



Age by Sex Profile

Oconee County, GA
 Oconee County, GA (13219)
 Geography: County

Prepared by Esri

Summary	Census 2020	2024	2029	2024-2029 Change	2024-2029 Annual Rate
Population	41,799	45,736	49,403	3,667	1.55%
Households	14,360	15,705	16,961	1,256	1.55%
Average Household Size	2.90	2.90	2.90	0.00	0.00%
Median Age	39.7	40.3	40.6	0.3	0.15%
Median Male Age	38.8	39.4	39.6	0.2	0.10%
Median Female Age	40.4	41.1	41.5	0.4	0.19%

Total Population by Age	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	41,799	100.0%	45,736	100.0%	49,403	100.0%
0 - 4	2,318	5.5%	2,506	5.5%	2,704	5.5%
5 - 9	3,202	7.7%	3,108	6.8%	2,992	6.1%
10 - 14	3,767	9.0%	3,686	8.1%	3,483	7.1%
15 - 19	3,511	8.4%	3,648	8.0%	3,470	7.0%
20 - 24	2,190	5.2%	2,847	6.2%	3,032	6.1%
25 - 29	1,390	3.3%	2,205	4.8%	3,502	7.1%
30 - 34	1,984	4.7%	1,929	4.2%	2,691	5.4%
35 - 39	2,737	6.5%	2,706	5.9%	2,445	4.9%
40 - 44	3,165	7.6%	3,410	7.5%	3,181	6.4%
45 - 49	3,153	7.5%	3,360	7.3%	3,587	7.3%
50 - 54	2,727	6.5%	3,305	7.2%	3,386	6.9%
55 - 59	2,633	6.3%	2,705	5.9%	3,241	6.6%
60 - 64	2,523	6.0%	2,593	5.7%	2,662	5.4%
65 - 69	2,201	5.3%	2,432	5.3%	2,557	5.2%
70 - 74	1,779	4.3%	1,994	4.4%	2,263	4.6%
75 - 79	1,309	3.1%	1,612	3.5%	1,892	3.8%
80 - 84	661	1.6%	961	2.1%	1,302	2.6%
85+	549	1.3%	729	1.6%	1,013	2.1%
18+	30,221	72.3%	34,184	74.7%	38,106	77.1%
21+	28,385	67.9%	32,150	70.3%	36,110	73.1%

Total Population by Age Dependency	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	41,799	100.0%	45,736	100.0%	49,403	100.0%
Child (<18)	11,578	27.7%	11,552	25.3%	11,297	22.9%
Working-Age (18-64)	23,722	56.8%	26,456	57.8%	29,079	58.9%
Senior (Age 65+)	6,499	15.5%	7,728	16.9%	9,027	18.3%
Child Dependency Ratio	48.8	-	43.7	-	38.8	-
Age Dependency Ratio	76.2	-	72.9	-	69.9	-
Senior Dependency Ratio	27.4	-	29.2	-	31.0	-

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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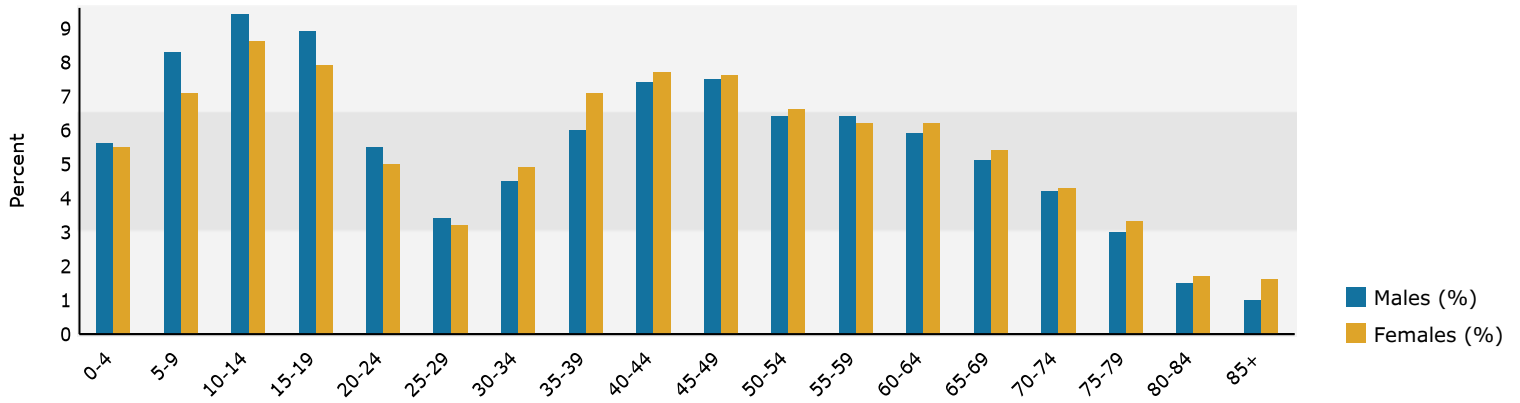
Prepared by Esri

