



Age by Sex Profile

Franklin County, GA
Franklin County, GA (13119)
Geography: County

Prepared by Esri

Summary	Census 2020	2024	2029	2024-2029 Change	2024-2029 Annual Rate
Population	23,424	24,518	25,370	852	0.69%
Households	8,951	9,342	9,636	294	0.62%
Average Household Size	2.53	2.54	2.55	0.01	0.08%
Median Age	40.7	41.2	41.9	0.7	0.34%
Median Male Age	39.7	40.3	41.2	0.9	0.44%
Median Female Age	41.8	42.2	42.6	0.4	0.19%

Total Population by Age	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	23,424	100.0%	24,518	100.0%	25,370	100.0%
0 - 4	1,305	5.6%	1,352	5.5%	1,411	5.6%
5 - 9	1,372	5.9%	1,413	5.8%	1,339	5.3%
10 - 14	1,504	6.4%	1,459	6.0%	1,435	5.7%
15 - 19	1,773	7.6%	1,764	7.2%	1,649	6.5%
20 - 24	1,623	6.9%	1,688	6.9%	1,617	6.4%
25 - 29	1,357	5.8%	1,445	5.9%	1,640	6.5%
30 - 34	1,309	5.6%	1,402	5.7%	1,503	5.9%
35 - 39	1,266	5.4%	1,414	5.8%	1,540	6.1%
40 - 44	1,234	5.3%	1,350	5.5%	1,473	5.8%
45 - 49	1,439	6.1%	1,398	5.7%	1,517	6.0%
50 - 54	1,538	6.6%	1,527	6.2%	1,384	5.5%
55 - 59	1,621	6.9%	1,590	6.5%	1,529	6.0%
60 - 64	1,637	7.0%	1,754	7.2%	1,704	6.7%
65 - 69	1,404	6.0%	1,545	6.3%	1,706	6.7%
70 - 74	1,180	5.0%	1,265	5.2%	1,451	5.7%
75 - 79	893	3.8%	1,011	4.1%	1,112	4.4%
80 - 84	516	2.2%	624	2.5%	755	3.0%
85+	453	1.9%	517	2.1%	605	2.4%
18+	18,307	78.2%	19,385	79.1%	20,346	80.2%
21+	17,021	72.7%	18,052	73.6%	19,073	75.2%

Total Population by Age Dependency	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	23,424	100.0%	24,518	100.0%	25,370	100.0%
Child (<18)	5,117	21.8%	5,133	20.9%	5,024	19.8%
Working-Age (18-64)	13,861	59.2%	14,423	58.8%	14,717	58.0%
Senior (Age 65+)	4,446	19.0%	4,962	20.2%	5,629	22.2%
Child Dependency Ratio	36.9	-	35.6	-	34.1	-
Age Dependency Ratio	69.0	-	70.0	-	72.4	-
Senior Dependency Ratio	32.1	-	34.4	-	38.2	-

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	11,466	100.0%	12,176	100.0%	12,530	100.0%
0 - 4	649	5.7%	671	5.5%	703	5.6%
5 - 9	683	6.0%	714	5.9%	672	5.4%
10 - 14	775	6.8%	735	6.0%	722	5.8%
15 - 19	906	7.9%	933	7.7%	857	6.8%
20 - 24	845	7.4%	874	7.2%	850	6.8%
25 - 29	651	5.7%	706	5.8%	777	6.2%
30 - 34	648	5.7%	697	5.7%	744	5.9%
35 - 39	620	5.4%	718	5.9%	760	6.1%
40 - 44	597	5.2%	699	5.7%	764	6.1%
45 - 49	706	6.2%	686	5.6%	765	6.1%
50 - 54	773	6.7%	770	6.3%	670	5.3%
55 - 59	819	7.1%	837	6.9%	789	6.3%
60 - 64	813	7.1%	894	7.3%	879	7.0%
65 - 69	649	5.7%	766	6.3%	861	6.9%
70 - 74	561	4.9%	578	4.7%	698	5.6%
75 - 79	411	3.6%	451	3.7%	468	3.7%
80 - 84	213	1.9%	282	2.3%	336	2.7%
85+	147	1.3%	165	1.4%	215	1.7%
18+	8,887	77.5%	9,571	78.6%	10,001	79.8%
21+	8,211	71.6%	8,867	72.8%	9,327	74.4%

Female Population by Age	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	11,958	100.0%	12,342	100.0%	12,840	100.0%
0 - 4	656	5.5%	681	5.5%	708	5.5%
5 - 9	689	5.8%	699	5.7%	667	5.2%
10 - 14	729	6.1%	724	5.9%	713	5.6%
15 - 19	867	7.3%	831	6.7%	792	6.2%
20 - 24	778	6.5%	814	6.6%	767	6.0%
25 - 29	706	5.9%	739	6.0%	863	6.7%
30 - 34	661	5.5%	705	5.7%	759	5.9%
35 - 39	646	5.4%	696	5.6%	780	6.1%
40 - 44	637	5.3%	651	5.3%	709	5.5%
45 - 49	733	6.1%	712	5.8%	752	5.9%
50 - 54	765	6.4%	757	6.1%	714	5.6%
55 - 59	802	6.7%	753	6.1%	740	5.8%
60 - 64	824	6.9%	860	7.0%	825	6.4%
65 - 69	755	6.3%	779	6.3%	845	6.6%
70 - 74	619	5.2%	687	5.6%	753	5.9%
75 - 79	482	4.0%	560	4.5%	644	5.0%
80 - 84	303	2.5%	342	2.8%	419	3.3%
85+	306	2.6%	352	2.9%	390	3.0%
18+	9,420	78.8%	9,814	79.5%	10,345	80.6%
21+	8,810	73.7%	9,185	74.4%	9,746	75.9%

