

Age by Sex Profile

Habersham County, GA
Habersham County, GA (13137)
Geography: County

Prepared by Esri

Summary	Census 2020	2024	2029	2024-2029 Change	2024-2029 Annual Rate
Population	46,031	48,089	50,146	2,057	0.84%
Households	16,408	17,293	18,013	720	0.82%
Average Household Size	2.63	2.64	2.64	0.00	0.00%
Median Age	40.2	40.7	41.2	0.5	0.24%
Median Male Age	39.3	39.8	40.3	0.5	0.25%
Median Female Age	40.9	41.4	41.9	0.5	0.24%

Total Population by Age	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	46,031	100.0%	48,089	100.0%	50,146	100.0%
0 - 4	2,544	5.5%	2,660	5.5%	2,764	5.5%
5 - 9	2,678	5.8%	2,839	5.9%	2,735	5.5%
10 - 14	3,017	6.6%	2,920	6.1%	2,939	5.9%
15 - 19	3,397	7.4%	3,383	7.0%	3,155	6.3%
20 - 24	3,005	6.5%	3,212	6.7%	3,188	6.4%
25 - 29	2,746	6.0%	2,784	5.8%	3,304	6.6%
30 - 34	2,730	5.9%	2,938	6.1%	3,045	6.1%
35 - 39	2,750	6.0%	2,926	6.1%	3,231	6.4%
40 - 44	2,734	5.9%	2,918	6.1%	3,079	6.1%
45 - 49	2,754	6.0%	2,754	5.7%	2,975	5.9%
50 - 54	2,852	6.2%	2,977	6.2%	2,843	5.7%
55 - 59	2,966	6.4%	2,905	6.0%	2,959	5.9%
60 - 64	2,981	6.5%	3,068	6.4%	2,969	5.9%
65 - 69	2,694	5.9%	2,906	6.0%	3,080	6.1%
70 - 74	2,497	5.4%	2,514	5.2%	2,807	5.6%
75 - 79	1,704	3.7%	2,097	4.4%	2,227	4.4%
80 - 84	1,041	2.3%	1,234	2.6%	1,609	3.2%
85+	941	2.0%	1,054	2.2%	1,237	2.5%
18+	35,878	77.9%	37,761	78.5%	39,928	79.6%
21+	33,657	73.1%	35,494	73.8%	37,784	75.3%

Total Population by Age Dependency	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	46,031	100.0%	48,089	100.0%	50,146	100.0%
Child (<18)	10,153	22.1%	10,328	21.5%	10,218	20.4%
Working-Age (18-64)	27,001	58.7%	27,956	58.1%	28,968	57.8%
Senior (Age 65+)	8,877	19.3%	9,805	20.4%	10,960	21.9%
Child Dependency Ratio	37.6	-	36.9	-	35.3	-
Age Dependency Ratio	70.5	-	72.0	-	73.1	-
Senior Dependency Ratio	32.9	-	35.1	-	37.8	-

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	21,674	100.0%	23,166	100.0%	24,108	100.0%
0 - 4	1,307	6.0%	1,374	5.9%	1,433	5.9%
5 - 9	1,434	6.6%	1,471	6.3%	1,408	5.8%
10 - 14	1,546	7.1%	1,539	6.6%	1,496	6.2%
15 - 19	1,704	7.9%	1,746	7.5%	1,663	6.9%
20 - 24	1,451	6.7%	1,556	6.7%	1,558	6.5%
25 - 29	1,221	5.6%	1,298	5.6%	1,519	6.3%
30 - 34	1,148	5.3%	1,330	5.7%	1,402	5.8%
35 - 39	1,194	5.5%	1,328	5.7%	1,494	6.2%
40 - 44	1,233	5.7%	1,380	6.0%	1,434	5.9%
45 - 49	1,257	5.8%	1,307	5.6%	1,414	5.9%
50 - 54	1,368	6.3%	1,447	6.2%	1,362	5.6%
55 - 59	1,388	6.4%	1,443	6.2%	1,439	6.0%
60 - 64	1,400	6.5%	1,476	6.4%	1,470	6.1%
65 - 69	1,271	5.9%	1,396	6.0%	1,481	6.1%
70 - 74	1,184	5.5%	1,181	5.1%	1,323	5.5%
75 - 79	769	3.5%	973	4.2%	1,016	4.2%
80 - 84	462	2.1%	539	2.3%	723	3.0%
85+	337	1.6%	382	1.6%	473	2.0%
18+	16,420	75.8%	17,794	76.8%	18,828	78.1%
21+	15,308	70.6%	16,647	71.9%	17,730	73.5%

Female Population by Age	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	24,357	100.0%	24,923	100.0%	26,038	100.0%
0 - 4	1,237	5.1%	1,286	5.2%	1,331	5.1%
5 - 9	1,244	5.1%	1,368	5.5%	1,327	5.1%
10 - 14	1,471	6.0%	1,381	5.5%	1,443	5.5%
15 - 19	1,693	7.0%	1,637	6.6%	1,492	5.7%
20 - 24	1,554	6.4%	1,656	6.6%	1,630	6.3%
25 - 29	1,525	6.3%	1,486	6.0%	1,785	6.9%
30 - 34	1,582	6.5%	1,608	6.5%	1,643	6.3%
35 - 39	1,556	6.4%	1,598	6.4%	1,737	6.7%
40 - 44	1,501	6.2%	1,538	6.2%	1,645	6.3%
45 - 49	1,497	6.1%	1,447	5.8%	1,561	6.0%
50 - 54	1,484	6.1%	1,530	6.1%	1,481	5.7%
55 - 59	1,578	6.5%	1,462	5.9%	1,520	5.8%
60 - 64	1,581	6.5%	1,592	6.4%	1,499	5.8%
65 - 69	1,423	5.8%	1,510	6.1%	1,599	6.1%
70 - 74	1,313	5.4%	1,333	5.3%	1,484	5.7%
75 - 79	935	3.8%	1,124	4.5%	1,211	4.7%
80 - 84	579	2.4%	695	2.8%	886	3.4%
85+	604	2.5%	672	2.7%	764	2.9%
18+	19,458	79.9%	19,967	80.1%	21,100	81.0%
21+	18,349	75.3%	18,847	75.6%	20,054	77.0%

