



Age by Sex Profile

Gwinnett County, GA
Gwinnett County, GA (13135)
Geography: County

Prepared by Esri

Summary	Census 2020	2024	2029	2024-2029 Change	2024-2029 Annual Rate
Population	957,062	1,004,880	1,045,538	40,658	0.80%
Households	316,708	335,306	352,998	17,692	1.03%
Average Household Size	3.00	2.98	2.95	-0.03	-0.20%
Median Age	36.0	36.7	37.4	0.7	0.38%
Median Male Age	34.6	35.5	36.2	0.7	0.39%
Median Female Age	37.3	37.9	38.6	0.7	0.37%

Total Population by Age	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	957,062	100.0%	1,004,880	100.0%	1,045,538	100.0%
0 - 4	57,035	6.0%	59,021	5.9%	61,059	5.8%
5 - 9	66,601	7.0%	64,518	6.4%	61,631	5.9%
10 - 14	76,284	8.0%	71,423	7.1%	66,840	6.4%
15 - 19	76,275	8.0%	74,317	7.4%	68,105	6.5%
20 - 24	64,337	6.7%	72,050	7.2%	70,751	6.8%
25 - 29	61,441	6.4%	67,749	6.7%	84,309	8.1%
30 - 34	63,042	6.6%	69,563	6.9%	74,240	7.1%
35 - 39	67,250	7.0%	69,426	6.9%	73,684	7.0%
40 - 44	67,947	7.1%	72,217	7.2%	70,877	6.8%
45 - 49	70,191	7.3%	68,887	6.9%	71,530	6.8%
50 - 54	66,833	7.0%	71,137	7.1%	66,053	6.3%
55 - 59	62,861	6.6%	62,296	6.2%	65,921	6.3%
60 - 64	51,770	5.4%	57,593	5.7%	57,519	5.5%
65 - 69	39,077	4.1%	45,202	4.5%	52,671	5.0%
70 - 74	29,064	3.0%	33,100	3.3%	40,679	3.9%
75 - 79	17,978	1.9%	23,195	2.3%	28,652	2.7%
80 - 84	10,316	1.1%	12,809	1.3%	18,146	1.7%
85+	8,760	0.9%	10,377	1.0%	12,871	1.2%
18+	709,484	74.1%	765,065	76.1%	815,204	78.0%
21+	667,072	69.7%	720,813	71.7%	773,902	74.0%

Total Population by Age Dependency	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	957,062	100.0%	1,004,880	100.0%	1,045,538	100.0%
Child (<18)	247,578	25.9%	239,815	23.9%	230,334	22.0%
Working-Age (18-64)	604,289	63.1%	640,382	63.7%	662,185	63.3%
Senior (Age 65+)	105,195	11.0%	124,683	12.4%	153,019	14.6%
Child Dependency Ratio	41.0	-	37.4	-	34.8	-
Age Dependency Ratio	58.4	-	56.9	-	57.9	-
Senior Dependency Ratio	17.4	-	19.5	-	23.1	-

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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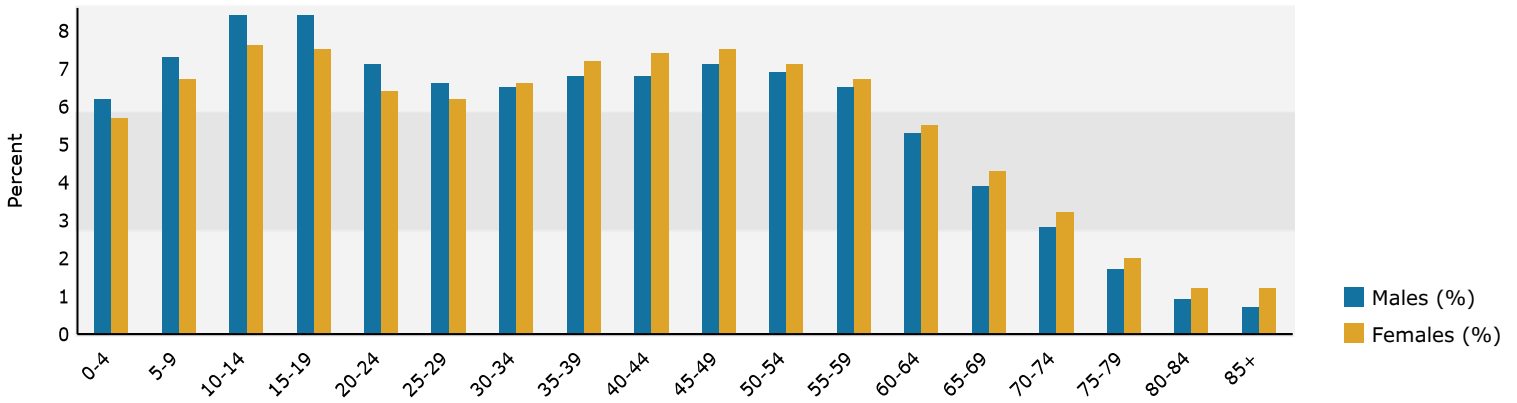
Prepared by Esri

