59.6%	171,503	60.6%	192,122	60.9%
Senior (Age 65+)	31,547	12.6%	37,538	13.3%	46,937	14.9%
Child Dependency Ratio	46.8	-	43.1	-	39.6	-
Age Dependency Ratio	67.9	-	64.9	-	64.1	-
Senior Dependency Ratio	21.1	-	21.9	-	24.4	-

**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	123,642	100.0%	141,527	100.0%	156,383	100.0%
0 - 4	7,262	5.9%	8,056	5.7%	8,956	5.7%
5 - 9	10,018	8.1%	10,242	7.2%	10,357	6.6%
10 - 14	11,727	9.5%	12,240	8.6%	12,091	7.7%
15 - 19	10,408	8.4%	11,608	8.2%	11,786	7.5%
20 - 24	6,401	5.2%	8,358	5.9%	9,168	5.9%
25 - 29	4,812	3.9%	6,166	4.4%	9,845	6.3%
30 - 34	5,893	4.8%	6,646	4.7%	8,044	5.1%
35 - 39	8,695	7.0%	9,053	6.4%	9,104	5.8%
40 - 44	9,967	8.1%	12,182	8.6%	11,471	7.3%
45 - 49	10,913	8.8%	11,676	8.3%	13,039	8.3%
50 - 54	9,631	7.8%	11,864	8.4%	11,533	7.4%
55 - 59	8,041	6.5%	9,176	6.5%	11,046	7.1%
60 - 64	5,902	4.8%	7,490	5.3%	8,619	5.5%
65 - 69	4,379	3.5%	5,451	3.9%	7,107	4.5%
70 - 74	4,059	3.3%	4,243	3.0%	5,376	3.4%
75 - 79	2,787	2.3%	3,604	2.5%	3,983	2.5%
80 - 84	1,601	1.3%	2,029	1.4%	2,865	1.8%
85+	1,146	0.9%	1,443	1.0%	1,993	1.3%
18+	87,697	70.9%	103,685	73.3%	117,613	75.2%
21+	82,635	66.8%	97,480	68.9%	111,205	71.1%

Female Population by Age	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	127,641	100.0%	141,362	100.0%	158,850	100.0%
0 - 4	7,082	5.5%	7,810	5.5%	8,638	5.4%
5 - 9	9,473	7.4%	10,051	7.1%	10,262	6.5%
10 - 14	10,998	8.6%	11,372	8.0%	11,761	7.4%
15 - 19	10,047	7.9%	10,752	7.6%	10,765	6.8%
20 - 24	5,882	4.6%	7,916	5.6%	8,835	5.6%
25 - 29	4,859	3.8%	5,620	4.0%	10,139	6.4%
30 - 34	7,299	5.7%	7,070	5.0%	7,992	5.0%
35 - 39	9,993	7.8%	10,394	7.4%	10,038	6.3%
40 - 44	10,544	8.3%	12,072	8.5%	12,457	7.8%
45 - 49	10,425	8.2%	11,080	7.8%	12,630	8.0%
50 - 54	9,399	7.4%	10,617	7.5%	11,113	7.0%
55 - 59	7,934	6.2%	8,522	6.0%	10,222	6.4%
60 - 64	6,131	4.8%	7,318	5.2%	8,385	5.3%
65 - 69	5,324	4.2%	5,944	4.2%	7,408	4.7%
70 - 74	4,863	3.8%	5,262	3.7%	6,140	3.9%
75 - 79	3,535	2.8%	4,406	3.1%	5,072	3.2%
80 - 84	2,033	1.6%	2,811	2.0%	3,862	2.4%
85+	1,820	1.4%	2,345	1.7%	3,131	2.0%
18+	93,496	73.2%	105,356	74.5%	121,446	76.5%
21+	88,696	69.5%	99,558	70.4%	115,504	72.7%

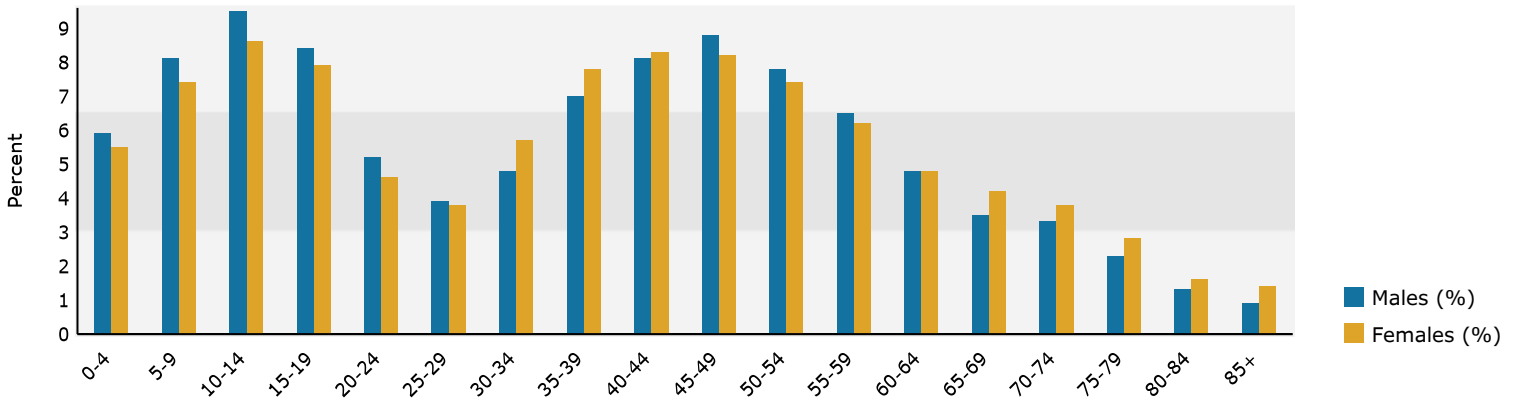
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.