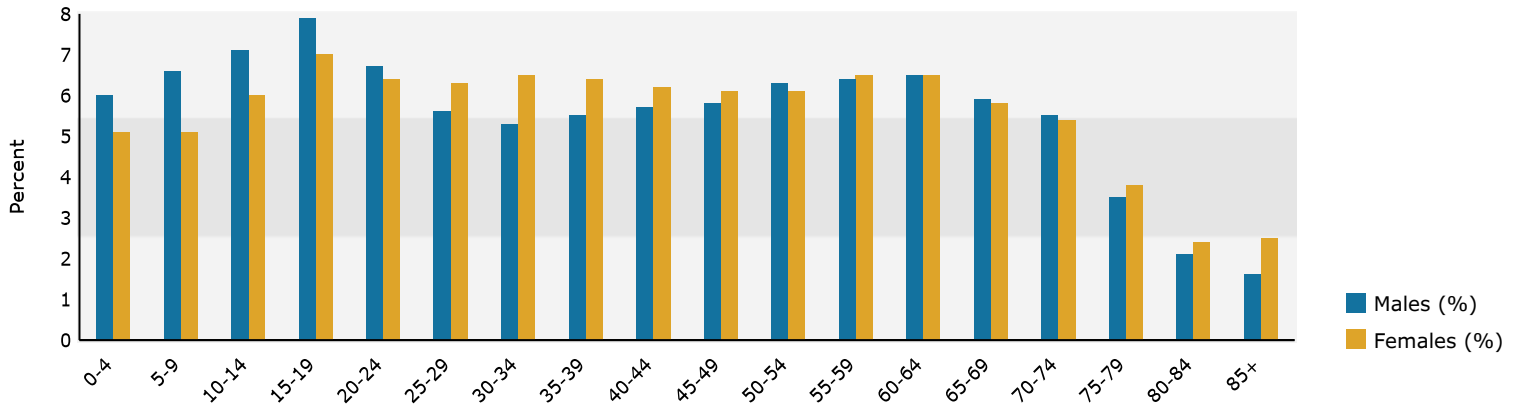
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.

Age by Sex Profile

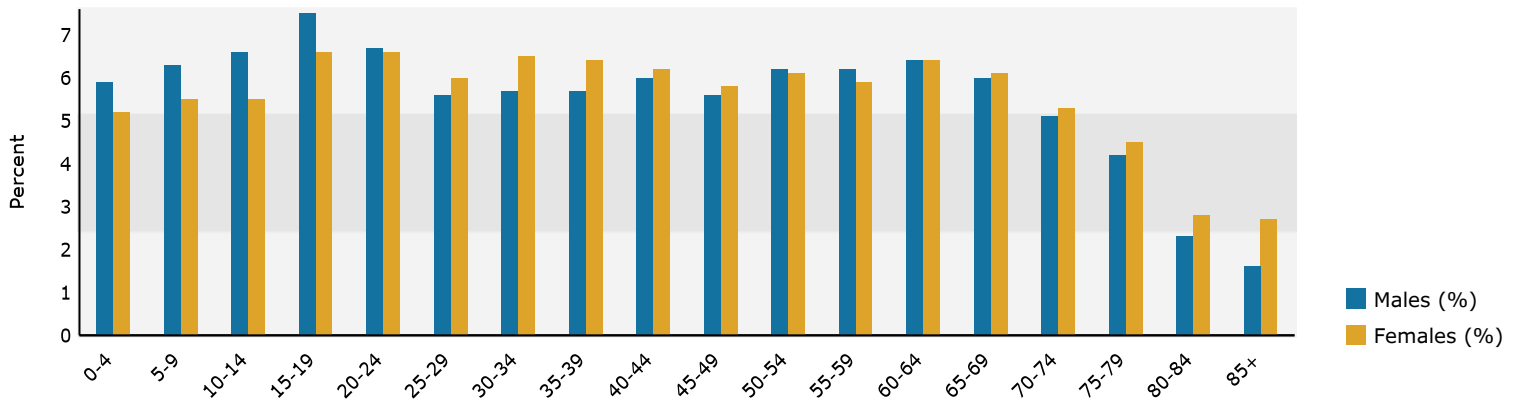
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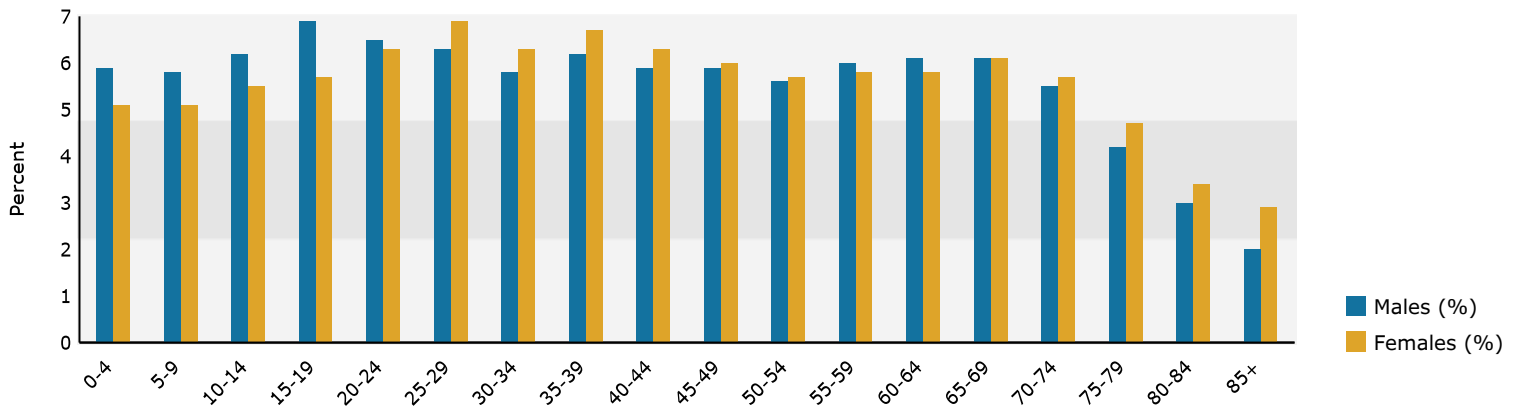
Census 2020 Population by Age and Sex