Male Population by Age	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	464,730	100.0%	495,519	100.0%	512,385	100.0%
0 - 4	28,875	6.2%	29,990	6.1%	31,103	6.1%
5 - 9	33,846	7.3%	32,738	6.6%	31,223	6.1%
10 - 14	38,949	8.4%	36,542	7.4%	33,973	6.6%
15 - 19	39,156	8.4%	38,254	7.7%	34,982	6.8%
20 - 24	33,051	7.1%	37,081	7.5%	35,887	7.0%
25 - 29	30,758	6.6%	34,899	7.0%	42,465	8.3%
30 - 34	30,422	6.5%	34,973	7.1%	37,589	7.3%
35 - 39	31,763	6.8%	34,406	6.9%	36,719	7.2%
40 - 44	31,663	6.8%	35,231	7.1%	34,833	6.8%
45 - 49	33,206	7.1%	32,837	6.6%	34,439	6.7%
50 - 54	32,025	6.9%	34,815	7.0%	31,240	6.1%
55 - 59	30,036	6.5%	30,517	6.2%	31,720	6.2%
60 - 64	24,647	5.3%	27,820	5.6%	27,638	5.4%
65 - 69	18,055	3.9%	21,330	4.3%	24,809	4.8%
70 - 74	13,065	2.8%	14,950	3.0%	18,701	3.6%
75 - 79	7,940	1.7%	10,212	2.1%	12,593	2.5%
80 - 84	4,232	0.9%	5,342	1.1%	7,692	1.5%
85+	3,041	0.7%	3,582	0.7%	4,779	0.9%
18+	338,572	72.9%	373,139	75.3%	395,082	77.1%
21+	316,870	68.2%	350,321	70.7%	373,933	73.0%

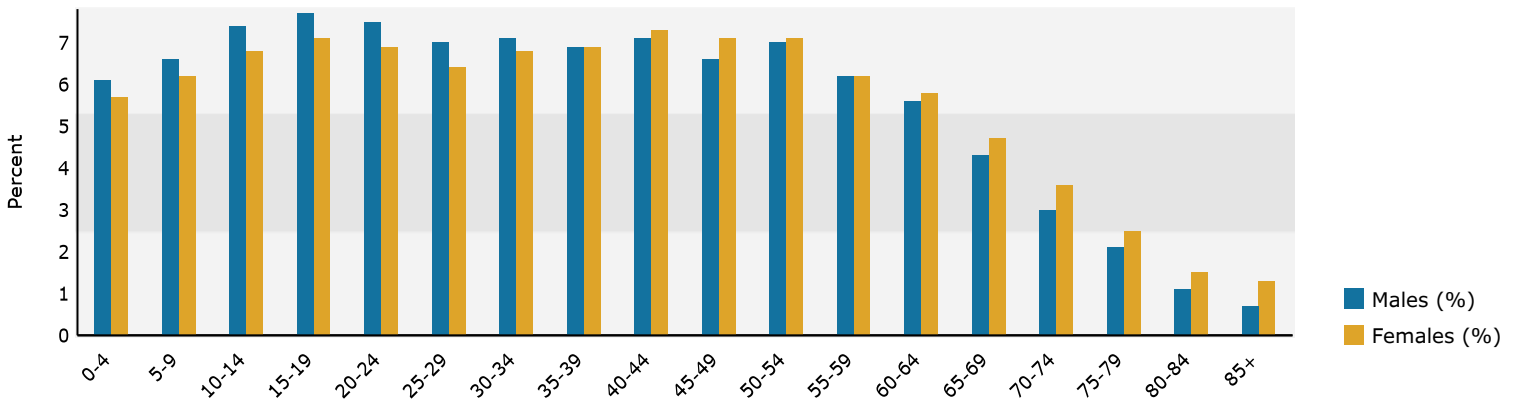
Female Population by Age	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	492,332	100.0%	509,361	100.0%	533,153	100.0%
0 - 4	28,160	5.7%	29,031	5.7%	29,956	5.6%
5 - 9	32,755	6.7%	31,780	6.2%	30,408	5.7%
10 - 14	37,335	7.6%	34,881	6.8%	32,867	6.2%
15 - 19	37,119	7.5%	36,063	7.1%	33,123	6.2%
20 - 24	31,286	6.4%	34,969	6.9%	34,864	6.5%
25 - 29	30,683	6.2%	32,850	6.4%	41,844	7.8%
30 - 34	32,620	6.6%	34,590	6.8%	36,651	6.9%
35 - 39	35,487	7.2%	35,020	6.9%	36,965	6.9%
40 - 44	36,284	7.4%	36,986	7.3%	36,044	6.8%
45 - 49	36,985	7.5%	36,050	7.1%	37,091	7.0%
50 - 54	34,808	7.1%	36,322	7.1%	34,813	6.5%
55 - 59	32,825	6.7%	31,779	6.2%	34,201	6.4%
60 - 64	27,123	5.5%	29,773	5.8%	29,881	5.6%
65 - 69	21,022	4.3%	23,872	4.7%	27,862	5.2%
70 - 74	15,999	3.2%	18,150	3.6%	21,978	4.1%
75 - 79	10,038	2.0%	12,983	2.5%	16,059	3.0%
80 - 84	6,084	1.2%	7,467	1.5%	10,454	2.0%
85+	5,719	1.2%	6,795	1.3%	8,092	1.5%
18+	370,912	75.3%	391,926	76.9%	420,122	78.8%
21+	350,202	71.1%	370,492	72.7%	399,969	75.0%