# Age by Sex Profile

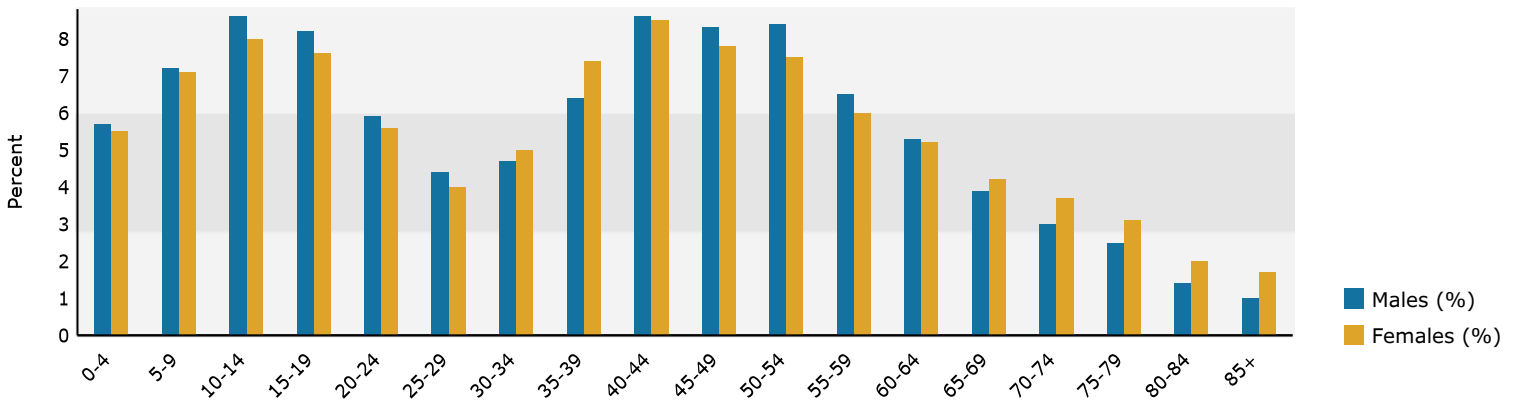
Forsyth County, GA  
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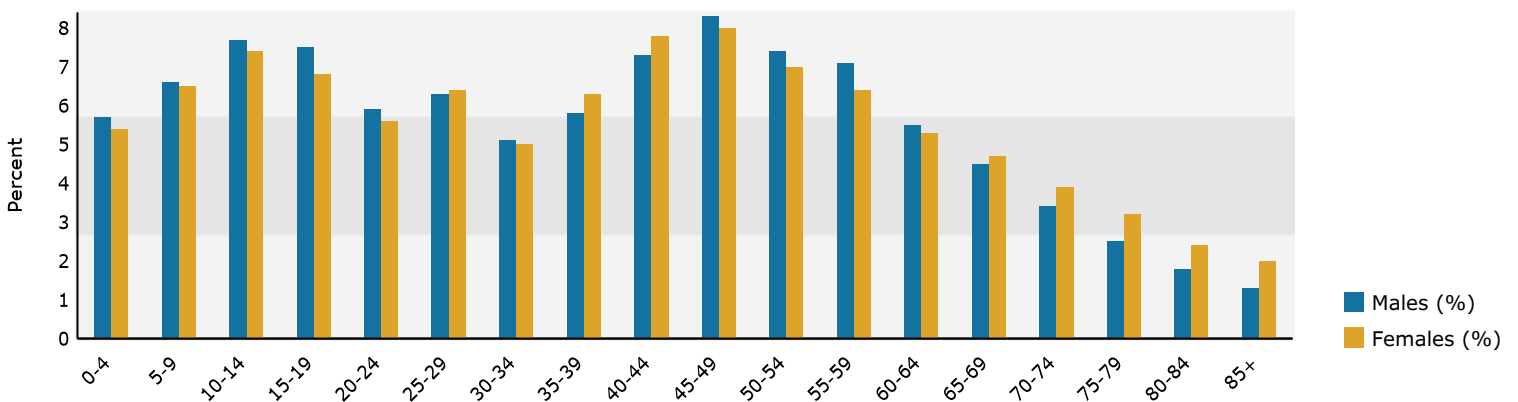
Census 2020 Population by Age and Sex



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	175,511	251,283	282,889	315,233
Households	59,433	83,551	93,567	103,531
Families	47,623	67,882	75,036	82,691
Average Household Size	2.94	2.99	3.01	3.03
Owner Occupied Housing Units	50,876	68,577	77,758	86,022
Renter Occupied Housing Units	8,557	14,974	15,809	17,509
Median Age	36.7	38.7	39.5	40.0

Trends: 2024-2029 Annual Rate	Area	State	National
Population	2.19%	0.61%	0.38%
Households	2.04%	0.86%	0.64%
Families	1.96%	0.75%	0.56%
Owner HHs	2.04%	1.32%	0.97%
Median Household Income	2.17%	3.20%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	2,475	2.6%	1,982	1.9%
\$15,000 - \$24,999	1,359	1.5%	929	0.9%
\$25,000 - \$34,999	2,011	2.1%	1,504	1.5%
\$35,000 - \$49,999	5,597	6.0%	4,597	4.4%
\$50,000 - \$74,999	7,224	7.7%	6,448	6.2%
\$75,000 - \$99,999	9,886	10.6%	9,887	9.5%
\$100,000 - \$149,999	23,461	25.1%	26,409	25.5%
\$150,000 - \$199,999	16,238	17.4%	20,892	20.2%
\$200,000+	25,316	27.1%	30,883	29.8%