Male Population by Age	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	20,461	100.0%	22,676	100.0%	24,242	100.0%
0 - 4	1,141	5.6%	1,239	5.5%	1,336	5.5%
5 - 9	1,692	8.3%	1,540	6.8%	1,467	6.1%
10 - 14	1,926	9.4%	1,930	8.5%	1,726	7.1%
15 - 19	1,815	8.9%	1,876	8.3%	1,820	7.5%
20 - 24	1,133	5.5%	1,484	6.5%	1,548	6.4%
25 - 29	697	3.4%	1,148	5.1%	1,762	7.3%
30 - 34	928	4.5%	959	4.2%	1,346	5.6%
35 - 39	1,232	6.0%	1,311	5.8%	1,209	5.0%
40 - 44	1,514	7.4%	1,649	7.3%	1,549	6.4%
45 - 49	1,540	7.5%	1,665	7.3%	1,724	7.1%
50 - 54	1,314	6.4%	1,673	7.4%	1,680	6.9%
55 - 59	1,303	6.4%	1,347	5.9%	1,608	6.6%
60 - 64	1,204	5.9%	1,303	5.7%	1,316	5.4%
65 - 69	1,047	5.1%	1,153	5.1%	1,255	5.2%
70 - 74	862	4.2%	933	4.1%	1,039	4.3%
75 - 79	606	3.0%	761	3.4%	860	3.5%
80 - 84	303	1.5%	436	1.9%	594	2.5%
85+	204	1.0%	269	1.2%	403	1.7%
18+	14,550	71.1%	16,818	74.2%	18,616	76.8%
21+	13,584	66.4%	15,747	69.4%	17,546	72.4%