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	43,041	46,031	48,089	50,146
Households	15,472	16,408	17,293	18,013
Families	11,307	11,782	12,174	12,605
Average Household Size	2.63	2.63	2.64	2.64
Owner Occupied Housing Units	11,596	12,183	13,252	14,300
Renter Occupied Housing Units	3,876	4,225	4,041	3,713
Median Age	38.5	40.2	40.7	41.2

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.84%	0.61%	0.38%
Households	0.82%	0.86%	0.64%
Families	0.70%	0.75%	0.56%
Owner HHs	1.53%	1.32%	0.97%
Median Household Income	2.96%	3.20%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	1,600	9.3%	1,338	7.4%
\$15,000 - \$24,999	1,094	6.3%	902	5.0%
\$25,000 - \$34,999	1,377	8.0%	1,160	6.4%
\$35,000 - \$49,999	2,104	12.2%	1,949	10.8%
\$50,000 - \$74,999	3,637	21.0%	3,674	20.4%
\$75,000 - \$99,999	2,063	11.9%	2,146	11.9%
\$100,000 - \$149,999	2,833	16.4%	3,407	18.9%
\$150,000 - \$199,999	1,070	6.2%	1,578	8.8%
\$200,000+	1,515	8.8%	1,859	10.3%

Median Household Income	\$64,671	\$74,837
Average Household Income	\$94,946	\$109,990
Per Capita Income	\$34,316	\$39,676

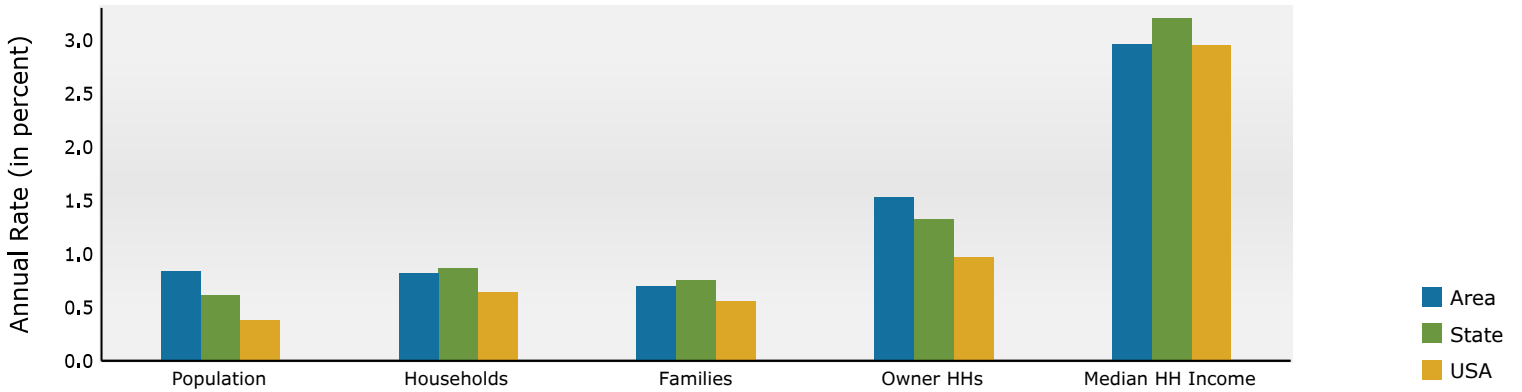
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,885	6.7%	2,544	5.5%	2,660	5.5%	2,764	5.5%
5 - 9	2,953	6.9%	2,678	5.8%	2,839	5.9%	2,735	5.5%
10 - 14	2,837	6.6%	3,017	6.6%	2,920	6.1%	2,939	5.9%
15 - 19	2,788	6.5%	3,397	7.4%	3,383	7.0%	3,155	6.3%
20 - 24	2,678	6.2%	3,005	6.5%	3,212	6.7%	3,188	6.4%
25 - 34	5,402	12.6%	5,476	11.9%	5,722	11.9%	6,349	12.7%
35 - 44	5,666	13.2%	5,484	11.9%	5,844	12.2%	6,310	12.6%
45 - 54	5,929	13.8%	5,606	12.2%	5,731	11.9%	5,818	11.6%
55 - 64	5,304	12.3%	5,947	12.9%	5,973	12.4%	5,928	11.8%
65 - 74	3,745	8.7%	5,191	11.3%	5,420	11.3%	5,887	11.7%
75 - 84	2,137	5.0%	2,745	6.0%	3,331	6.9%	3,836	7.6%
85+	717	1.7%	941	2.0%	1,054	2.2%	1,237	2.5%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	36,893	85.7%	36,249	78.7%	37,340	77.6%	38,181	76.1%
Black Alone	1,444	3.4%	1,749	3.8%	1,764	3.7%	1,888	3.8%
American Indian Alone	195	0.5%	236	0.5%	257	0.5%	276	0.6%
Asian Alone	960	2.2%	999	2.2%	1,060	2.2%	1,201	2.4%
Pacific Islander Alone	65	0.2%	36	0.1%	106	0.2%	132	0.3%
Some Other Race Alone	2,713	6.3%	3,044	6.6%	3,482	7.2%	3,893	7.8%
Two or More Races	771	1.8%	3,718	8.1%	4,080	8.5%	4,575	9.1%
Hispanic Origin (Any Race)	5,333	12.4%	6,880	14.9%	7,708	16.0%	8,630	17.2%