Median Household Income	\$134,729	\$150,015
Average Household Income	\$171,492	\$190,358
Per Capita Income	\$56,728	\$62,524

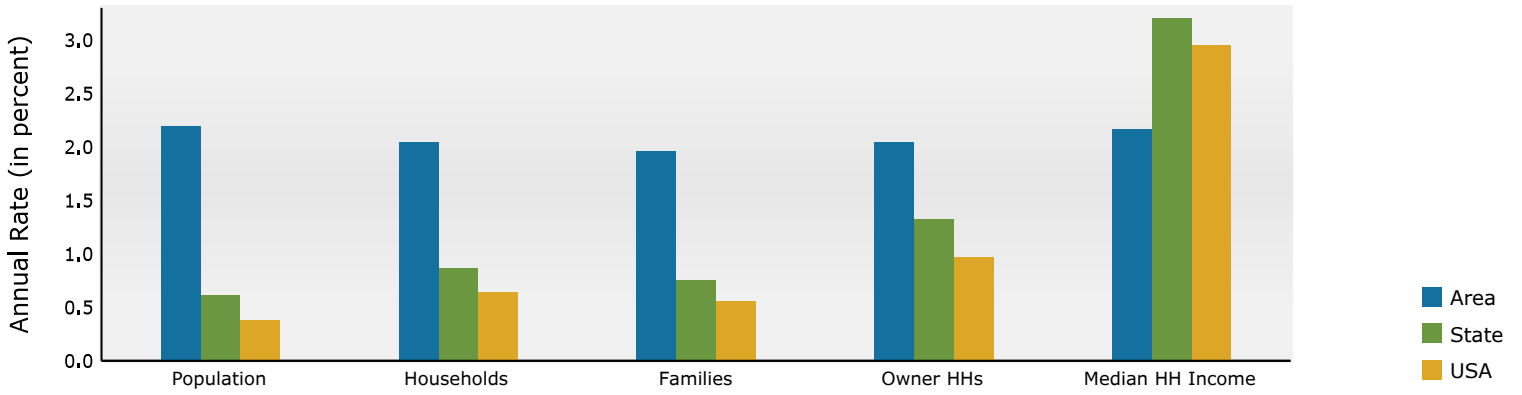
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	13,593	7.7%	14,344	5.7%	15,866	5.6%	17,594	5.6%
5 - 9	16,640	9.5%	19,491	7.8%	20,293	7.2%	20,619	6.5%
10 - 14	15,465	8.8%	22,725	9.0%	23,612	8.3%	23,852	7.6%
15 - 19	10,984	6.3%	20,455	8.1%	22,360	7.9%	22,551	7.2%
20 - 24	6,579	3.7%	12,283	4.9%	16,274	5.8%	18,003	5.7%
25 - 34	19,264	11.0%	22,863	9.1%	25,502	9.0%	36,020	11.4%
35 - 44	32,802	18.7%	39,199	15.6%	43,701	15.4%	43,070	13.7%
45 - 54	27,437	15.6%	40,368	16.1%	45,237	16.0%	48,315	15.3%
55 - 64	17,109	9.7%	28,008	11.1%	32,506	11.5%	38,272	12.1%
65 - 74	9,939	5.7%	18,625	7.4%	20,900	7.4%	26,031	8.3%
75 - 84	4,342	2.5%	9,956	4.0%	12,850	4.5%	15,782	5.0%
85+	1,357	0.8%	2,966	1.2%	3,788	1.3%	5,124	1.6%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	149,946	85.4%	163,687	65.1%	172,227	60.9%	182,867	58.0%
Black Alone	4,510	2.6%	10,721	4.3%	12,895	4.6%	14,747	4.7%
American Indian Alone	575	0.3%	1,017	0.4%	1,072	0.4%	1,187	0.4%
Asian Alone	10,925	6.2%	45,203	18.0%	60,932	21.5%	74,463	23.6%
Pacific Islander Alone	66	0.0%	92	0.0%	109	0.0%	135	0.0%
Some Other Race Alone	6,613	3.8%	10,270	4.1%	11,937	4.2%	13,995	4.4%
Two or More Races	2,876	1.6%	20,293	8.1%	23,717	8.4%	27,839	8.8%
Hispanic Origin (Any Race)	16,550	9.4%	25,226	10.0%	29,137	10.3%	34,204	10.9%