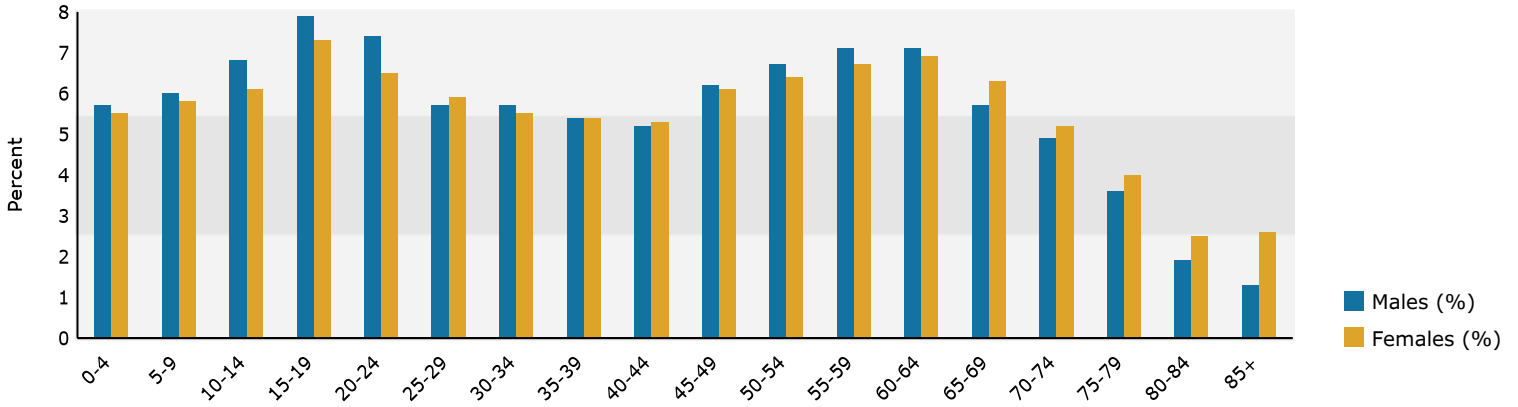
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.

Age by Sex Profile

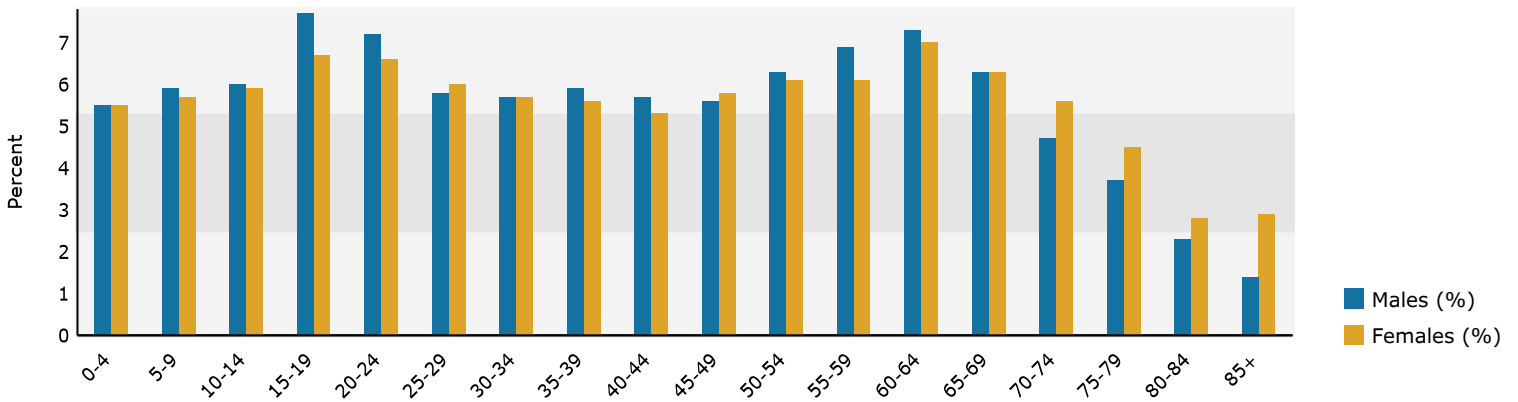
Franklin County, GA
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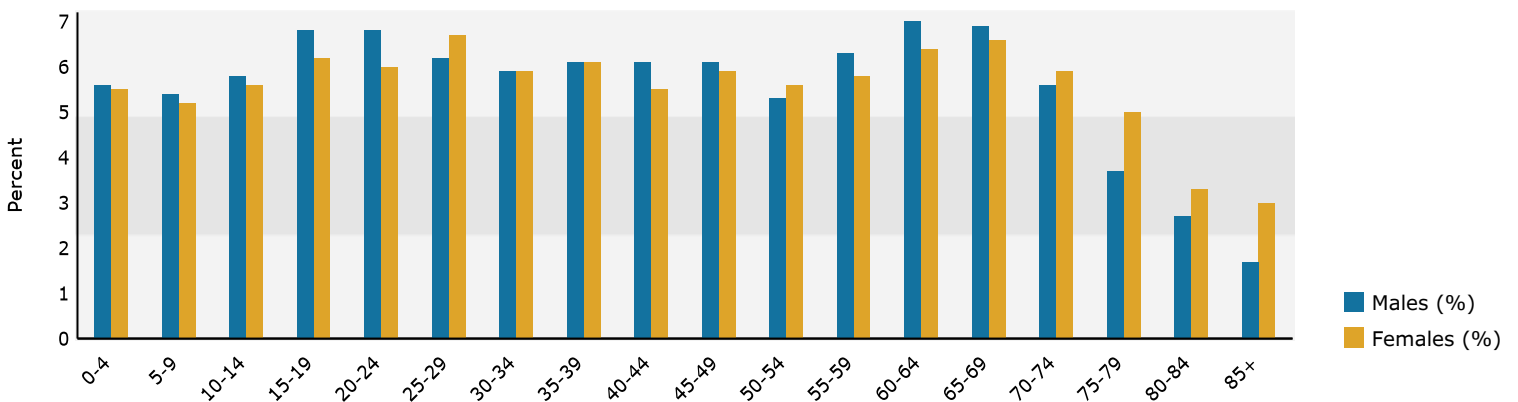
Census 2020 Population by Age and Sex