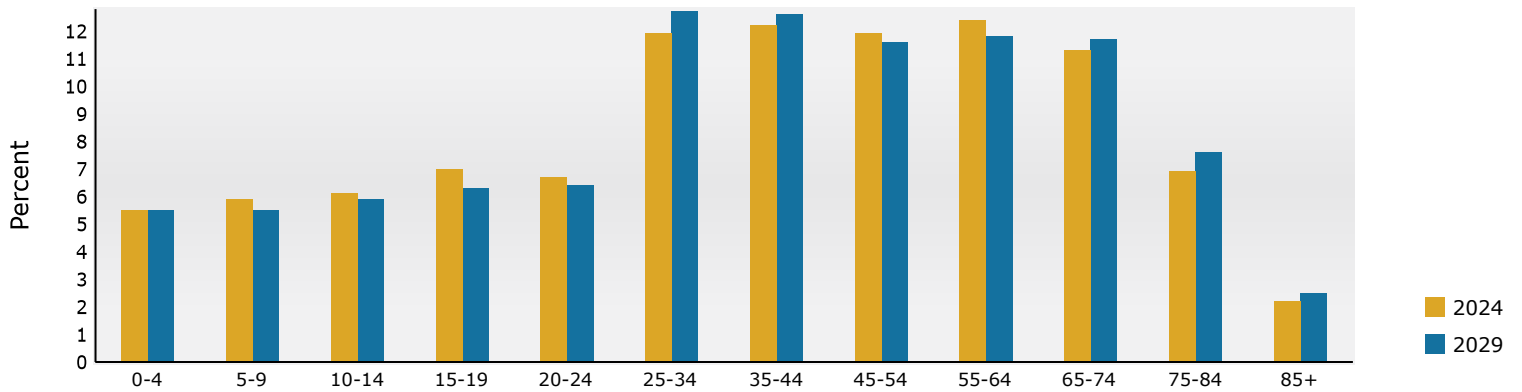
Data Note: Income is expressed in current dollars.

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

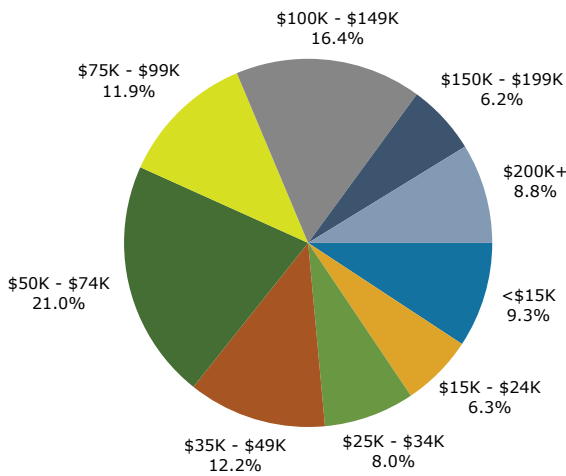
Trends 2024-2029



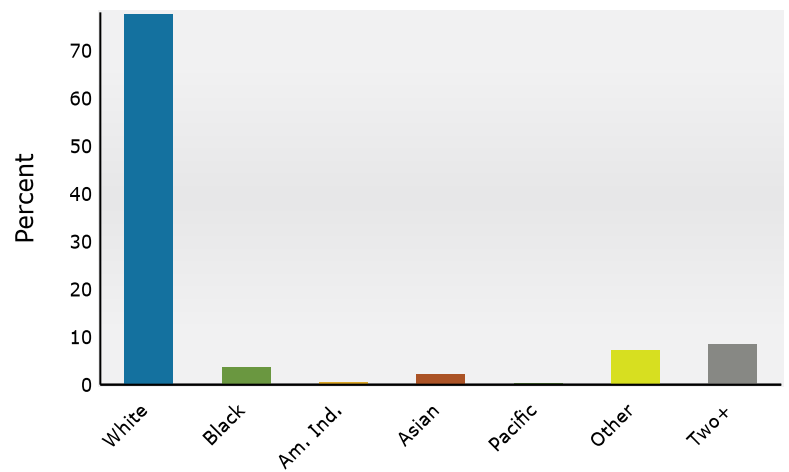
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 16.0%

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

	Habersham Cou...
Population	
2010 Population	43,041
2020 Population	46,031
2024 Population	48,089
2029 Population	50,146
2010-2020 Annual Rate	0.67%
2020-2024 Annual Rate	1.03%
2024-2029 Annual Rate	0.84%
2020 Male Population	47.1%
2020 Female Population	52.9%
2020 Median Age	40.2
2024 Male Population	48.2%
2024 Female Population	51.8%
2024 Median Age	40.7

In the identified area, the current year population is 48,089. In 2020, the Census count in the area was 46,031. The rate of change since 2020 was 1.03% annually. The five-year projection for the population in the area is 50,146 representing a change of 0.84% annually from 2024 to 2029. Currently, the population is 48.2% male and 51.8% female.