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

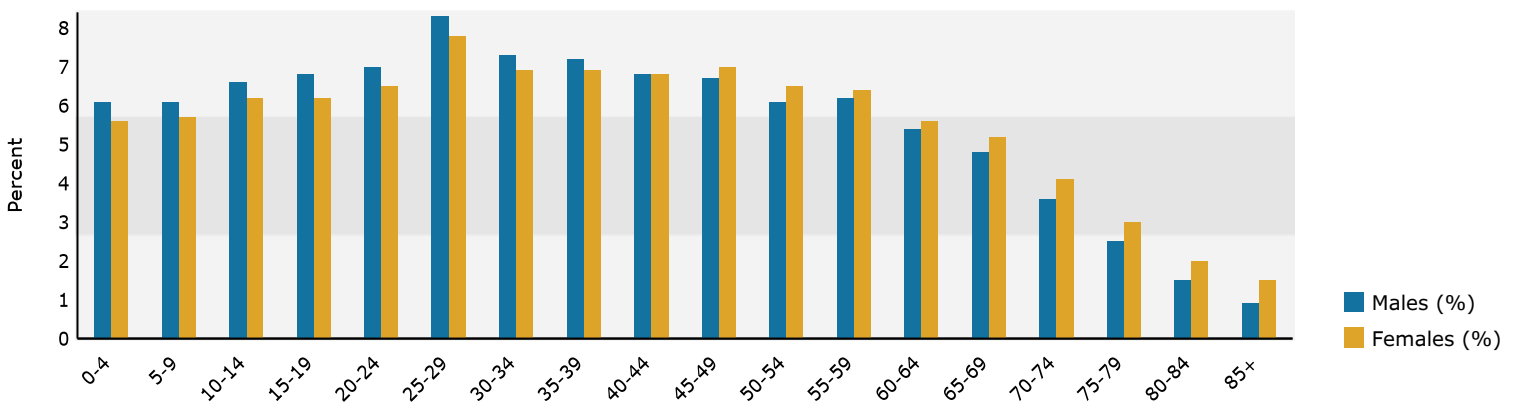
Census 2020 Population by Age and Sex



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.

Demographic and Income Profile

Gwinnett County, GA
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Geography: County

Prepared by Esri

Summary	Census 2010	Census 2020	2024	2029
Population	805,388	957,062	1,004,880	1,045,538
Households	268,546	316,708	335,306	352,998
Families	203,257	240,869	250,795	262,664
Average Household Size	2.98	3.00	2.98	2.95
Owner Occupied Housing Units	189,188	206,765	223,501	237,648
Renter Occupied Housing Units	79,358	109,943	111,805	115,350
Median Age	33.7	36.0	36.7	37.4

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.80%	0.61%	0.38%
Households	1.03%	0.86%	0.64%
Families	0.93%	0.75%	0.56%
Owner HHs	1.24%	1.32%	0.97%
Median Household Income	3.43%	3.20%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	18,156	5.4%	15,118	4.3%
\$15,000 - \$24,999	15,712	4.7%	11,258	3.2%
\$25,000 - \$34,999	18,224	5.4%	14,185	4.0%
\$35,000 - \$49,999	33,531	10.0%	28,619	8.1%
\$50,000 - \$74,999	57,092	17.0%	52,963	15.0%
\$75,000 - \$99,999	45,848	13.7%	47,832	13.6%
\$100,000 - \$149,999	63,841	19.0%	75,349	21.3%
\$150,000 - \$199,999	39,391	11.7%	52,867	15.0%
\$200,000+	43,511	13.0%	54,807	15.5%

Median Household Income	\$86,853	\$102,813
Average Household Income	\$117,821	\$136,686
Per Capita Income	\$39,321	\$46,155

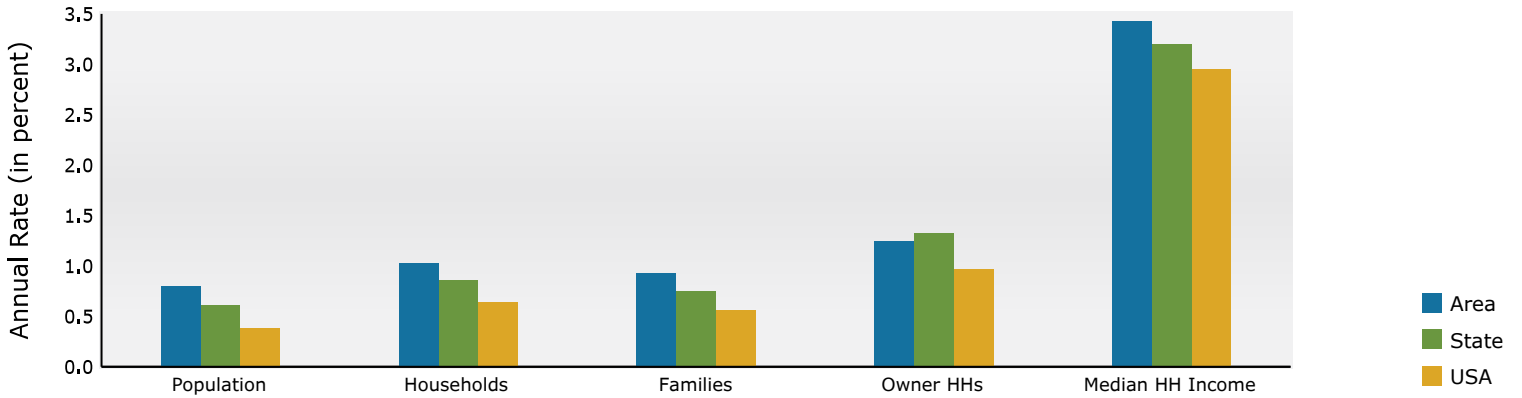
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	62,244	7.7%	57,035	6.0%	59,021	5.9%	61,059	5.8%
5 - 9	66,707	8.3%	66,601	7.0%	64,518	6.4%	61,631	5.9%
10 - 14	66,334	8.2%	76,284	8.0%	71,423	7.1%	66,840	6.4%
15 - 19	59,958	7.4%	76,275	8.0%	74,317	7.4%	68,105	6.5%
20 - 24	48,014	6.0%	64,337	6.7%	72,050	7.2%	70,751	6.8%
25 - 34	115,057	14.3%	124,483	13.0%	137,312	13.7%	158,549	15.2%
35 - 44	133,556	16.6%	135,197	14.1%	141,643	14.1%	144,561	13.8%
45 - 54	121,982	15.1%	137,024	14.3%	140,024	13.9%	137,583	13.2%
55 - 64	76,412	9.5%	114,631	12.0%	119,889	11.9%	123,440	11.8%
65 - 74	34,074	4.2%	68,141	7.1%	78,302	7.8%	93,350	8.9%
75 - 84	15,768	2.0%	28,294	3.0%	36,004	3.6%	46,798	4.5%
85+	5,282	0.7%	8,760	0.9%	10,377	1.0%	12,871	1.2%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	429,613	53.3%	339,822	35.5%	329,376	32.8%	322,261	30.8%
Black Alone	190,176	23.6%	262,709	27.4%	284,596	28.3%	296,691	28.4%
American Indian Alone	4,038	0.5%	7,918	0.8%	8,255	0.8%	8,620	0.8%
Asian Alone	85,296	10.6%	127,152	13.3%	144,425	14.4%	159,516	15.3%
Pacific Islander Alone	477	0.1%	604	0.1%	556	0.1%	578	0.1%
Some Other Race Alone	70,493	8.8%	116,276	12.1%	127,223	12.7%	139,078	13.3%
Two or More Races	25,295	3.1%	102,581	10.7%	110,449	11.0%	118,794	11.4%
Hispanic Origin (Any Race)	162,036	20.1%	220,460	23.0%	241,481	24.0%	262,407	25.1%