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	22,084	23,424	24,518	25,370
Households	8,540	8,951	9,342	9,636
Families	5,979	6,095	6,220	6,370
Average Household Size	2.51	2.53	2.54	2.55
Owner Occupied Housing Units	6,218	6,435	6,965	7,473
Renter Occupied Housing Units	2,322	2,516	2,377	2,163
Median Age	40.9	40.7	41.2	41.9

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.69%	0.61%	0.38%
Households	0.62%	0.86%	0.64%
Families	0.48%	0.75%	0.56%
Owner HHs	1.42%	1.32%	0.97%
Median Household Income	2.14%	3.20%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	1,183	12.7%	1,015	10.5%
\$15,000 - \$24,999	899	9.6%	818	8.5%
\$25,000 - \$34,999	700	7.5%	658	6.8%
\$35,000 - \$49,999	1,045	11.2%	962	10.0%
\$50,000 - \$74,999	1,985	21.2%	2,012	20.9%
\$75,000 - \$99,999	1,383	14.8%	1,542	16.0%
\$100,000 - \$149,999	1,030	11.0%	1,204	12.5%
\$150,000 - \$199,999	528	5.7%	719	7.5%
\$200,000+	589	6.3%	706	7.3%

Median Household Income	\$58,147	\$64,648
Average Household Income	\$82,198	\$93,781
Per Capita Income	\$31,376	\$35,674

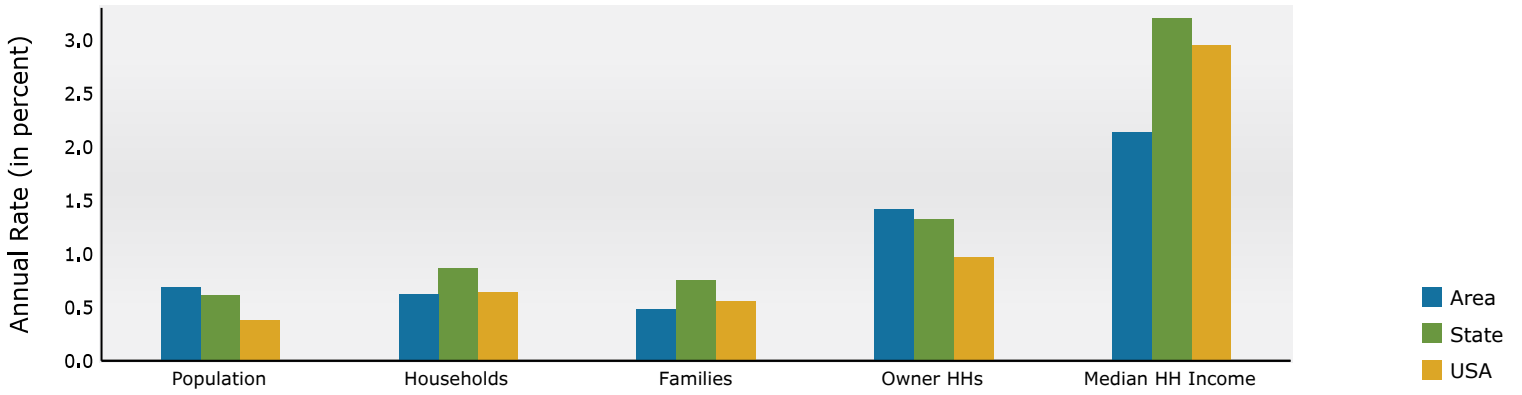
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,291	5.8%	1,305	5.6%	1,352	5.5%	1,411	5.6%
5 - 9	1,379	6.2%	1,372	5.9%	1,413	5.8%	1,339	5.3%
10 - 14	1,416	6.4%	1,504	6.4%	1,459	6.0%	1,435	5.7%
15 - 19	1,565	7.1%	1,773	7.6%	1,764	7.2%	1,649	6.5%
20 - 24	1,414	6.4%	1,623	6.9%	1,688	6.9%	1,617	6.4%
25 - 34	2,407	10.9%	2,666	11.4%	2,847	11.6%	3,143	12.4%
35 - 44	2,772	12.6%	2,500	10.7%	2,764	11.3%	3,013	11.9%
45 - 54	3,195	14.5%	2,977	12.7%	2,925	11.9%	2,901	11.4%
55 - 64	2,916	13.2%	3,258	13.9%	3,344	13.6%	3,233	12.7%
65 - 74	2,141	9.7%	2,584	11.0%	2,810	11.5%	3,157	12.4%
75 - 84	1,174	5.3%	1,409	6.0%	1,635	6.7%	1,867	7.4%
85+	414	1.9%	453	1.9%	517	2.1%	605	2.4%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	19,280	87.3%	19,449	83.0%	20,053	81.8%	20,428	80.5%
Black Alone	1,850	8.4%	1,904	8.1%	2,008	8.2%	2,167	8.5%
American Indian Alone	42	0.2%	43	0.2%	48	0.2%	53	0.2%
Asian Alone	121	0.5%	261	1.1%	361	1.5%	420	1.7%
Pacific Islander Alone	4	0.0%	6	0.0%	8	0.0%	10	0.0%
Some Other Race Alone	409	1.9%	649	2.8%	743	3.0%	829	3.3%
Two or More Races	378	1.7%	1,112	4.7%	1,297	5.3%	1,463	5.8%
Hispanic Origin (Any Race)	866	3.9%	1,121	4.8%	1,273	5.2%	1,432	5.6%