Median Age	
The median age in this area is 40.7, compared to U.S. median age of 39.3.	

Race and Ethnicity	
2024 White Alone	77.6%
2024 Black Alone	3.7%
2024 American Indian/Alaska Native Alone	0.5%
2024 Asian Alone	2.2%
2024 Pacific Islander Alone	0.2%
2024 Other Race	7.2%
2024 Two or More Races	8.5%
2024 Hispanic Origin (Any Race)	16.0%

Persons of Hispanic origin represent 16.0% 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 54.9 in the identified area, compared to 72.5 for the U.S. as a whole.

Households	
2024 Wealth Index	98
2010 Households	15,472
2020 Households	16,408
2024 Households	17,293
2029 Households	18,013
2010-2020 Annual Rate	0.59%
2020-2024 Annual Rate	1.24%
2024-2029 Annual Rate	0.82%
2024 Average Household Size	2.64

The household count in this area has changed from 16,408 in 2020 to 17,293 in the current year, a change of 1.24% annually. The five-year projection of households is 18,013, a change of 0.82% annually from the current year total. Average household size is currently 2.64, compared to 2.63 in the year 2020. The number of families in the current year is 12,174 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.

	Habersham Cou...
Mortgage Income	
2024 Percent of Income for Mortgage	25.2%
Median Household Income	
2024 Median Household Income	\$64,671
2029 Median Household Income	\$74,837
2024-2029 Annual Rate	2.96%
Average Household Income	
2024 Average Household Income	\$94,946
2029 Average Household Income	\$109,990
2024-2029 Annual Rate	2.99%
Per Capita Income	
2024 Per Capita Income	\$34,316
2029 Per Capita Income	\$39,676
2024-2029 Annual Rate	2.95%
GINI Index	
2024 Gini Index	41.4
Households by Income	
Current median household income is \$64,671 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$74,837 in five years, compared to \$91,442 all U.S. households.	
Current average household income is \$94,946 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$109,990 in five years, compared to \$130,581 for all U.S. households.	
Current per capita income is \$34,316 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$39,676 in five years, compared to \$51,203 for all U.S. households.	
Housing	
2024 Housing Affordability Index	101
2010 Total Housing Units	18,146
2010 Owner Occupied Housing Units	11,596
2010 Renter Occupied Housing Units	3,876
2010 Vacant Housing Units	2,674
2020 Total Housing Units	18,340
2020 Owner Occupied Housing Units	12,183
2020 Renter Occupied Housing Units	4,225
2020 Vacant Housing Units	1,932
2024 Total Housing Units	19,342
2024 Owner Occupied Housing Units	13,252
2024 Renter Occupied Housing Units	4,041
2024 Vacant Housing Units	2,049
2029 Total Housing Units	20,122
2029 Owner Occupied Housing Units	14,300
2029 Renter Occupied Housing Units	3,713
2029 Vacant Housing Units	2,109
Socioeconomic Status Index	
2024 Socioeconomic Status Index	47.4

Currently, 68.5% of the 19,342 housing units in the area are owner occupied; 20.9%, renter occupied; and 10.6% 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 18,340 housing units in the area and 10.5% vacant housing units. The annual rate of change in housing units since 2020 is 1.26%. Median home value in the area is \$260,617, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 0.90% annually to \$272,514.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Household Income Profile

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Households	17,293	18,013	720	0.82%
Median Age	40.7	41.2	0.5	0.24%
Average Household Size	2.64	2.64	0.00	0.00%

Income Inequality Measures	2024		2029	
	Number	Percent	Number	Percent
Household	17,293	100%	18,013	100%
<\$15,000	1,600	9.3%	1,338	7.4%
\$15,000-\$24,999	1,094	6.3%	902	5.0%
\$25,000-\$34,999	1,377	8.0%	1,160	6.4%
\$35,000-\$49,999	2,104	12.2%	1,949	10.8%
\$50,000-\$74,999	3,637	21.0%	3,674	20.4%
\$75,000-\$99,999	2,063	11.9%	2,146	11.9%
\$100,000-\$149,999	2,833	16.4%	3,407	18.9%
\$150,000-\$199,999	1,070	6.2%	1,578	8.8%
\$200,000+	1,515	8.8%	1,859	10.3%

Median Household Income	\$64,671	\$74,837
Average Household Income	\$94,946	\$109,990
Per Capita Income	\$34,316	\$39,676

Households by Income	2024		2029	
	Number	Percent	Number	Percent
P90-P10 Ratio	11.7		10.4	
P90-P50 Ratio	2.9		2.7	
P50-P10 Ratio	4.1		3.9	
80-20 Share Ratio	13.0		12.4	
90-40 Share Ratio	3.0		3.1	

Households in Low Income Tier	3,747	21.7%	3,128	17.4%
Households in Middle Income	11,103	64.2%	11,659	64.7%
Households in Upper Income Tier	2,443	14.1%	3,226	17.9%