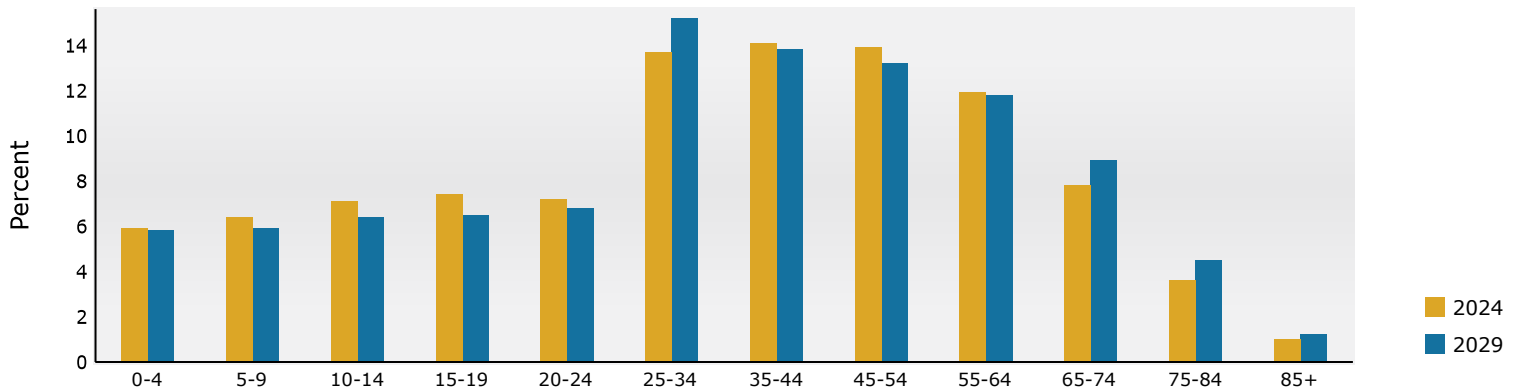
Data Note: Income is expressed in current dollars.

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

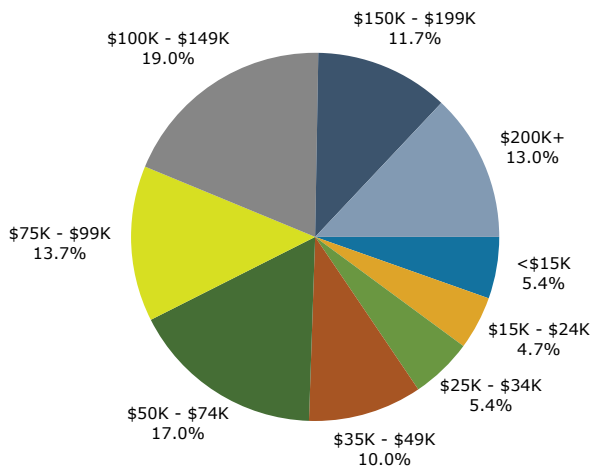
Trends 2024-2029



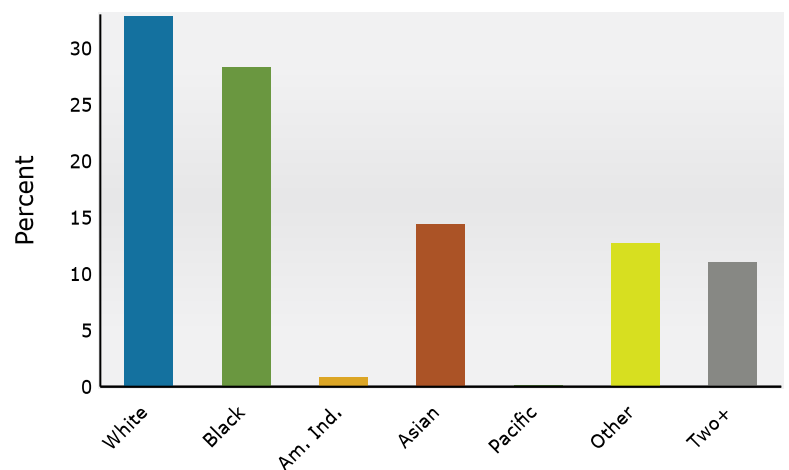
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 24.0%

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

Gwinnett Coun...