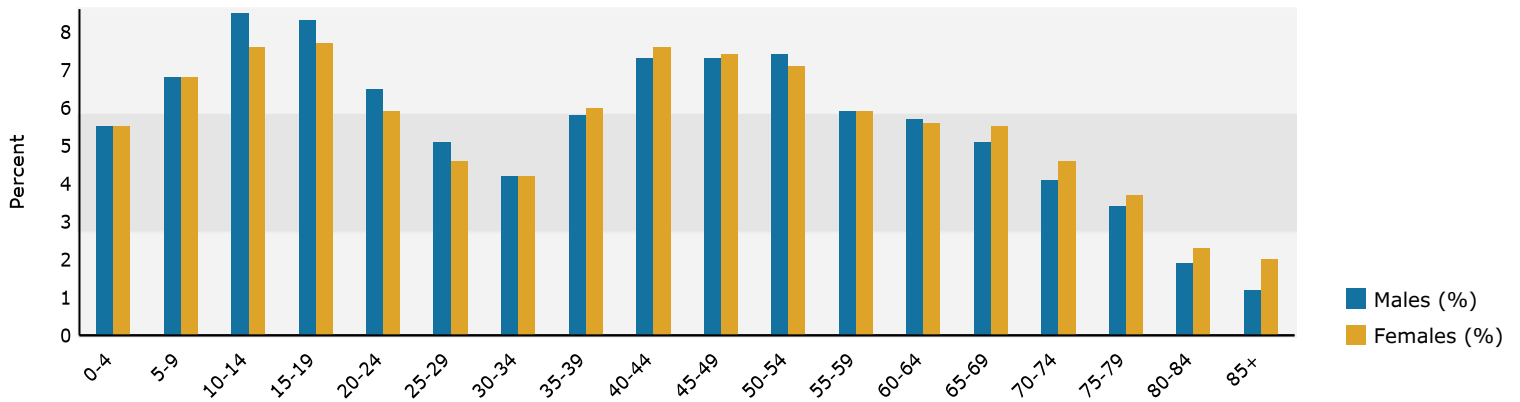
Female Population by Age	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	21,338	100.0%	23,060	100.0%	25,161	100.0%
0 - 4	1,177	5.5%	1,267	5.5%	1,368	5.4%
5 - 9	1,510	7.1%	1,568	6.8%	1,525	6.1%
10 - 14	1,841	8.6%	1,756	7.6%	1,757	7.0%
15 - 19	1,696	7.9%	1,772	7.7%	1,650	6.6%
20 - 24	1,057	5.0%	1,363	5.9%	1,484	5.9%
25 - 29	693	3.2%	1,057	4.6%	1,740	6.9%
30 - 34	1,056	4.9%	970	4.2%	1,345	5.3%
35 - 39	1,505	7.1%	1,395	6.0%	1,236	4.9%
40 - 44	1,651	7.7%	1,761	7.6%	1,632	6.5%
45 - 49	1,613	7.6%	1,695	7.4%	1,863	7.4%
50 - 54	1,413	6.6%	1,632	7.1%	1,706	6.8%
55 - 59	1,330	6.2%	1,358	5.9%	1,633	6.5%
60 - 64	1,319	6.2%	1,290	5.6%	1,346	5.3%
65 - 69	1,154	5.4%	1,279	5.5%	1,302	5.2%
70 - 74	917	4.3%	1,061	4.6%	1,224	4.9%
75 - 79	703	3.3%	851	3.7%	1,032	4.1%
80 - 84	358	1.7%	525	2.3%	708	2.8%
85+	345	1.6%	460	2.0%	610	2.4%
18+	15,671	73.4%	17,366	75.3%	19,490	77.5%
21+	14,801	69.4%	16,403	71.1%	18,564	73.8%

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

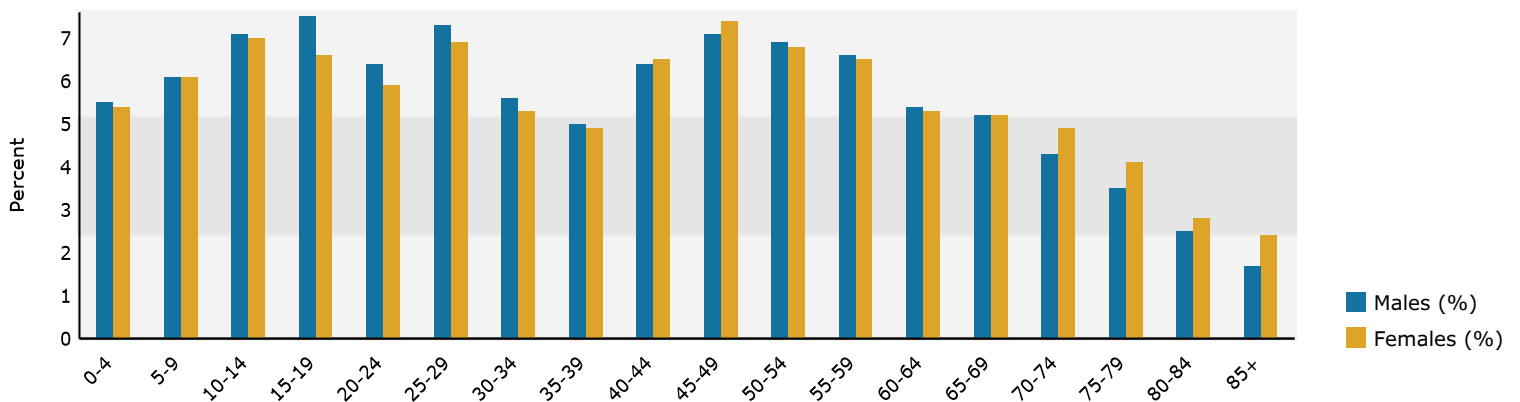
Census 2020 Population by Age and Sex



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.