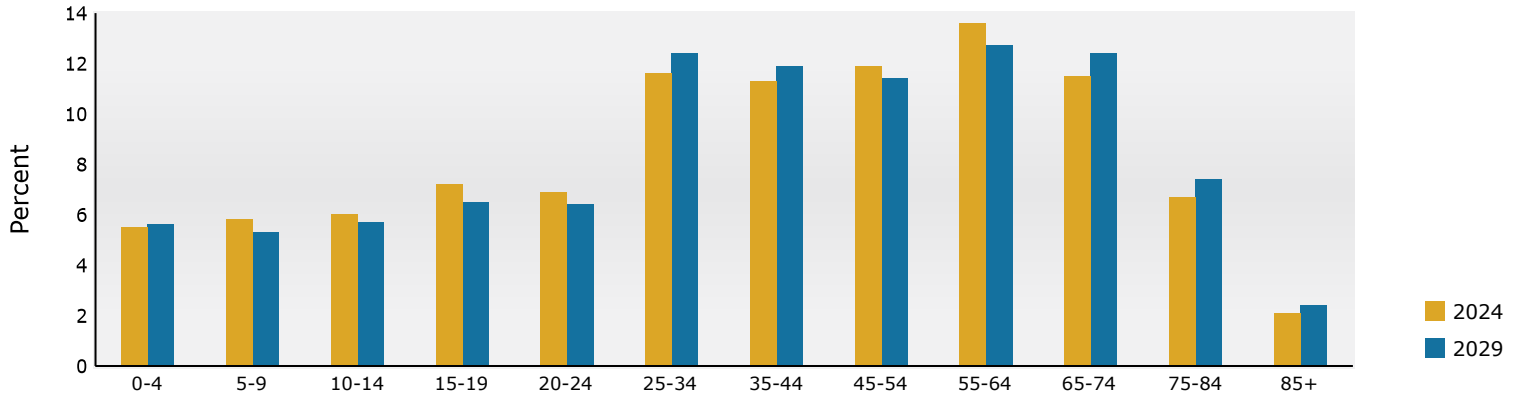
Data Note: Income is expressed in current dollars.

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

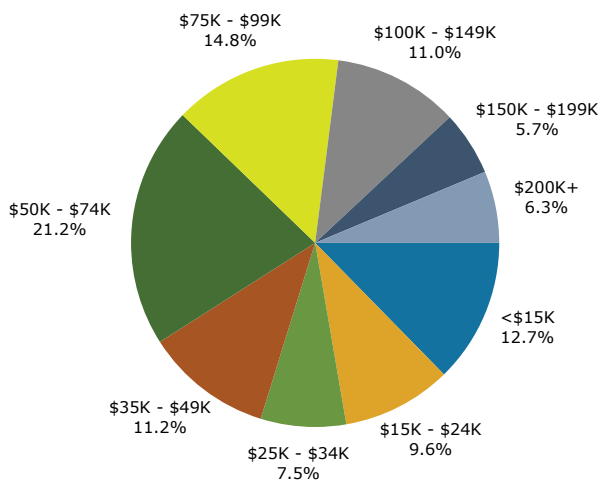
Trends 2024-2029



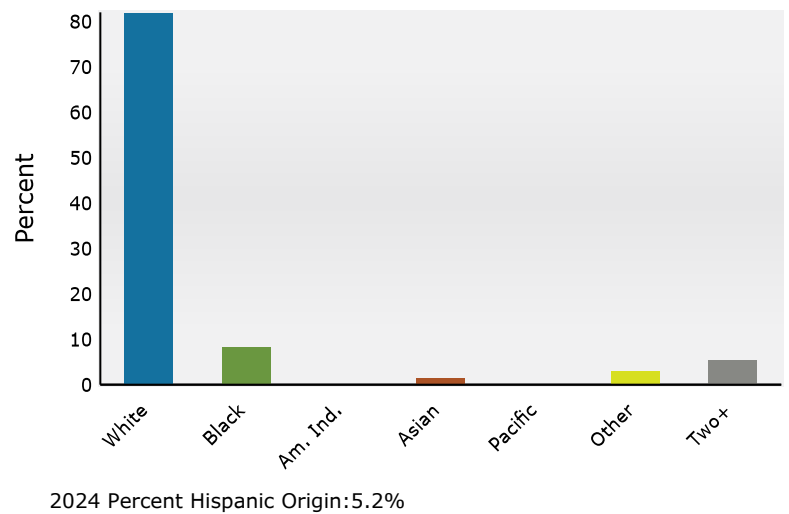
Population by Age



2024 Household Income



2024 Population by Race



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

	Franklin Coun...
Population	
2010 Population	22,084
2020 Population	23,424
2024 Population	24,518
2029 Population	25,370
2010-2020 Annual Rate	0.59%
2020-2024 Annual Rate	1.08%
2024-2029 Annual Rate	0.69%
2020 Male Population	48.9%
2020 Female Population	51.1%
2020 Median Age	40.7
2024 Male Population	49.7%
2024 Female Population	50.3%
2024 Median Age	41.2