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	534	2,098	2,608	2,870	3,278	3,170	2,735
<\$15,000	83	185	202	230	350	288	262
\$15,000-\$24,999	52	117	102	84	168	235	336
\$25,000-\$34,999	61	178	127	151	180	280	400
\$35,000-\$49,999	75	228	218	263	316	528	476
\$50,000-\$74,999	132	506	575	614	698	651	461
\$75,000-\$99,999	63	252	347	328	431	380	262
\$100,000-\$149,999	56	398	573	612	544	375	275
\$150,000-\$199,999	8	111	186	296	233	139	97
\$200,000+	4	123	278	292	358	294	166
Median HH Income	\$48,938	\$64,340	\$79,585	\$80,822	\$71,334	\$57,395	\$45,683
Average HH Income	\$56,875	\$87,523	\$108,297	\$109,593	\$103,779	\$90,676	\$74,335
Percent Distribution							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	15.5%	8.8%	7.7%	8.0%	10.7%	9.1%	9.6%
\$15,000-\$24,999	9.7%	5.6%	3.9%	2.9%	5.1%	7.4%	12.3%
\$25,000-\$34,999	11.4%	8.5%	4.9%	5.3%	5.5%	8.8%	14.6%
\$35,000-\$49,999	14.0%	10.9%	8.4%	9.2%	9.6%	16.7%	17.4%
\$50,000-\$74,999	24.7%	24.1%	22.0%	21.4%	21.3%	20.5%	16.9%
\$75,000-\$99,999	11.8%	12.0%	13.3%	11.4%	13.1%	12.0%	9.6%
\$100,000-\$149,999	10.5%	19.0%	22.0%	21.3%	16.6%	11.8%	10.1%
\$150,000-\$199,999	1.5%	5.3%	7.1%	10.3%	7.1%	4.4%	3.5%
\$200,000+	0.7%	5.9%	10.7%	10.2%	10.9%	9.3%	6.1%

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

Habersham County, GA
 Habersham County, GA (13137)
 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	500	2,299	2,765	2,846	3,192	3,333	3,078
<\$15,000	71	162	161	173	279	237	255
\$15,000-\$24,999	42	101	77	64	119	191	308
\$25,000-\$34,999	49	156	104	106	128	240	377
\$35,000-\$49,999	64	230	198	210	258	485	504
\$50,000-\$74,999	128	539	561	564	648	690	544
\$75,000-\$99,999	65	275	363	312	414	409	308
\$100,000-\$149,999	67	504	683	687	608	473	385
\$150,000-\$199,999	10	173	277	395	337	224	162
\$200,000+	4	159	341	335	401	384	235
Median HH Income	\$53,041	\$72,426	\$93,143	\$99,391	\$83,297	\$66,567	\$53,091
Average HH Income	\$63,882	\$100,411	\$124,382	\$126,310	\$120,419	\$107,820	\$88,150
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	14.2%	7.0%	5.8%	6.1%	8.7%	7.1%	8.3%
\$15,000-\$24,999	8.4%	4.4%	2.8%	2.2%	3.7%	5.7%	10.0%
\$25,000-\$34,999	9.8%	6.8%	3.8%	3.7%	4.0%	7.2%	12.2%
\$35,000-\$49,999	12.8%	10.0%	7.2%	7.4%	8.1%	14.6%	16.4%
\$50,000-\$74,999	25.6%	23.4%	20.3%	19.8%	20.3%	20.7%	17.7%
\$75,000-\$99,999	13.0%	12.0%	13.1%	11.0%	13.0%	12.3%	10.0%
\$100,000-\$149,999	13.4%	21.9%	24.7%	24.1%	19.0%	14.2%	12.5%
\$150,000-\$199,999	2.0%	7.5%	10.0%	13.9%	10.6%	6.7%	5.3%
\$200,000+	0.8%	6.9%	12.3%	11.8%	12.6%	11.5%	7.6%

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

Habersham County, GA
Habersham County, GA (13137)
Geography: County

Prepared by Esri

Population		Households	
2020 Total Population	46,031	2024 Median Household Income	\$64,671
2024 Total Population	48,089	2029 Median Household Income	\$74,837
2029 Total Population	50,146	2024-2029 Annual Rate	2.96%
2024-2029 Annual Rate	0.84%		

Housing Units by Occupancy Status and Tenure	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	18,340	100.0%	19,342	100.0%	20,122	100.0%
Occupied	16,408	89.5%	17,293	89.4%	18,013	89.5%
Owner	12,183	66.4%	13,252	68.5%	14,300	71.1%
Renter	4,225	23.0%	4,041	20.9%	3,713	18.5%
Vacant	1,932	10.5%	2,049	10.6%	2,109	10.5%

Owner Occupied Housing Units by Value	2024		2029	
	Number	Percent	Number	Percent
Total	13,252	100.0%	14,300	100.0%
<\$50,000	737	5.6%	716	5.0%
\$50,000-\$99,999	947	7.1%	923	6.5%
\$100,000-\$149,999	1,169	8.8%	1,135	7.9%
\$150,000-\$199,999	1,625	12.3%	1,582	11.1%
\$200,000-\$249,999	1,649	12.4%	1,603	11.2%
\$250,000-\$299,999	2,350	17.7%	2,645	18.5%
\$300,000-\$399,999	1,828	13.8%	2,050	14.3%
\$400,000-\$499,999	1,315	9.9%	1,631	11.4%
\$500,000-\$749,999	872	6.6%	1,080	7.6%
\$750,000-\$999,999	436	3.3%	539	3.8%
\$1,000,000-\$1,499,999	212	1.6%	264	1.8%
\$1,500,000-\$1,999,999	99	0.7%	119	0.8%
\$2,000,000+	13	0.1%	13	0.1%