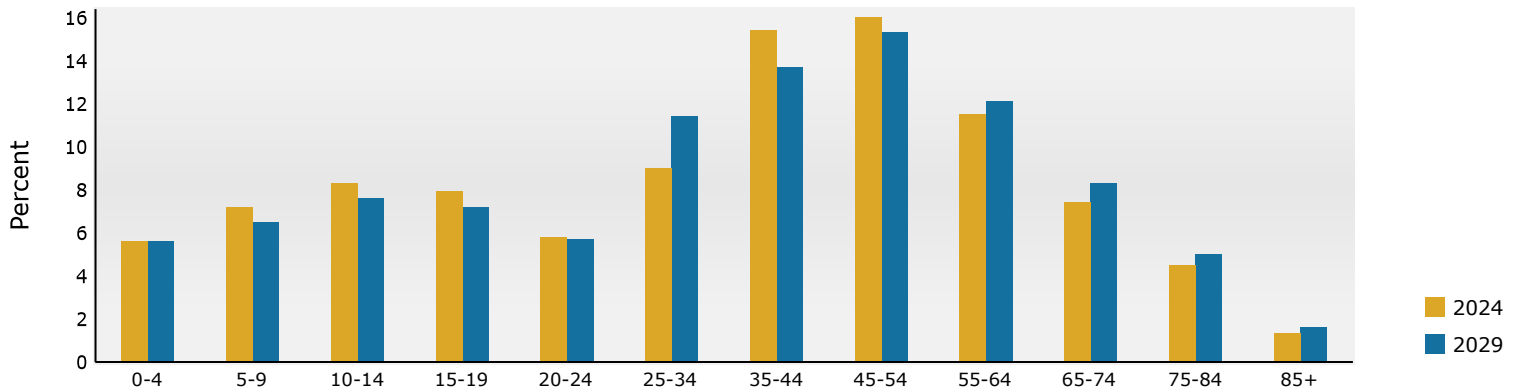
**Data Note:** Income is expressed in current dollars.

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

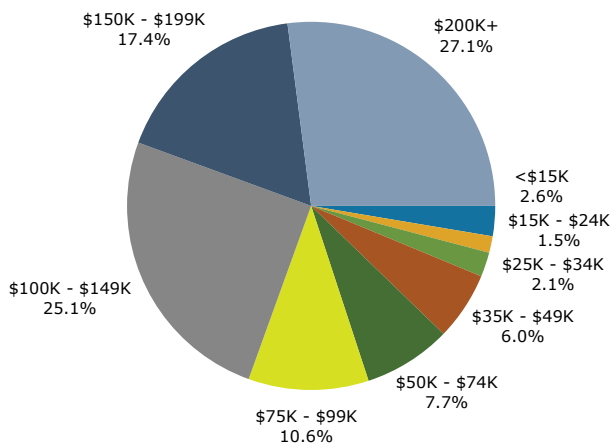
## Trends 2024-2029



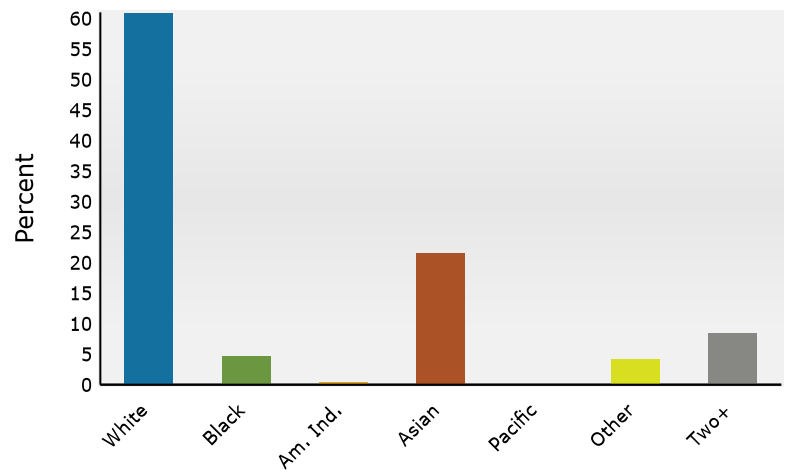
## Population by Age



## 2024 Household Income



## 2024 Population by Race



2024 Percent Hispanic Origin: 10.3%

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

	Forsyth Count...
<b>Population</b>	
2010 Population	175,511
2020 Population	251,283
2024 Population	282,889
2029 Population	315,233
2010-2020 Annual Rate	3.65%
2020-2024 Annual Rate	2.83%
2024-2029 Annual Rate	2.19%
2020 Male Population	49.2%
2020 Female Population	50.8%
2020 Median Age	38.7
2024 Male Population	50.0%
2024 Female Population	50.0%
2024 Median Age	39.5

In the identified area, the current year population is 282,889. In 2020, the Census count in the area was 251,283. The rate of change since 2020 was 2.83% annually. The five-year projection for the population in the area is 315,233 representing a change of 2.19% annually from 2024 to 2029. Currently, the population is 50.0% male and 50.0% female.

<b>Median Age</b>	
The median age in this area is 39.5, compared to U.S. median age of 39.3.	

<b>Race and Ethnicity</b>	
2024 White Alone	60.9%
2024 Black Alone	4.6%
2024 American Indian/Alaska Native Alone	0.4%
2024 Asian Alone	21.5%
2024 Pacific Islander Alone	0.0%
2024 Other Race	4.2%
2024 Two or More Races	8.4%
2024 Hispanic Origin (Any Race)	10.3%

Persons of Hispanic origin represent 10.3% 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 65.1 in the identified area, compared to 72.5 for the U.S. as a whole.

<b>Households</b>	
2024 Wealth Index	170
2010 Households	59,433
2020 Households	83,551
2024 Households	93,567
2029 Households	103,531
2010-2020 Annual Rate	3.46%
2020-2024 Annual Rate	2.70%
2024-2029 Annual Rate	2.04%
2024 Average Household Size	3.01

The household count in this area has changed from 83,551 in 2020 to 93,567 in the current year, a change of 2.70% annually. The five-year projection of households is 103,531, a change of 2.04% annually from the current year total. Average household size is currently 3.01, compared to 2.99 in the year 2020. The number of families in the current year is 75,036 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.