In the identified area, the current year population is 24,518. In 2020, the Census count in the area was 23,424. The rate of change since 2020 was 1.08% annually. The five-year projection for the population in the area is 25,370 representing a change of 0.69% annually from 2024 to 2029. Currently, the population is 49.7% male and 50.3% female.

Median Age	
The median age in this area is 41.2, compared to U.S. median age of 39.3.	

Race and Ethnicity	
2024 White Alone	81.8%
2024 Black Alone	8.2%
2024 American Indian/Alaska Native Alone	0.2%
2024 Asian Alone	1.5%
2024 Pacific Islander Alone	0.0%
2024 Other Race	3.0%
2024 Two or More Races	5.3%
2024 Hispanic Origin (Any Race)	5.2%

Persons of Hispanic origin represent 5.2% 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 38.7 in the identified area, compared to 72.5 for the U.S. as a whole.

Households	
2024 Wealth Index	75
2010 Households	8,540
2020 Households	8,951
2024 Households	9,342
2029 Households	9,636
2010-2020 Annual Rate	0.47%
2020-2024 Annual Rate	1.01%
2024-2029 Annual Rate	0.62%
2024 Average Household Size	2.54

The household count in this area has changed from 8,951 in 2020 to 9,342 in the current year, a change of 1.01% annually. The five-year projection of households is 9,636, a change of 0.62% annually from the current year total. Average household size is currently 2.54, compared to 2.53 in the year 2020. The number of families in the current year is 6,220 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.

	Franklin Coun...
Mortgage Income	
2024 Percent of Income for Mortgage	21.2%
Median Household Income	
2024 Median Household Income	\$58,147
2029 Median Household Income	\$64,648
2024-2029 Annual Rate	2.14%
Average Household Income	
2024 Average Household Income	\$82,198
2029 Average Household Income	\$93,781
2024-2029 Annual Rate	2.67%
Per Capita Income	
2024 Per Capita Income	\$31,376
2029 Per Capita Income	\$35,674
2024-2029 Annual Rate	2.60%
GINI Index	
2024 Gini Index	43.4

Households by Income

Current median household income is \$58,147 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$64,648 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$82,198 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$93,781 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$31,376 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$35,674 in five years, compared to \$51,203 for all U.S. households.

Housing

2024 Housing Affordability Index	118
2010 Total Housing Units	10,553
2010 Owner Occupied Housing Units	6,218
2010 Renter Occupied Housing Units	2,322
2010 Vacant Housing Units	2,013
2020 Total Housing Units	10,586
2020 Owner Occupied Housing Units	6,435
2020 Renter Occupied Housing Units	2,516
2020 Vacant Housing Units	1,635
2024 Total Housing Units	11,034
2024 Owner Occupied Housing Units	6,965
2024 Renter Occupied Housing Units	2,377
2024 Vacant Housing Units	1,692
2029 Total Housing Units	11,350
2029 Owner Occupied Housing Units	7,473
2029 Renter Occupied Housing Units	2,163
2029 Vacant Housing Units	1,714

Socioeconomic Status Index

2024 Socioeconomic Status Index	43.9
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Currently, 63.1% of the 11,034 housing units in the area are owner occupied; 21.5%, renter occupied; and 15.3% 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 10,586 housing units in the area and 15.4% vacant housing units. The annual rate of change in housing units since 2020 is 0.98%. Median home value in the area is \$197,317, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.06% annually to \$218,543.

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

Franklin County, GA
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Summary	2024	2029	2024-2029 Change	2024-2029 Annual Rate
Population	24,518	25,370	852	0.69%
Households	9,342	9,636	294	0.62%
Median Age	41.2	41.9	0.7	0.34%
Average Household Size	2.54	2.55	0.01	0.08%

Income Inequality Measures	2024		2029	
	Number	Percent	Number	Percent
Household	9,342	100%	9,636	100%
<\$15,000	1,183	12.7%	1,015	10.5%
\$15,000-\$24,999	899	9.6%	818	8.5%
\$25,000-\$34,999	700	7.5%	658	6.8%
\$35,000-\$49,999	1,045	11.2%	962	10.0%
\$50,000-\$74,999	1,985	21.2%	2,012	20.9%
\$75,000-\$99,999	1,383	14.8%	1,542	16.0%
\$100,000-\$149,999	1,030	11.0%	1,204	12.5%
\$150,000-\$199,999	528	5.7%	719	7.5%
\$200,000+	589	6.3%	706	7.3%

Median Household Income	\$58,147	\$64,648
Average Household Income	\$82,198	\$93,781
Per Capita Income	\$31,376	\$35,674

Households by Income	2024		2029	
	Number	Percent	Number	Percent
P90-P10 Ratio	13.7		12.4	
P90-P50 Ratio	2.8		2.7	
P50-P10 Ratio	4.9		4.5	
80-20 Share Ratio	15.6		14.8	
90-40 Share Ratio	3.0		3.2	