Median Value	\$260,617	\$272,514
Average Value	\$314,124	\$332,830

Census 2020 Housing Units	Number	Percent
Total	18,340	100.0%
Housing Units In Urbanized Areas	6,540	35.7%
Rural Housing Units	11,800	64.3%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	12,183	100.0%
Owned with a Mortgage/Loan	7,266	59.6%
Owned Free and Clear	4,917	40.4%

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	1,932	100.0%
For Rent	304	15.7%
Rented- Not Occupied	30	1.6%
For Sale Only	264	13.7%
Sold - Not Occupied	157	8.1%
Seasonal/Recreational/Occasional Use	520	26.9%
For Migrant Workers	0	0.0%
Other Vacant	657	34.0%

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

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	16,408	12,183	74.3%
15-24	516	174	33.7%
25-34	1,944	1,041	53.5%
35-44	2,425	1,617	66.7%
45-54	2,815	2,142	76.1%
55-59	1,611	1,290	80.1%
60-64	1,670	1,323	79.2%
65-74	3,100	2,602	83.9%
75-84	1,735	1,480	85.3%
85+	592	514	86.8%

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

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	16,408	12,183	74.3%
White Alone	13,938	10,698	76.8%
Black/African American Alone	395	200	50.6%
American Indian/Alaska Native	79	46	58.2%
Asian Alone	310	230	74.2%
Pacific Islander Alone	13	7	53.8%
Other Race Alone	679	408	60.1%
Two or More Races	994	594	59.8%
Hispanic Origin	1,522	896	58.9%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	16,408	12,183	74.3%
1-Person	3,885	2,576	66.3%
2-Person	5,913	4,775	80.8%
3-Person	2,532	1,845	72.9%
4-Person	2,088	1,553	74.4%
5-Person	1,129	824	73.0%
6-Person	515	362	70.3%
7+ Person	346	248	71.7%

2024 Housing Affordability

Housing Affordability Index	101
Percent of Income for Mortgage	25.2%

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	43,041	100.0%	46,031	100.0%	48,089	100.0%	1.25%	0.67%	1.03%
Household Population	40,657	94.5%	43,147	93.7%	45,573	94.8%	1.19%	0.60%	1.30%
Group Quarters	2,384	5.5%	2,884	6.3%	2,516	5.2%	2.20%	1.92%	-3.16%
Population Density	155.4	-	166.3	-	173.7	-			
Total Housing Units	18,146	100.0%	18,340	100.0%	19,342	100.0%	1.14%	0.11%	1.26%
Total Households	15,472	85.3%	16,408	89.5%	17,293	89.4%	1.07%	0.59%	1.24%
Total Vacant	2,674	14.7%	1,932	10.5%	2,049	10.6%	1.72%	-3.20%	1.39%
Average Household Size	2.63	-	2.63	-	2.64	-	-	-	-

Population by Race	Total		2020 Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	46,031	100.0%	39,151	85.1%	6,880	14.9%
Population Reporting One Race	42,313	91.9%	37,633	81.8%	4,680	10.2%
White	36,249	78.7%	34,694	75.4%	1,555	3.4%
Black	1,749	3.8%	1,722	3.7%	27	0.1%
American Indian	236	0.5%	83	0.2%	153	0.3%
Asian	999	2.2%	990	2.2%	9	0.0%
Pacific Islander	36	0.1%	35	0.1%	1	0.0%
Some Other Race	3,044	6.6%	109	0.2%	2,935	6.4%
Population Reporting Two or More Races	3,718	8.1%	1,518	3.3%	2,200	4.8%
Diversity Index	52.8	-	-	-	-	-

Population 18+ by Race	Total		2020 Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	35,878	77.9%	31,763	81.1%	4,115	59.8%
Population Reporting One Race	33,534	72.9%	30,721	78.5%	2,813	40.9%
White	29,183	63.4%	28,299	72.3%	884	12.8%
Black	1,485	3.2%	1,467	3.7%	18	0.3%
American Indian	159	0.3%	64	0.2%	95	1.4%
Asian	800	1.7%	798	2.0%	2	0.0%
Pacific Islander	18	0.0%	17	0.0%	1	0.0%
Some Other Race	1,889	4.1%	76	0.2%	1,813	26.4%
Population Reporting Two or More Races	2,344	5.1%	1,042	2.7%	1,302	18.9%

Population <18 by Race	Total		2020 Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	10,153	22.1%	7,388	18.9%	2,765	40.2%
Population Reporting One Race	8,779	19.1%	6,912	17.7%	1,867	27.1%
White	7,066	15.4%	6,395	16.3%	671	9.8%
Black	264	0.6%	255	0.7%	9	0.1%
American Indian	77	0.2%	19	0.0%	58	0.8%
Asian	199	0.4%	192	0.5%	7	0.1%
Pacific Islander	18	0.0%	18	0.0%	0	0.0%
Some Other Race	1,155	2.5%	33	0.1%	1,122	16.3%
Population Reporting Two or More Races	1,374	3.0%	476	1.2%	898	13.1%

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.