	Forsyth Count...
<b>Mortgage Income</b>	
2024 Percent of Income for Mortgage	26.6%
<b>Median Household Income</b>	
2024 Median Household Income	\$134,729
2029 Median Household Income	\$150,015
2024-2029 Annual Rate	2.17%
<b>Average Household Income</b>	
2024 Average Household Income	\$171,492
2029 Average Household Income	\$190,358
2024-2029 Annual Rate	2.11%
<b>Per Capita Income</b>	
2024 Per Capita Income	\$56,728
2029 Per Capita Income	\$62,524
2024-2029 Annual Rate	1.96%
<b>GINI Index</b>	
2024 Gini Index	29.0
<b>Households by Income</b>	
Current median household income is \$134,729 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$150,015 in five years, compared to \$91,442 all U.S. households.	
Current average household income is \$171,492 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$190,358 in five years, compared to \$130,581 for all U.S. households.	
Current per capita income is \$56,728 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$62,524 in five years, compared to \$51,203 for all U.S. households.	
<b>Housing</b>	
2024 Housing Affordability Index	94
2010 Total Housing Units	64,052
2010 Owner Occupied Housing Units	50,876
2010 Renter Occupied Housing Units	8,557
2010 Vacant Housing Units	4,619
2020 Total Housing Units	87,581
2020 Owner Occupied Housing Units	68,577
2020 Renter Occupied Housing Units	14,974
2020 Vacant Housing Units	4,030
2024 Total Housing Units	97,459
2024 Owner Occupied Housing Units	77,758
2024 Renter Occupied Housing Units	15,809
2024 Vacant Housing Units	3,892
2029 Total Housing Units	107,645
2029 Owner Occupied Housing Units	86,022
2029 Renter Occupied Housing Units	17,509
2029 Vacant Housing Units	4,114
<b>Socioeconomic Status Index</b>	
2024 Socioeconomic Status Index	61.2

Currently, 79.8% of the 97,459 housing units in the area are owner occupied; 16.2%, renter occupied; and 4.0% 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 87,581 housing units in the area and 4.6% vacant housing units. The annual rate of change in housing units since 2020 is 2.55%. Median home value in the area is \$571,755, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.06% annually to \$602,609.

**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

Forsyth County, GA  
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Geography: County

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Summary	2024	2029	2024-2029 Change	2024-2029 Annual Rate
Population	282,889	315,233	32,344	2.19%
Households	93,567	103,531	9,964	2.04%
Median Age	39.5	40.0	0.5	0.25%
Average Household Size	3.01	3.03	0.02	0.13%

Income Inequality Measures	2024		2029	
	Number	Percent	Number	Percent
Household	93,567	100%	103,531	100%
<\$15,000	2,475	2.6%	1,982	1.9%
\$15,000-\$24,999	1,359	1.5%	929	0.9%
\$25,000-\$34,999	2,011	2.1%	1,504	1.5%
\$35,000-\$49,999	5,597	6.0%	4,597	4.4%
\$50,000-\$74,999	7,224	7.7%	6,448	6.2%
\$75,000-\$99,999	9,886	10.6%	9,887	9.5%
\$100,000-\$149,999	23,461	25.1%	26,409	25.5%
\$150,000-\$199,999	16,238	17.4%	20,892	20.2%
\$200,000+	25,316	27.1%	30,883	29.8%

Median Household Income	\$134,729	\$150,015
Average Household Income	\$171,492	\$190,358
Per Capita Income	\$56,728	\$62,524

Households by Income	2024		2029	
	Number	Percent	Number	Percent
P90-P10 Ratio	5.4		4.4	
P90-P50 Ratio	1.7		1.6	
P50-P10 Ratio	3.1		2.8	
80-20 Share Ratio	9.0		8.6	
90-40 Share Ratio	2.7		2.8	

Households in Low Income Tier	5,369	5.7%	4,061	3.9%
Households in Middle Income	48,784	52.1%	50,451	48.7%
Households in Upper Income Tier	39,414	42.1%	49,019	47.3%

**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	1,363	9,234	21,227	23,916	17,515	11,225	9,087
<\$15,000	116	190	307	320	484	399	659
\$15,000-\$24,999	52	91	154	131	227	282	422
\$25,000-\$34,999	77	205	252	188	336	354	599
\$35,000-\$49,999	208	643	870	724	847	986	1,319
\$50,000-\$74,999	215	767	1,084	1,019	1,096	1,429	1,614
\$75,000-\$99,999	228	1,187	2,011	1,855	1,646	1,573	1,386
\$100,000-\$149,999	293	2,752	5,659	6,158	4,265	2,891	1,443
\$150,000-\$199,999	94	1,520	4,538	5,059	3,100	1,247	680
\$200,000+	80	1,879	6,352	8,462	5,514	2,064	965
Median HH Income	\$76,072	\$121,665	\$152,073	\$161,748	\$147,522	\$106,665	\$73,494
Average HH Income	\$92,108	\$154,221	\$185,825	\$201,149	\$184,475	\$139,848	\$103,478
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	8.5%	2.1%	1.4%	1.3%	2.8%	3.6%	7.3%
\$15,000-\$24,999	3.8%	1.0%	0.7%	0.5%	1.3%	2.5%	4.6%
\$25,000-\$34,999	5.6%	2.2%	1.2%	0.8%	1.9%	3.2%	6.6%
\$35,000-\$49,999	15.3%	7.0%	4.1%	3.0%	4.8%	8.8%	14.5%
\$50,000-\$74,999	15.8%	8.3%	5.1%	4.3%	6.3%	12.7%	17.8%
\$75,000-\$99,999	16.7%	12.9%	9.5%	7.8%	9.4%	14.0%	15.3%
\$100,000-\$149,999	21.5%	29.8%	26.7%	25.7%	24.4%	25.8%	15.9%
\$150,000-\$199,999	6.9%	16.5%	21.4%	21.2%	17.7%	11.1%	7.5%
\$200,000+	5.9%	20.3%	29.9%	35.4%	31.5%	18.4%	10.6%