Summary	Census 2010	Census 2020	2024	2029
Population	32,808	41,799	45,736	49,403
Households	11,622	14,360	15,705	16,961
Families	9,346	11,558	12,471	13,413
Average Household Size	2.81	2.90	2.90	2.90
Owner Occupied Housing Units	9,418	11,774	13,167	14,420
Renter Occupied Housing Units	2,204	2,586	2,538	2,541
Median Age	38.9	39.7	40.3	40.6

Trends: 2024-2029 Annual Rate	Area	State	National
Population	1.55%	0.61%	0.38%
Households	1.55%	0.86%	0.64%
Families	1.47%	0.75%	0.56%
Owner HHs	1.83%	1.32%	0.97%
Median Household Income	2.46%	3.20%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	478	3.0%	382	2.3%
\$15,000 - \$24,999	354	2.3%	241	1.4%
\$25,000 - \$34,999	370	2.4%	276	1.6%
\$35,000 - \$49,999	1,021	6.5%	837	4.9%
\$50,000 - \$74,999	1,847	11.8%	1,650	9.7%
\$75,000 - \$99,999	2,000	12.7%	1,999	11.8%
\$100,000 - \$149,999	3,474	22.1%	3,899	23.0%
\$150,000 - \$199,999	2,204	14.0%	2,982	17.6%
\$200,000+	3,957	25.2%	4,695	27.7%

Median Household Income	\$120,381	\$135,961
Average Household Income	\$160,340	\$179,014
Per Capita Income	\$55,062	\$61,462

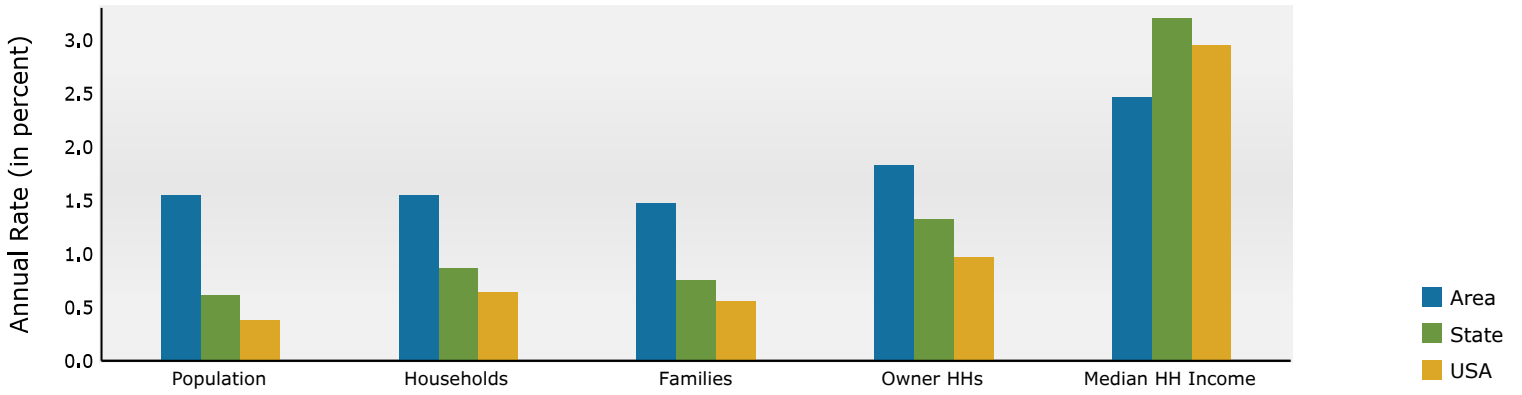
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,924	5.9%	2,318	5.5%	2,506	5.5%	2,704	5.5%
5 - 9	2,693	8.2%	3,202	7.7%	3,108	6.8%	2,992	6.1%
10 - 14	2,912	8.9%	3,767	9.0%	3,686	8.1%	3,483	7.1%
15 - 19	2,593	7.9%	3,511	8.4%	3,648	8.0%	3,470	7.0%
20 - 24	1,441	4.4%	2,190	5.2%	2,847	6.2%	3,032	6.1%
25 - 34	3,053	9.3%	3,374	8.1%	4,134	9.0%	6,193	12.5%
35 - 44	4,915	15.0%	5,902	14.1%	6,116	13.4%	5,626	11.4%
45 - 54	5,498	16.8%	5,880	14.1%	6,665	14.6%	6,973	14.1%
55 - 64	4,201	12.8%	5,156	12.3%	5,298	11.6%	5,903	11.9%
65 - 74	2,147	6.5%	3,980	9.5%	4,426	9.7%	4,820	9.8%
75 - 84	1,012	3.1%	1,970	4.7%	2,573	5.6%	3,194	6.5%
85+	419	1.3%	549	1.3%	729	1.6%	1,013	2.1%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	29,004	88.4%	34,450	82.4%	37,201	81.3%	39,472	79.9%
Black Alone	1,635	5.0%	1,921	4.6%	2,124	4.6%	2,382	4.8%
American Indian Alone	49	0.1%	76	0.2%	98	0.2%	113	0.2%
Asian Alone	1,022	3.1%	2,082	5.0%	2,502	5.5%	2,989	6.1%
Pacific Islander Alone	5	0.0%	0	0.0%	1	0.0%	0	0.0%
Some Other Race Alone	641	2.0%	884	2.1%	1,019	2.2%	1,185	2.4%
Two or More Races	452	1.4%	2,386	5.7%	2,791	6.1%	3,262	6.6%
Hispanic Origin (Any Race)	1,436	4.4%	2,347	5.6%	2,713	5.9%	3,162	6.4%