Population

2010 Population	805,388
2020 Population	957,062
2024 Population	1,004,880
2029 Population	1,045,538
2010-2020 Annual Rate	1.74%
2020-2024 Annual Rate	1.15%
2024-2029 Annual Rate	0.80%
2020 Male Population	48.6%
2020 Female Population	51.4%
2020 Median Age	36.0
2024 Male Population	49.3%
2024 Female Population	50.7%
2024 Median Age	36.7

In the identified area, the current year population is 1,004,880. In 2020, the Census count in the area was 957,062. The rate of change since 2020 was 1.15% annually. The five-year projection for the population in the area is 1,045,538 representing a change of 0.80% annually from 2024 to 2029. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 36.7, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	32.8%
2024 Black Alone	28.3%
2024 American Indian/Alaska Native Alone	0.8%
2024 Asian Alone	14.4%
2024 Pacific Islander Alone	0.1%
2024 Other Race	12.7%
2024 Two or More Races	11.0%
2024 Hispanic Origin (Any Race)	24.0%

Persons of Hispanic origin represent 24.0% 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 85.0 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	102
2010 Households	268,546
2020 Households	316,708
2024 Households	335,306
2029 Households	352,998
2010-2020 Annual Rate	1.66%
2020-2024 Annual Rate	1.35%
2024-2029 Annual Rate	1.03%
2024 Average Household Size	2.98

The household count in this area has changed from 316,708 in 2020 to 335,306 in the current year, a change of 1.35% annually. The five-year projection of households is 352,998, a change of 1.03% annually from the current year total. Average household size is currently 2.98, compared to 3.00 in the year 2020. The number of families in the current year is 250,795 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.

	Gwinnett Coun...
Mortgage Income	
2024 Percent of Income for Mortgage	28.5%
Median Household Income	
2024 Median Household Income	\$86,853
2029 Median Household Income	\$102,813
2024-2029 Annual Rate	3.43%
Average Household Income	
2024 Average Household Income	\$117,821
2029 Average Household Income	\$136,686
2024-2029 Annual Rate	3.01%
Per Capita Income	
2024 Per Capita Income	\$39,321
2029 Per Capita Income	\$46,155
2024-2029 Annual Rate	3.26%
GINI Index	
2024 Gini Index	37.6
Households by Income	
Current median household income is \$86,853 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$102,813 in five years, compared to \$91,442 all U.S. households.	
Current average household income is \$117,821 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$136,686 in five years, compared to \$130,581 for all U.S. households.	
Current per capita income is \$39,321 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$46,155 in five years, compared to \$51,203 for all U.S. households.	
Housing	
2024 Housing Affordability Index	85
2010 Total Housing Units	291,575
2010 Owner Occupied Housing Units	189,188
2010 Renter Occupied Housing Units	79,358
2010 Vacant Housing Units	23,029
2020 Total Housing Units	330,569
2020 Owner Occupied Housing Units	206,765
2020 Renter Occupied Housing Units	109,943
2020 Vacant Housing Units	13,861
2024 Total Housing Units	349,261
2024 Owner Occupied Housing Units	223,501
2024 Renter Occupied Housing Units	111,805
2024 Vacant Housing Units	13,955
2029 Total Housing Units	367,202
2029 Owner Occupied Housing Units	237,648
2029 Renter Occupied Housing Units	115,350
2029 Vacant Housing Units	14,204
Socioeconomic Status Index	
2024 Socioeconomic Status Index	50.0

Currently, 64.0% of the 349,261 housing units in the area are owner occupied; 32.0%, 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 330,569 housing units in the area and 4.2% vacant housing units. The annual rate of change in housing units since 2020 is 1.30%. Median home value in the area is \$394,721, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.89% annually to \$433,423.

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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Geography: County

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Households	335,306	352,998	17,692	1.03%
Median Age	36.7	37.4	0.7	0.38%
Average Household Size	2.98	2.95	-0.03	-0.20%

Income Inequality Measures	2024		2029	
	Number	Percent	Number	Percent
Household	335,306	100%	352,998	100%
<\$15,000	18,156	5.4%	15,118	4.3%
\$15,000-\$24,999	15,712	4.7%	11,258	3.2%
\$25,000-\$34,999	18,224	5.4%	14,185	4.0%
\$35,000-\$49,999	33,531	10.0%	28,619	8.1%
\$50,000-\$74,999	57,092	17.0%	52,963	15.0%
\$75,000-\$99,999	45,848	13.7%	47,832	13.6%
\$100,000-\$149,999	63,841	19.0%	75,349	21.3%
\$150,000-\$199,999	39,391	11.7%	52,867	15.0%
\$200,000+	43,511	13.0%	54,807	15.5%

Median Household Income	\$86,853	\$102,813
Average Household Income	\$117,821	\$136,686
Per Capita Income	\$39,321	\$46,155

Households by Income	2024		2029	
	Number	Percent	Number	Percent
P90-P10 Ratio	8.5		7.0	
P90-P50 Ratio	2.4		2.1	
P50-P10 Ratio	3.5		3.3	
80-20 Share Ratio	9.7		9.4	
90-40 Share Ratio	2.6		2.6	

Households in Low Income Tier	47,778	14.2%	37,213	10.5%
Households in Middle Income	209,837	62.6%	215,074	60.9%
Households in Upper Income Tier	77,691	23.2%	100,711	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.