Group Quarters Population	2020	
	Number	Percent
Total	2,884	6.3%
Institutionalized population	2,032	4.4%
Correctional facilities for adults	1,785	3.9%
Juvenile facilities	0	0.0%
Nursing facilities/Skilled-nursing	247	0.5%
Other institutional facilities	0	0.0%
Noninstitutionalized population	852	1.9%
College/University student housing	798	1.7%
Military Quarters	0	0.0%
Other noninstitutional	54	0.1%

Population by Sex	2020	
	Number	Percent
Male	21,674	47.1%
Female	24,357	52.9%

Population by Age	2020	
	Number	Percent
Total	46,031	100%
Age 0-4	2,544	5.5%
Age 5-9	2,678	5.8%
Age 10-14	3,017	6.6%
Age 15-19	3,397	7.4%
Age 20-24	3,005	6.5%
Age 25-29	2,746	6.0%
Age 30-34	2,730	5.9%
Age 35-39	2,750	6.0%
Age 40-44	2,734	5.9%
Age 45-49	2,754	6.0%
Age 50-54	2,852	6.2%
Age 55-59	2,966	6.4%
Age 60-64	2,981	6.5%
Age 65-69	2,694	5.9%
Age 70-74	2,497	5.4%
Age 75-79	1,704	3.7%
Age 80-84	1,041	2.3%
Age 85+	941	2.0%
Age 18+	35,878	77.9%
Age 65+	8,877	19.3%

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	16,408	100%
Married Couple Households	8,923	54.4%
With Own Children <18	3,036	18.5%
Without Own Children <18	5,887	35.9%
Cohabiting Couple Households	904	5.5%
With Own Children <18	346	2.1%
Without Own Children <18	558	3.4%
Male Householder, No Spouse/Partner	2,534	15.4%
Living Alone	1,673	10.2%
65 Years and over	676	4.1%
With Own Children <18	281	1.7%
Without Own Children <18, With Relatives	432	2.6%
No Relatives Present	148	0.9%
Female Householder, No Spouse/Partner	4,047	24.7%
Living Alone	2,212	13.5%
65 Years and over	1,338	8.2%
With Own Children <18	733	4.5%
Without Own Children <18, With Relatives	990	6.0%
No Relatives Present	112	0.7%

Households by Size	2020	
	Number	Percent
Total	16,408	100%
1 Person Household	3,885	23.7%
2 Person Household	5,913	36.0%
3 Person Household	2,532	15.4%
4 Person Household	2,088	12.7%
5 Person Household	1,129	6.9%
6 Person Household	515	3.1%
7+ Person Household	346	2.1%

Population by Relationship	2020	
	Number	Percent
Total	46,031	100%
In Households	43,147	93.7%
Householder	16,415	38.0%
Opposite-Sex Spouse	8,847	20.5%
Same-Sex Spouse	59	0.1%
Opposite-Sex Unmarried Partner	871	2.0%
Same-Sex Unmarried Partner	30	0.1%
Biological Child	11,531	26.7%
Adopted Child	296	0.7%
Stepchild	649	1.5%
Grandchild	1,386	3.2%
Brother or Sister	495	1.1%
Parent	508	1.2%
Parent-in-law	115	0.3%
Son-in-law or Daughter-in-law	260	0.6%
Other Relatives	614	1.4%
Foster Child	76	0.2%
Other Nonrelatives	995	2.3%

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	16,408	100%
Householder Age 15-24	516	3.1%
Householder Age 25-34	1,944	11.8%
Householder Age 35-44	2,425	14.8%
Householder Age 45-54	2,815	17.2%
Householder Age 55-59	1,611	9.8%
Householder Age 60-64	1,670	10.2%
Householder Age 65-74	3,100	18.9%
Householder Age 75-84	1,735	10.6%
Householder Age 85+	592	3.6%

Family Households by Race of Householder	2020	
	Number	Percent
Total	11,782	100%
Householder is White Alone	9,821	59.9%
Householder is Black Alone	260	1.6%
Householder is American Indian Alone	58	0.4%
Householder is Asian Alone	257	1.6%
Householder is Pacific Islander Alone	8	0.0%
Householder is Some Other Race Alone	607	3.7%
Householder is Two or More Races	771	4.7%
Households with Hispanic Householder	1,354	8.3%

Nonfamily Households by Race of Householder	2020	
	Number	Percent
Total	4,626	100%
Householder is White Alone	4,117	25.1%
Householder is Black Alone	135	0.8%
Householder is American Indian Alone	21	0.1%
Householder is Asian Alone	53	0.3%
Householder is Pacific Islander Alone	5	0.0%
Householder is Some Other Race Alone	72	0.4%
Householder is Two or More Races	223	1.4%
Households with Hispanic Householder	168	1.0%

Total Housing Units by Occupancy	2020	
	Number	Percent
Total	18,340	100%
Occupied Housing Units	16,408	89.5%
Vacant Housing Units	1,932	10.5%
For Rent	304	15.7%
Rented, not Occupied	30	1.6%
For Sale Only	264	13.7%
Sold, not Occupied	157	8.1%
For Seasonal/Recreational/Occasional Use	520	26.9%
For Migrant Workers	0	0.0%
Other Vacant	657	34.0%

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.

Owner-Occupied Housing Units by Race of Householder

	2020	
	Number	Percent
Total	12,183	100%
Householder is White Alone	10,698	87.8%
Householder is Black Alone	200	1.6%
Householder is American Indian Alone	46	0.4%
Householder is Asian Alone	230	1.9%
Householder is Pacific Islander Alone	7	0.1%
Householder is Some Other Race Alone	408	3.3%
Householder is Two or More Races	594	4.9%
Hispanic Householder	896	7.4%

Renter-Occupied Housing Units by Race of Householder

	2020	
	Number	Percent
Total	4,225	100%
Householder is White Alone	3,240	76.7%
Householder is Black Alone	195	4.6%
Householder is American Indian Alone	33	0.8%
Householder is Asian Alone	80	1.9%
Householder is Pacific Islander Alone	6	0.1%
Householder is Some Other Race Alone	271	6.4%
Householder is Two or More Races	400	9.5%
Hispanic Householder	626	14.8%

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.