Households in Low Income Tier	2,616	28.0%	2,337	24.3%
Households in Middle Income	5,678	60.8%	5,974	62.0%
Households in Upper Income Tier	1,048	11.2%	1,325	13.8%

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

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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	297	1,143	1,306	1,545	1,919	1,700	1,432
<\$15,000	64	136	132	137	251	233	230
\$15,000-\$24,999	33	78	79	77	150	193	289
\$25,000-\$34,999	24	91	68	86	116	150	165
\$35,000-\$49,999	38	124	116	137	189	248	193
\$50,000-\$74,999	78	282	283	365	458	299	220
\$75,000-\$99,999	34	161	236	238	320	253	141
\$100,000-\$149,999	19	141	194	233	195	146	102
\$150,000-\$199,999	3	64	106	129	103	89	34
\$200,000+	4	66	92	143	137	89	58
Median HH Income	\$44,902	\$59,840	\$71,876	\$72,095	\$61,100	\$51,485	\$36,878
Average HH Income	\$53,214	\$82,583	\$94,052	\$101,147	\$85,728	\$74,982	\$60,483
Percent Distribution							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	21.5%	11.9%	10.1%	8.9%	13.1%	13.7%	16.1%
\$15,000-\$24,999	11.1%	6.8%	6.0%	5.0%	7.8%	11.4%	20.2%
\$25,000-\$34,999	8.1%	8.0%	5.2%	5.6%	6.0%	8.8%	11.5%
\$35,000-\$49,999	12.8%	10.8%	8.9%	8.9%	9.8%	14.6%	13.5%
\$50,000-\$74,999	26.3%	24.7%	21.7%	23.6%	23.9%	17.6%	15.4%
\$75,000-\$99,999	11.4%	14.1%	18.1%	15.4%	16.7%	14.9%	9.8%
\$100,000-\$149,999	6.4%	12.3%	14.9%	15.1%	10.2%	8.6%	7.1%
\$150,000-\$199,999	1.0%	5.6%	8.1%	8.3%	5.4%	5.2%	2.4%
\$200,000+	1.3%	5.8%	7.0%	9.3%	7.1%	5.2%	4.1%

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

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2029 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	268	1,237	1,379	1,483	1,812	1,853	1,604
<\$15,000	52	121	114	104	188	209	227
\$15,000-\$24,999	29	73	66	58	116	182	294
\$25,000-\$34,999	22	87	64	70	93	148	174
\$35,000-\$49,999	31	121	109	112	154	232	203
\$50,000-\$74,999	73	302	276	331	427	340	263
\$75,000-\$99,999	34	186	270	240	331	307	174
\$100,000-\$149,999	19	177	223	248	213	192	132
\$150,000-\$199,999	3	91	145	159	139	127	55
\$200,000+	5	79	112	161	151	116	82
Median HH Income	\$50,000	\$65,570	\$79,178	\$80,447	\$69,150	\$59,074	\$41,766
Average HH Income	\$59,155	\$93,070	\$106,684	\$115,730	\$99,263	\$86,997	\$70,374
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	19.4%	9.8%	8.3%	7.0%	10.4%	11.3%	14.2%
\$15,000-\$24,999	10.8%	5.9%	4.8%	3.9%	6.4%	9.8%	18.3%
\$25,000-\$34,999	8.2%	7.0%	4.6%	4.7%	5.1%	8.0%	10.8%
\$35,000-\$49,999	11.6%	9.8%	7.9%	7.6%	8.5%	12.5%	12.7%
\$50,000-\$74,999	27.2%	24.4%	20.0%	22.3%	23.6%	18.3%	16.4%
\$75,000-\$99,999	12.7%	15.0%	19.6%	16.2%	18.3%	16.6%	10.8%
\$100,000-\$149,999	7.1%	14.3%	16.2%	16.7%	11.8%	10.4%	8.2%
\$150,000-\$199,999	1.1%	7.4%	10.5%	10.7%	7.7%	6.9%	3.4%
\$200,000+	1.9%	6.4%	8.1%	10.9%	8.3%	6.3%	5.1%

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

Franklin County, GA
Franklin County, GA (13119)
Geography: County

Prepared by Esri

Population		Households	
2020 Total Population	23,424	2024 Median Household Income	\$58,147
2024 Total Population	24,518	2029 Median Household Income	\$64,648
2029 Total Population	25,370	2024-2029 Annual Rate	2.14%
2024-2029 Annual Rate	0.69%		

Housing Units by Occupancy Status and Tenure	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	10,586	100.0%	11,034	100.0%	11,350	100.0%
Occupied	8,951	84.6%	9,342	84.7%	9,636	84.9%
Owner	6,435	60.8%	6,965	63.1%	7,473	65.8%
Renter	2,516	23.8%	2,377	21.5%	2,163	19.1%
Vacant	1,635	15.4%	1,692	15.3%	1,714	15.1%

Owner Occupied Housing Units by Value	2024		2029	
	Number	Percent	Number	Percent
Total	6,965	100.0%	7,473	100.0%
<\$50,000	753	10.8%	736	9.8%
\$50,000-\$99,999	717	10.3%	704	9.4%
\$100,000-\$149,999	1,069	15.3%	1,050	14.1%
\$150,000-\$199,999	997	14.3%	978	13.1%
\$200,000-\$249,999	736	10.6%	724	9.7%
\$250,000-\$299,999	516	7.4%	593	7.9%
\$300,000-\$399,999	690	9.9%	799	10.7%
\$400,000-\$499,999	717	10.3%	916	12.3%
\$500,000-\$749,999	514	7.4%	654	8.8%
\$750,000-\$999,999	126	1.8%	159	2.1%
\$1,000,000-\$1,499,999	20	0.3%	23	0.3%
\$1,500,000-\$1,999,999	107	1.5%	134	1.8%
\$2,000,000+	3	0.0%	3	0.0%