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	9,154	49,355	70,531	75,415	64,772	42,451	23,628
<\$15,000	1,052	2,414	2,876	2,833	3,867	2,584	2,530
\$15,000-\$24,999	836	2,273	2,236	2,012	2,481	2,929	2,945
\$25,000-\$34,999	1,067	3,515	2,956	2,534	2,652	2,843	2,657
\$35,000-\$49,999	1,590	5,673	5,849	5,404	5,030	5,956	4,029
\$50,000-\$74,999	2,118	9,167	11,068	11,941	10,265	7,946	4,587
\$75,000-\$99,999	1,265	7,228	9,983	10,353	8,982	5,845	2,192
\$100,000-\$149,999	883	9,674	15,412	16,930	12,534	6,349	2,059
\$150,000-\$199,999	232	4,799	9,540	10,944	8,989	3,766	1,121
\$200,000+	111	4,612	10,611	12,464	9,972	4,233	1,508
Median HH Income	\$50,230	\$79,437	\$100,601	\$105,153	\$96,852	\$70,566	\$48,265
Average HH Income	\$60,886	\$105,100	\$129,096	\$135,741	\$128,358	\$101,824	\$75,452
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	11.5%	4.9%	4.1%	3.8%	6.0%	6.1%	10.7%
\$15,000-\$24,999	9.1%	4.6%	3.2%	2.7%	3.8%	6.9%	12.5%
\$25,000-\$34,999	11.7%	7.1%	4.2%	3.4%	4.1%	6.7%	11.2%
\$35,000-\$49,999	17.4%	11.5%	8.3%	7.2%	7.8%	14.0%	17.1%
\$50,000-\$74,999	23.1%	18.6%	15.7%	15.8%	15.8%	18.7%	19.4%
\$75,000-\$99,999	13.8%	14.6%	14.2%	13.7%	13.9%	13.8%	9.3%
\$100,000-\$149,999	9.6%	19.6%	21.9%	22.4%	19.4%	15.0%	8.7%
\$150,000-\$199,999	2.5%	9.7%	13.5%	14.5%	13.9%	8.9%	4.7%
\$200,000+	1.2%	9.3%	15.0%	16.5%	15.4%	10.0%	6.4%

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

Gwinnett County, GA
Gwinnett County, GA (13135)
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	8,796	54,303	71,043	72,988	65,641	50,117	30,110
<\$15,000	959	1,858	2,218	2,052	2,747	2,385	2,899
\$15,000-\$24,999	605	1,505	1,360	1,221	1,547	2,272	2,748
\$25,000-\$34,999	852	2,577	2,071	1,642	1,831	2,518	2,694
\$35,000-\$49,999	1,362	4,856	4,622	4,108	3,835	5,436	4,400
\$50,000-\$74,999	2,038	8,696	9,527	9,597	8,894	8,591	5,620
\$75,000-\$99,999	1,408	7,902	9,773	9,503	8,850	7,241	3,155
\$100,000-\$149,999	1,158	12,580	17,109	17,819	14,235	8,984	3,464
\$150,000-\$199,999	303	7,420	11,903	13,050	11,744	6,177	2,270
\$200,000+	111	6,909	12,460	13,996	11,958	6,513	2,860
Median HH Income	\$55,403	\$99,003	\$112,530	\$117,991	\$113,302	\$86,518	\$57,993
Average HH Income	\$69,323	\$128,233	\$147,789	\$154,897	\$149,494	\$123,160	\$95,863
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	10.9%	3.4%	3.1%	2.8%	4.2%	4.8%	9.6%
\$15,000-\$24,999	6.9%	2.8%	1.9%	1.7%	2.4%	4.5%	9.1%
\$25,000-\$34,999	9.7%	4.7%	2.9%	2.2%	2.8%	5.0%	8.9%
\$35,000-\$49,999	15.5%	8.9%	6.5%	5.6%	5.8%	10.8%	14.6%
\$50,000-\$74,999	23.2%	16.0%	13.4%	13.1%	13.5%	17.1%	18.7%
\$75,000-\$99,999	16.0%	14.6%	13.8%	13.0%	13.5%	14.4%	10.5%
\$100,000-\$149,999	13.2%	23.2%	24.1%	24.4%	21.7%	17.9%	11.5%
\$150,000-\$199,999	3.4%	13.7%	16.8%	17.9%	17.9%	12.3%	7.5%
\$200,000+	1.3%	12.7%	17.5%	19.2%	18.2%	13.0%	9.5%

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

Gwinnett County, GA
Gwinnett County, GA (13135)
Geography: County

Prepared by Esri

Population		Households	
2020 Total Population	957,062	2024 Median Household Income	\$86,853
2024 Total Population	1,004,880	2029 Median Household Income	\$102,813
2029 Total Population	1,045,538	2024-2029 Annual Rate	3.43%
2024-2029 Annual Rate	0.80%		

Housing Units by Occupancy Status and Tenure	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	330,569	100.0%	349,261	100.0%	367,202	100.0%
Occupied	316,708	95.8%	335,306	96.0%	352,998	96.1%
Owner	206,765	62.5%	223,501	64.0%	237,648	64.7%
Renter	109,943	33.3%	111,805	32.0%	115,350	31.4%
Vacant	13,861	4.2%	13,955	4.0%	14,204	3.9%

Owner Occupied Housing Units by Value	2024		2029	
	Number	Percent	Number	Percent
Total	223,442	100.0%	237,580	100.0%
<\$50,000	3,348	1.5%	1,074	0.5%
\$50,000-\$99,999	1,396	0.6%	252	0.1%
\$100,000-\$149,999	2,413	1.1%	455	0.2%
\$150,000-\$199,999	4,965	2.2%	1,524	0.6%
\$200,000-\$249,999	9,649	4.3%	4,762	2.0%
\$250,000-\$299,999	19,097	8.5%	13,864	5.8%
\$300,000-\$399,999	74,802	33.5%	74,512	31.4%
\$400,000-\$499,999	55,315	24.8%	66,862	28.1%
\$500,000-\$749,999	41,377	18.5%	58,706	24.7%
\$750,000-\$999,999	6,647	3.0%	10,121	4.3%
\$1,000,000-\$1,499,999	2,053	0.9%	2,751	1.2%
\$1,500,000-\$1,999,999	1,157	0.5%	1,375	0.6%
\$2,000,000+	1,223	0.5%	1,322	0.6%
Median Value	\$394,721		\$433,423	
Average Value	\$442,502		\$487,360	

Census 2020 Housing Units	Number	Percent
Total	330,569	100.0%
Housing Units In Urbanized Areas	329,168	99.6%
Rural Housing Units	1,401	0.4%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	206,765	100.0%
Owned with a Mortgage/Loan	165,428	80.0%
Owned Free and Clear	41,337	20.0%

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.

Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	13,861	100.0%
For Rent	7,078	51.1%
Rented- Not Occupied	441	3.2%
For Sale Only	2,850	20.6%
Sold - Not Occupied	509	3.7%
Seasonal/Recreational/Occasional Use	563	4.1%
For Migrant Workers	10	0.1%
Other Vacant	2,410	17.4%

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

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	316,708	206,765	65.3%
15-24	8,936	1,693	18.9%
25-34	45,881	17,686	38.5%
35-44	68,290	39,497	57.8%
45-54	74,713	52,387	70.1%
55-59	34,691	26,788	77.2%
60-64	27,922	22,332	80.0%
65-74	37,274	31,068	83.4%
75-84	14,935	12,307	82.4%
85+	4,066	3,007	74.0%

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

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	316,708	206,765	65.3%
White Alone	131,044	102,130	77.9%
Black/African American Alone	87,264	45,630	52.3%
American Indian/Alaska Native	2,051	998	48.7%
Asian Alone	38,648	29,936	77.5%
Pacific Islander Alone	166	84	50.6%
Other Race Alone	30,100	12,483	41.5%
Two or More Races	27,435	15,504	56.5%
Hispanic Origin	57,169	26,600	46.5%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	316,708	206,765	65.3%
1-Person	59,933	31,338	52.3%
2-Person	87,796	60,689	69.1%
3-Person	58,513	39,380	67.3%
4-Person	56,536	39,453	69.8%
5-Person	30,345	20,469	67.5%
6-Person	14,253	9,374	65.8%
7+ Person	9,332	6,062	65.0%

2024 Housing Affordability

Housing Affordability Index	85
Percent of Income for Mortgage	28.5%

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.

	2010		2020		2024		Annual Rate		
	Number	Percent	Number	Percent	Number	Percent	2000-2020	2010-2020	2020-2024
Total Population	805,388	100.0%	957,062	100.0%	1,004,880	100.0%	2.46%	1.74%	1.15%
Household Population	799,706	99.3%	950,947	99.4%	999,345	99.4%	2.48%	1.75%	1.17%
Group Quarters	5,682	0.7%	6,115	0.6%	5,535	0.6%	-0.22%	0.74%	-2.32%
Population Density	1,868.6	-	2,221.8	-	2,332.8	-			
Total Housing Units	291,575	100.0%	330,569	100.0%	349,261	100.0%	2.30%	1.26%	1.30%
Total Households	268,546	92.1%	316,708	95.8%	335,306	96.0%	2.27%	1.66%	1.35%
Total Vacant	23,029	7.9%	13,861	4.2%	13,955	4.0%	3.21%	-4.95%	0.16%
Average Household Size	2.98	-	3.00	-	2.98	-	-	-	-

Population by Race	Total		2020 Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	957,062	100.0%	736,602	77.0%	220,460	23.0%
Population Reporting One Race	854,481	89.3%	702,641	73.4%	151,840	15.9%
White	339,822	35.5%	310,583	32.5%	29,239	3.1%
Black	262,709	27.4%	257,124	26.9%	5,585	0.6%
American Indian	7,918	0.8%	1,532	0.2%	6,386	0.7%
Asian	127,152	13.3%	126,526	13.2%	626	0.1%
Pacific Islander	604	0.1%	387	0.0%	217	0.0%
Some Other Race	116,276	12.1%	6,489	0.7%	109,787	11.5%
Population Reporting Two or More Races	102,581	10.7%	33,961	3.5%	68,620	7.2%
Diversity Index	84.2	-	-	-	-	-

Population 18+ by Race	Total		2020 Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	709,484	74.1%	562,825	76.4%	146,659	66.5%
Population Reporting One Race	642,036	67.1%	542,490	73.6%	99,546	45.2%
White	269,787	28.2%	252,041	34.2%	17,746	8.0%
Black	188,825	19.7%	185,686	25.2%	3,139	1.4%
American Indian	5,464	0.6%	1,133	0.2%	4,331	2.0%
Asian	99,651	10.4%	99,276	13.5%	375	0.2%
Pacific Islander	431	0.0%	294	0.0%	137	0.1%
Some Other Race	77,878	8.1%	4,060	0.6%	73,818	33.5%
Population Reporting Two or More Races	67,448	7.0%	20,335	2.8%	47,113	21.4%

Population <18 by Race	Total		2020 Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	247,578	25.9%	173,777	23.6%	73,801	33.5%
Population Reporting One Race	212,445	22.2%	160,151	21.7%	52,294	23.7%
White	70,035	7.3%	58,542	7.9%	11,493	5.2%
Black	73,884	7.7%	71,438	9.7%	2,446	1.1%
American Indian	2,454	0.3%	399	0.1%	2,055	0.9%
Asian	27,501	2.9%	27,250	3.7%	251	0.1%
Pacific Islander	173	0.0%	93	0.0%	80	0.0%
Some Other Race	38,398	4.0%	2,429	0.3%	35,969	16.3%
Population Reporting Two or More Races	35,133	3.7%	13,626	1.8%	21,507	9.8%

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.