**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

Forsyth County, GA  
Forsyth County, GA (13117)  
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	1,399	12,545	20,284	24,799	19,855	13,552	11,097
<\$15,000	105	178	196	231	326	313	633
\$15,000-\$24,999	36	75	67	74	137	203	337
\$25,000-\$34,999	66	165	154	109	219	281	510
\$35,000-\$49,999	173	594	587	489	597	849	1,308
\$50,000-\$74,999	199	742	745	706	895	1,402	1,759
\$75,000-\$99,999	235	1,321	1,674	1,658	1,606	1,744	1,649
\$100,000-\$149,999	368	3,799	5,259	6,239	4,897	3,770	2,077
\$150,000-\$199,999	135	2,509	4,990	5,927	4,177	1,954	1,200
\$200,000+	82	3,162	6,612	9,366	7,001	3,036	1,624
Median HH Income	\$85,875	\$138,507	\$160,685	\$169,643	\$161,351	\$120,325	\$88,419
Average HH Income	\$103,423	\$179,339	\$204,287	\$218,688	\$207,469	\$163,459	\$127,241
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	7.5%	1.4%	1.0%	0.9%	1.6%	2.3%	5.7%
\$15,000-\$24,999	2.6%	0.6%	0.3%	0.3%	0.7%	1.5%	3.0%
\$25,000-\$34,999	4.7%	1.3%	0.8%	0.4%	1.1%	2.1%	4.6%
\$35,000-\$49,999	12.4%	4.7%	2.9%	2.0%	3.0%	6.3%	11.8%
\$50,000-\$74,999	14.2%	5.9%	3.7%	2.8%	4.5%	10.3%	15.9%
\$75,000-\$99,999	16.8%	10.5%	8.3%	6.7%	8.1%	12.9%	14.9%
\$100,000-\$149,999	26.3%	30.3%	25.9%	25.2%	24.7%	27.8%	18.7%
\$150,000-\$199,999	9.6%	20.0%	24.6%	23.9%	21.0%	14.4%	10.8%
\$200,000+	5.9%	25.2%	32.6%	37.8%	35.3%	22.4%	14.6%

**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

Forsyth County, GA  
Forsyth County, GA (13117)  
Geography: County

Prepared by Esri

Population		Households	
2020 Total Population	251,283	2024 Median Household Income	\$134,729
2024 Total Population	282,889	2029 Median Household Income	\$150,015
2029 Total Population	315,233	2024-2029 Annual Rate	2.17%
2024-2029 Annual Rate	2.19%		

Housing Units by Occupancy Status and Tenure	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	87,581	100.0%	97,459	100.0%	107,645	100.0%
Occupied	83,551	95.4%	93,567	96.0%	103,531	96.2%
Owner	68,577	78.3%	77,758	79.8%	86,022	79.9%
Renter	14,974	17.1%	15,809	16.2%	17,509	16.3%
Vacant	4,030	4.6%	3,892	4.0%	4,114	3.8%

Owner Occupied Housing Units by Value	2024		2029	
	Number	Percent	Number	Percent
Total	77,758	100.0%	86,022	100.0%
<\$50,000	591	0.8%	166	0.2%
\$50,000-\$99,999	265	0.3%	43	0.0%
\$100,000-\$149,999	501	0.6%	81	0.1%
\$150,000-\$199,999	572	0.7%	148	0.2%
\$200,000-\$249,999	901	1.2%	382	0.4%
\$250,000-\$299,999	3,685	4.7%	2,320	2.7%
\$300,000-\$399,999	8,269	10.6%	7,170	8.3%
\$400,000-\$499,999	13,745	17.7%	14,439	16.8%
\$500,000-\$749,999	36,060	46.4%	44,494	51.7%
\$750,000-\$999,999	10,091	13.0%	13,347	15.5%
\$1,000,000-\$1,499,999	2,051	2.6%	2,425	2.8%
\$1,500,000-\$1,999,999	256	0.3%	266	0.3%
\$2,000,000+	771	1.0%	741	0.9%

Median Value	\$571,755	\$602,609
Average Value	\$599,379	\$632,696

Census 2020 Housing Units	Number	Percent
Total	87,581	100.0%
Housing Units In Urbanized Areas	80,828	92.3%
Rural Housing Units	6,753	7.7%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	68,577	100.0%
Owned with a Mortgage/Loan	55,670	81.2%
Owned Free and Clear	12,907	18.8%

**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	4,030	100.0%
For Rent	1,152	28.6%
Rented- Not Occupied	128	3.2%
For Sale Only	1,082	26.8%
Sold - Not Occupied	231	5.7%
Seasonal/Recreational/Occasional Use	725	18.0%
For Migrant Workers	0	0.0%
Other Vacant	712	17.7%

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

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	83,551	68,577	82.1%
15-24	1,199	346	28.9%
25-34	8,374	5,397	64.4%
35-44	19,414	15,862	81.7%
45-54	21,829	18,588	85.2%
55-59	8,906	7,706	86.5%
60-64	6,533	5,647	86.4%
65-74	10,181	9,016	88.6%
75-84	5,633	4,867	86.4%
85+	1,482	1,148	77.5%