Median Value	\$197,317	\$218,543
Average Value	\$273,202	\$295,638

Census 2020 Housing Units	Number	Percent
Total	10,586	100.0%
Housing Units In Urbanized Areas	0	0.0%
Rural Housing Units	10,586	100.0%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	6,435	100.0%
Owned with a Mortgage/Loan	3,356	52.2%
Owned Free and Clear	3,079	47.8%

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	1,635	100.0%
For Rent	179	10.9%
Rented- Not Occupied	17	1.0%
For Sale Only	105	6.4%
Sold - Not Occupied	91	5.6%
Seasonal/Recreational/Occasional Use	534	32.7%
For Migrant Workers	4	0.2%
Other Vacant	705	43.1%

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

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	8,951	6,435	71.9%
15-24	307	99	32.2%
25-34	1,080	586	54.3%
35-44	1,202	758	63.1%
45-54	1,609	1,183	73.5%
55-59	942	731	77.6%
60-64	955	752	78.7%
65-74	1,595	1,285	80.6%
75-84	951	799	84.0%
85+	310	242	78.1%

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

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	8,951	6,435	71.9%
White Alone	7,740	5,810	75.1%
Black/African American Alone	695	313	45.0%
American Indian/Alaska Native	24	15	62.5%
Asian Alone	73	57	78.1%
Pacific Islander Alone	0	0	0.0%
Other Race Alone	131	65	49.6%
Two or More Races	288	175	60.8%
Hispanic Origin	258	142	55.0%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	8,951	6,435	71.9%
1-Person	2,434	1,566	64.3%
2-Person	3,055	2,412	79.0%
3-Person	1,374	987	71.8%
4-Person	1,102	771	70.0%
5-Person	545	392	71.9%
6-Person	239	165	69.0%
7+ Person	202	142	70.3%

2024 Housing Affordability

Housing Affordability Index	118
Percent of Income for Mortgage	21.2%

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	22,084	100.0%	23,424	100.0%	24,518	100.0%	0.73%	0.59%	1.08%
Household Population	21,474	97.2%	22,640	96.7%	23,721	96.7%	0.70%	0.53%	1.10%
Group Quarters	610	2.8%	784	3.3%	797	3.3%	1.43%	2.54%	0.39%
Population Density	84.6	-	89.6	-	93.8	-			
Total Housing Units	10,553	100.0%	10,586	100.0%	11,034	100.0%	0.65%	0.03%	0.98%
Total Households	8,540	80.9%	8,951	84.6%	9,342	84.7%	0.64%	0.47%	1.01%
Total Vacant	2,013	19.1%	1,635	15.4%	1,692	15.3%	0.73%	-2.06%	0.81%
Average Household Size	2.51	-	2.53	-	2.54	-	-	-	-

Population by Race	Total		2020 Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	23,424	100.0%	22,303	95.2%	1,121	4.8%
Population Reporting One Race	22,312	95.3%	21,527	91.9%	785	3.4%
White	19,449	83.0%	19,262	82.2%	187	0.8%
Black	1,904	8.1%	1,888	8.1%	16	0.1%
American Indian	43	0.2%	34	0.1%	9	0.0%
Asian	261	1.1%	261	1.1%	0	0.0%
Pacific Islander	6	0.0%	3	0.0%	3	0.0%
Some Other Race	649	2.8%	79	0.3%	570	2.4%
Population Reporting Two or More Races	1,112	4.7%	776	3.3%	336	1.4%
Diversity Index	36.5	-	-	-	-	-

Population 18+ by Race	Total		2020 Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	18,307	78.2%	17,629	79.0%	678	60.5%
Population Reporting One Race	17,664	75.4%	17,176	77.0%	488	43.5%
White	15,569	66.5%	15,466	69.3%	103	9.2%
Black	1,428	6.1%	1,423	6.4%	5	0.4%
American Indian	34	0.1%	28	0.1%	6	0.5%
Asian	197	0.8%	197	0.9%	0	0.0%
Pacific Islander	6	0.0%	3	0.0%	3	0.3%
Some Other Race	430	1.8%	59	0.3%	371	33.1%
Population Reporting Two or More Races	643	2.7%	453	2.0%	190	16.9%

Population <18 by Race	Total		2020 Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	5,117	21.8%	4,674	21.0%	443	39.5%
Population Reporting One Race	4,648	19.8%	4,351	19.5%	297	26.5%
White	3,880	16.6%	3,796	17.0%	84	7.5%
Black	476	2.0%	465	2.1%	11	1.0%
American Indian	9	0.0%	6	0.0%	3	0.3%
Asian	64	0.3%	64	0.3%	0	0.0%
Pacific Islander	0	0.0%	0	0.0%	0	0.0%
Some Other Race	219	0.9%	20	0.1%	199	17.8%
Population Reporting Two or More Races	469	2.0%	323	1.4%	146	13.0%

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.