Group Quarters Population	2020	
	Number	Percent
Total	6,115	0.6%
Institutionalized population	4,248	0.4%
Correctional facilities for adults	2,739	0.3%
Juvenile facilities	0	0.0%
Nursing facilities/Skilled-nursing	1,509	0.2%
Other institutional facilities	0	0.0%
Noninstitutionalized population	1,867	0.2%
College/University student housing	803	0.1%
Military Quarters	0	0.0%
Other noninstitutional	1,064	0.1%

Population by Sex	2020	
	Number	Percent
Male	464,730	48.6%
Female	492,332	51.4%

Population by Age	2020	
	Number	Percent
Total	957,062	100%
Age 0-4	57,035	6.0%
Age 5-9	66,601	7.0%
Age 10-14	76,284	8.0%
Age 15-19	76,275	8.0%
Age 20-24	64,337	6.7%
Age 25-29	61,441	6.4%
Age 30-34	63,042	6.6%
Age 35-39	67,250	7.0%
Age 40-44	67,947	7.1%
Age 45-49	70,191	7.3%
Age 50-54	66,833	7.0%
Age 55-59	62,861	6.6%
Age 60-64	51,770	5.4%
Age 65-69	39,077	4.1%
Age 70-74	29,064	3.0%
Age 75-79	17,978	1.9%
Age 80-84	10,316	1.1%
Age 85+	8,760	0.9%
Age 18+	709,484	74.1%
Age 65+	105,195	11.0%

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	316,708	100%
Married Couple Households	167,500	52.9%
With Own Children <18	78,741	24.9%
Without Own Children <18	88,759	28.0%
Cohabiting Couple Households	17,595	5.6%
With Own Children <18	7,596	2.4%
Without Own Children <18	9,999	3.2%
Male Householder, No Spouse/Partner	49,019	15.5%
Living Alone	26,796	8.5%
65 Years and over	5,408	1.7%
With Own Children <18	6,573	2.1%
Without Own Children <18, With Relatives	10,829	3.4%
No Relatives Present	4,821	1.5%
Female Householder, No Spouse/Partner	82,594	26.1%
Living Alone	33,137	10.5%
65 Years and over	12,445	3.9%
With Own Children <18	22,612	7.1%
Without Own Children <18, With Relatives	23,750	7.5%
No Relatives Present	3,095	1.0%

Households by Size	2020	
	Number	Percent
Total	316,708	100%
1 Person Household	59,933	18.9%
2 Person Household	87,796	27.7%
3 Person Household	58,513	18.5%
4 Person Household	56,536	17.9%
5 Person Household	30,345	9.6%
6 Person Household	14,253	4.5%
7+ Person Household	9,332	2.9%

Population by Relationship	2020	
	Number	Percent
Total	957,062	100%
In Households	950,947	99.4%
Householder	316,722	33.3%
Opposite-Sex Spouse	165,893	17.4%
Same-Sex Spouse	1,617	0.2%
Opposite-Sex Unmarried Partner	16,577	1.7%
Same-Sex Unmarried Partner	997	0.1%
Biological Child	306,708	32.3%
Adopted Child	5,080	0.5%
Stepchild	12,403	1.3%
Grandchild	21,733	2.3%
Brother or Sister	17,225	1.8%
Parent	21,798	2.3%
Parent-in-law	5,627	0.6%
Son-in-law or Daughter-in-law	5,334	0.6%
Other Relatives	21,674	2.3%
Foster Child	676	0.1%
Other Nonrelatives	30,883	3.2%

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	316,708	100%
Householder Age 15-24	8,936	2.8%
Householder Age 25-34	45,881	14.5%
Householder Age 35-44	68,290	21.6%
Householder Age 45-54	74,713	23.6%
Householder Age 55-59	34,691	11.0%
Householder Age 60-64	27,922	8.8%
Householder Age 65-74	37,274	11.8%
Householder Age 75-84	14,935	4.7%
Householder Age 85+	4,066	1.3%

Family Households by Race of Householder	2020	
	Number	Percent
Total	240,869	100%
Householder is White Alone	95,167	30.0%
Householder is Black Alone	64,007	20.2%
Householder is American Indian Alone	1,702	0.5%
Householder is Asian Alone	32,844	10.4%
Householder is Pacific Islander Alone	113	0.0%
Householder is Some Other Race Alone	24,844	7.8%
Householder is Two or More Races	22,192	7.0%
Households with Hispanic Householder	47,584	15.0%

Nonfamily Households by Race of Householder	2020	
	Number	Percent
Total	75,839	100%
Householder is White Alone	35,877	11.3%
Householder is Black Alone	23,257	7.3%
Householder is American Indian Alone	349	0.1%
Householder is Asian Alone	5,804	1.8%
Householder is Pacific Islander Alone	53	0.0%
Householder is Some Other Race Alone	5,256	1.7%
Householder is Two or More Races	5,243	1.7%
Households with Hispanic Householder	9,585	3.0%

Total Housing Units by Occupancy	2020	
	Number	Percent
Total	330,569	100%
Occupied Housing Units	316,708	95.8%
Vacant Housing Units	13,861	4.2%
For Rent	7,078	51.1%
Rented, not Occupied	441	3.2%
For Sale Only	2,850	20.6%
Sold, not Occupied	509	3.7%
For Seasonal/Recreational/Occasional Use	563	4.1%
For Migrant Workers	10	0.1%
Other Vacant	2,410	17.4%

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	206,765	100%
Householder is White Alone	102,130	49.4%
Householder is Black Alone	45,630	22.1%
Householder is American Indian Alone	998	0.5%
Householder is Asian Alone	29,936	14.5%
Householder is Pacific Islander Alone	84	0.0%
Householder is Some Other Race Alone	12,483	6.0%
Householder is Two or More Races	15,504	7.5%
Hispanic Householder	26,600	12.9%

Renter-Occupied Housing Units by Race of Householder

	2020	
	Number	Percent
Total	109,943	100%
Householder is White Alone	28,914	26.3%
Householder is Black Alone	41,634	37.9%
Householder is American Indian Alone	1,053	1.0%
Householder is Asian Alone	8,712	7.9%
Householder is Pacific Islander Alone	82	0.1%
Householder is Some Other Race Alone	17,617	16.0%
Householder is Two or More Races	11,931	10.9%
Hispanic Householder	30,569	27.8%

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.

SERVICES

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

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- RESIDENTIAL REPORTS
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- ANNUAL TRAFFIC PATTERNS
- INFOGRAPHICS
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