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

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	83,551	68,577	82.1%
White Alone	59,843	49,877	83.3%
Black/African American Alone	3,372	2,142	63.5%
American Indian/Alaska Native	243	150	61.7%
Asian Alone	12,574	11,478	91.3%
Pacific Islander Alone	20	7	35.0%
Other Race Alone	2,504	1,306	52.2%
Two or More Races	4,995	3,617	72.4%
Hispanic Origin	6,042	3,736	61.8%

## Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	83,551	68,577	82.1%
1-Person	12,685	8,811	69.5%
2-Person	24,188	20,127	83.2%
3-Person	15,664	13,062	83.4%
4-Person	19,626	17,209	87.7%
5-Person	7,282	6,118	84.0%
6-Person	2,694	2,196	81.5%
7+ Person	1,412	1,054	74.6%

## 2024 Housing Affordability

Housing Affordability Index	94
Percent of Income for Mortgage	26.6%

**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	175,511	100.0%	251,283	100.0%	282,889	100.0%	4.80%	3.65%	2.83%
Household Population	174,869	99.6%	249,973	99.5%	281,610	99.5%	4.81%	3.64%	2.84%
Group Quarters	642	0.4%	1,310	0.5%	1,279	0.5%	2.97%	7.39%	-0.56%
Population Density	780.0	-	1,118.6	-	1,259.3	-			
Total Housing Units	64,052	100.0%	87,581	100.0%	97,459	100.0%	4.47%	3.18%	2.55%
Total Households	59,433	92.8%	83,551	95.4%	93,567	96.0%	4.51%	3.46%	2.70%
Total Vacant	4,619	7.2%	4,030	4.6%	3,892	4.0%	3.72%	-1.35%	-0.82%
Average Household Size	2.94	-	2.99	-	3.01	-	-	-	-

Population by Race	Total		2020 Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	251,283	100.0%	226,057	90.0%	25,226	10.0%
Population Reporting One Race	230,990	91.9%	216,775	86.3%	14,215	5.7%
White	163,687	65.1%	159,407	63.4%	4,280	1.7%
Black	10,721	4.3%	10,455	4.2%	266	0.1%
American Indian	1,017	0.4%	456	0.2%	561	0.2%
Asian	45,203	18.0%	45,117	18.0%	86	0.0%
Pacific Islander	92	0.0%	85	0.0%	7	0.0%
Some Other Race	10,270	4.1%	1,255	0.5%	9,015	3.6%
Population Reporting Two or More Races	20,293	8.1%	9,282	3.7%	11,011	4.4%
Diversity Index	61.8	-	-	-	-	-

Population 18+ by Race	Total		2020 Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	181,193	72.1%	164,989	73.0%	16,204	64.2%
Population Reporting One Race	168,704	67.1%	159,582	70.6%	9,122	36.2%
White	124,603	49.6%	122,017	54.0%	2,586	10.3%
Black	7,469	3.0%	7,342	3.2%	127	0.5%
American Indian	632	0.3%	259	0.1%	373	1.5%
Asian	29,148	11.6%	29,104	12.9%	44	0.2%
Pacific Islander	62	0.0%	62	0.0%	0	0.0%
Some Other Race	6,790	2.7%	798	0.4%	5,992	23.8%
Population Reporting Two or More Races	12,489	5.0%	5,407	2.4%	7,082	28.1%

Population <18 by Race	Total		2020 Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	70,090	27.9%	61,068	27.0%	9,022	35.8%
Population Reporting One Race	62,286	24.8%	57,193	25.3%	5,093	20.2%
White	39,084	15.6%	37,390	16.5%	1,694	6.7%
Black	3,252	1.3%	3,113	1.4%	139	0.6%
American Indian	385	0.2%	197	0.1%	188	0.7%
Asian	16,055	6.4%	16,013	7.1%	42	0.2%
Pacific Islander	30	0.0%	23	0.0%	7	0.0%
Some Other Race	3,480	1.4%	457	0.2%	3,023	12.0%
Population Reporting Two or More Races	7,804	3.1%	3,875	1.7%	3,929	15.6%

**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	1,310	0.5%
Institutionalized population	1,021	0.4%
Correctional facilities for adults	349	0.1%
Juvenile facilities	17	0.0%
Nursing facilities/Skilled-nursing	564	0.2%
Other institutional facilities	91	0.0%
Noninstitutionalized population	289	0.1%
College/University student housing	0	0.0%
Military Quarters	0	0.0%
Other noninstitutional	289	0.1%

Population by Sex	2020	
	Number	Percent
Male	123,642	49.2%
Female	127,641	50.8%

Population by Age	2020	
	Number	Percent
Total	251,283	100%
Age 0-4	14,344	5.7%
Age 5-9	19,491	7.8%
Age 10-14	22,725	9.0%
Age 15-19	20,455	8.1%
Age 20-24	12,283	4.9%
Age 25-29	9,671	3.8%
Age 30-34	13,192	5.2%
Age 35-39	18,688	7.4%
Age 40-44	20,511	8.2%
Age 45-49	21,338	8.5%
Age 50-54	19,030	7.6%
Age 55-59	15,975	6.4%
Age 60-64	12,033	4.8%
Age 65-69	9,703	3.9%
Age 70-74	8,922	3.6%
Age 75-79	6,322	2.5%
Age 80-84	3,634	1.4%
Age 85+	2,966	1.2%
Age 18+	181,193	72.1%
Age 65+	31,547	12.6%