Group Quarters Population	2020	
	Number	Percent
Total	784	3.3%
Institutionalized population	193	0.8%
Correctional facilities for adults	94	0.4%
Juvenile facilities	13	0.1%
Nursing facilities/Skilled-nursing	84	0.4%
Other institutional facilities	2	0.0%
Noninstitutionalized population	591	2.5%
College/University student housing	530	2.3%
Military Quarters	0	0.0%
Other noninstitutional	61	0.3%

Population by Sex	2020	
	Number	Percent
Male	11,466	48.9%
Female	11,958	51.1%

Population by Age	2020	
	Number	Percent
Total	23,424	100%
Age 0-4	1,305	5.6%
Age 5-9	1,372	5.9%
Age 10-14	1,504	6.4%
Age 15-19	1,773	7.6%
Age 20-24	1,623	6.9%
Age 25-29	1,357	5.8%
Age 30-34	1,309	5.6%
Age 35-39	1,266	5.4%
Age 40-44	1,234	5.3%
Age 45-49	1,439	6.1%
Age 50-54	1,538	6.6%
Age 55-59	1,621	6.9%
Age 60-64	1,637	7.0%
Age 65-69	1,404	6.0%
Age 70-74	1,180	5.0%
Age 75-79	893	3.8%
Age 80-84	516	2.2%
Age 85+	453	1.9%
Age 18+	18,307	78.2%
Age 65+	4,446	19.0%

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	8,951	100%
Married Couple Households	4,359	48.7%
With Own Children <18	1,431	16.0%
Without Own Children <18	2,928	32.7%
Cohabiting Couple Households	504	5.6%
With Own Children <18	172	1.9%
Without Own Children <18	332	3.7%
Male Householder, No Spouse/Partner	1,697	19.0%
Living Alone	1,176	13.1%
65 Years and over	419	4.7%
With Own Children <18	130	1.5%
Without Own Children <18, With Relatives	314	3.5%
No Relatives Present	77	0.9%
Female Householder, No Spouse/Partner	2,391	26.7%
Living Alone	1,258	14.1%
65 Years and over	764	8.5%
With Own Children <18	456	5.1%
Without Own Children <18, With Relatives	602	6.7%
No Relatives Present	75	0.8%

Households by Size	2020	
	Number	Percent
Total	8,951	100%
1 Person Household	2,434	27.2%
2 Person Household	3,055	34.1%
3 Person Household	1,374	15.4%
4 Person Household	1,102	12.3%
5 Person Household	545	6.1%
6 Person Household	239	2.7%
7+ Person Household	202	2.3%

Population by Relationship	2020	
	Number	Percent
Total	23,424	100%
In Households	22,640	96.7%
Householder	8,973	39.6%
Opposite-Sex Spouse	4,326	19.1%
Same-Sex Spouse	33	0.1%
Opposite-Sex Unmarried Partner	492	2.2%
Same-Sex Unmarried Partner	17	0.1%
Biological Child	5,729	25.3%
Adopted Child	199	0.9%
Stepchild	347	1.5%
Grandchild	858	3.8%
Brother or Sister	224	1.0%
Parent	275	1.2%
Parent-in-law	59	0.3%
Son-in-law or Daughter-in-law	139	0.6%
Other Relatives	304	1.3%
Foster Child	40	0.2%
Other Nonrelatives	625	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	8,951	100%
Householder Age 15-24	307	3.4%
Householder Age 25-34	1,080	12.1%
Householder Age 35-44	1,202	13.4%
Householder Age 45-54	1,609	18.0%
Householder Age 55-59	942	10.5%
Householder Age 60-64	955	10.7%
Householder Age 65-74	1,595	17.8%
Householder Age 75-84	951	10.6%
Householder Age 85+	310	3.5%

Family Households by Race of Householder	2020	
	Number	Percent
Total	6,095	100%
Householder is White Alone	5,244	58.6%
Householder is Black Alone	461	5.2%
Householder is American Indian Alone	18	0.2%
Householder is Asian Alone	61	0.7%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	114	1.3%
Householder is Two or More Races	197	2.2%
Households with Hispanic Householder	216	2.4%

Nonfamily Households by Race of Householder	2020	
	Number	Percent
Total	2,856	100%
Householder is White Alone	2,496	27.9%
Householder is Black Alone	234	2.6%
Householder is American Indian Alone	6	0.1%
Householder is Asian Alone	12	0.1%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	17	0.2%
Householder is Two or More Races	91	1.0%
Households with Hispanic Householder	42	0.5%

Total Housing Units by Occupancy	2020	
	Number	Percent
Total	10,586	100%
Occupied Housing Units	8,951	84.6%
Vacant Housing Units	1,635	15.4%
For Rent	179	10.9%
Rented, not Occupied	17	1.0%
For Sale Only	105	6.4%
Sold, not Occupied	91	5.6%
For Seasonal/Recreational/Occasional Use	534	32.7%
For Migrant Workers	4	0.2%
Other Vacant	705	43.1%

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	6,435	100%
Householder is White Alone	5,810	90.3%
Householder is Black Alone	313	4.9%
Householder is American Indian Alone	15	0.2%
Householder is Asian Alone	57	0.9%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	65	1.0%
Householder is Two or More Races	175	2.7%
Hispanic Householder	142	2.2%

Renter-Occupied Housing Units by Race of Householder

	2020	
	Number	Percent
Total	2,516	100%
Householder is White Alone	1,930	76.7%
Householder is Black Alone	382	15.2%
Householder is American Indian Alone	9	0.4%
Householder is Asian Alone	16	0.6%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	66	2.6%
Householder is Two or More Races	113	4.5%
Hispanic Householder	116	4.6%

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.

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 - INVESTMENTS
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- RESIDENTIAL REPORTS
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