**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.

Households by Type	2020	
	Number	Percent
Total	83,551	100%
Married Couple Households	57,182	68.4%
With Own Children <18	30,894	37.0%
Without Own Children <18	26,288	31.5%
Cohabiting Couple Households	3,070	3.7%
With Own Children <18	997	1.2%
Without Own Children <18	2,073	2.5%
Male Householder, No Spouse/Partner	8,837	10.6%
Living Alone	5,242	6.3%
65 Years and over	1,467	1.8%
With Own Children <18	1,179	1.4%
Without Own Children <18, With Relatives	1,652	2.0%
No Relatives Present	764	0.9%
Female Householder, No Spouse/Partner	14,462	17.3%
Living Alone	7,443	8.9%
65 Years and over	4,022	4.8%
With Own Children <18	3,125	3.7%
Without Own Children <18, With Relatives	3,442	4.1%
No Relatives Present	452	0.5%

Households by Size	2020	
	Number	Percent
Total	83,551	100%
1 Person Household	12,685	15.2%
2 Person Household	24,188	28.9%
3 Person Household	15,664	18.7%
4 Person Household	19,626	23.5%
5 Person Household	7,282	8.7%
6 Person Household	2,694	3.2%
7+ Person Household	1,412	1.7%

Population by Relationship	2020	
	Number	Percent
Total	251,283	100%
In Households	249,973	99.5%
Householder	83,544	33.4%
Opposite-Sex Spouse	56,883	22.8%
Same-Sex Spouse	287	0.1%
Opposite-Sex Unmarried Partner	2,911	1.2%
Same-Sex Unmarried Partner	159	0.1%
Biological Child	83,805	33.5%
Adopted Child	1,722	0.7%
Stepchild	2,747	1.1%
Grandchild	3,086	1.2%
Brother or Sister	1,853	0.7%
Parent	3,542	1.4%
Parent-in-law	1,509	0.6%
Son-in-law or Daughter-in-law	899	0.4%
Other Relatives	2,431	1.0%
Foster Child	139	0.1%
Other Nonrelatives	4,456	1.8%

**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	83,551	100%
Householder Age 15-24	1,199	1.4%
Householder Age 25-34	8,374	10.0%
Householder Age 35-44	19,414	23.2%
Householder Age 45-54	21,829	26.1%
Householder Age 55-59	8,906	10.7%
Householder Age 60-64	6,533	7.8%
Householder Age 65-74	10,181	12.2%
Householder Age 75-84	5,633	6.7%
Householder Age 85+	1,482	1.8%

Family Households by Race of Householder	2020	
	Number	Percent
Total	67,882	100%
Householder is White Alone	46,682	55.9%
Householder is Black Alone	2,705	3.2%
Householder is American Indian Alone	207	0.2%
Householder is Asian Alone	11,969	14.3%
Householder is Pacific Islander Alone	18	0.0%
Householder is Some Other Race Alone	2,139	2.6%
Householder is Two or More Races	4,162	5.0%
Households with Hispanic Householder	5,194	6.2%

Nonfamily Households by Race of Householder	2020	
	Number	Percent
Total	15,669	100%
Householder is White Alone	13,161	15.8%
Householder is Black Alone	667	0.8%
Householder is American Indian Alone	36	0.0%
Householder is Asian Alone	605	0.7%
Householder is Pacific Islander Alone	2	0.0%
Householder is Some Other Race Alone	365	0.4%
Householder is Two or More Races	833	1.0%
Households with Hispanic Householder	848	1.0%

Total Housing Units by Occupancy	2020	
	Number	Percent
Total	87,581	100%
Occupied Housing Units	83,551	95.4%
Vacant Housing Units	4,030	4.6%
For Rent	1,152	28.6%
Rented, not Occupied	128	3.2%
For Sale Only	1,082	26.8%
Sold, not Occupied	231	5.7%
For Seasonal/Recreational/Occasional Use	725	18.0%
For Migrant Workers	0	0.0%
Other Vacant	712	17.7%

**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	68,577	100%
Householder is White Alone	49,877	72.7%
Householder is Black Alone	2,142	3.1%
Householder is American Indian Alone	150	0.2%
Householder is Asian Alone	11,478	16.7%
Householder is Pacific Islander Alone	7	0.0%
Householder is Some Other Race Alone	1,306	1.9%
Householder is Two or More Races	3,617	5.3%
Hispanic Householder	3,736	5.4%

## Renter-Occupied Housing Units by Race of Householder

	2020	
	Number	Percent
Total	14,974	100%
Householder is White Alone	9,966	66.6%
Householder is Black Alone	1,230	8.2%
Householder is American Indian Alone	93	0.6%
Householder is Asian Alone	1,096	7.3%
Householder is Pacific Islander Alone	13	0.1%
Householder is Some Other Race Alone	1,198	8.0%
Householder is Two or More Races	1,378	9.2%
Hispanic Householder	2,306	15.4%

**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

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  - COMMERCIAL
  - RESIDENTIAL
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  - INVESTMENTS
  - RECREATIONAL TOURISM
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  - COMMERCIAL
  - HOME RENTAL
  - COMMUNITY MANAGEMENT
  - RAW ACREAGE
- RELOCATION
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- CONSULTATION
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- MORTGAGE
- DEVELOPMENT
- REO

## DATA PRODUCTS

- COUNTY DEMOGRAPHICS
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- LAKE REPORTS
- RESIDENTIAL REPORTS
- COUNTY DASHBOARDS
- ANNUAL TRAFFIC PATTERNS
- INFOGRAPHICS
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