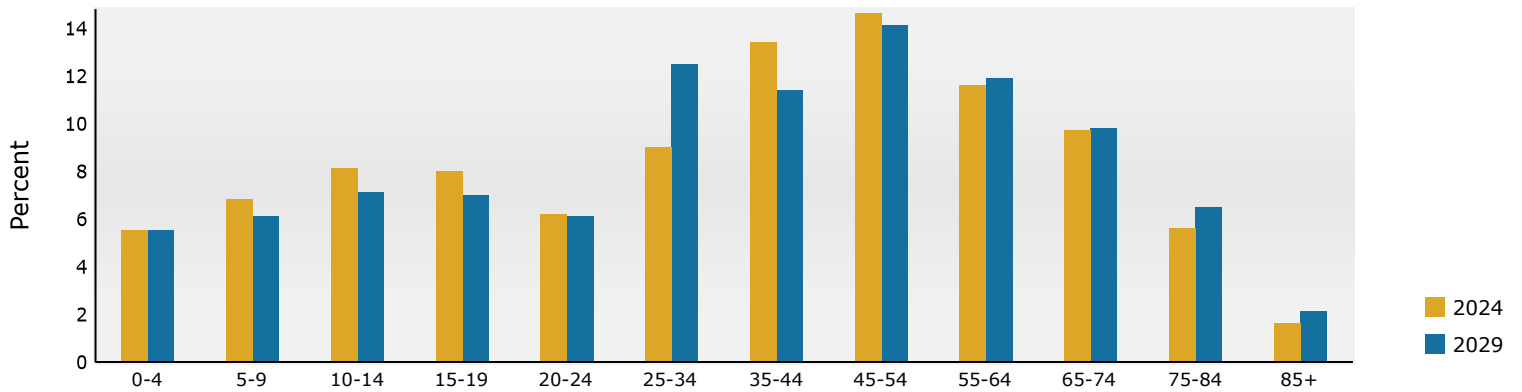
Data Note: Income is expressed in current dollars.

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

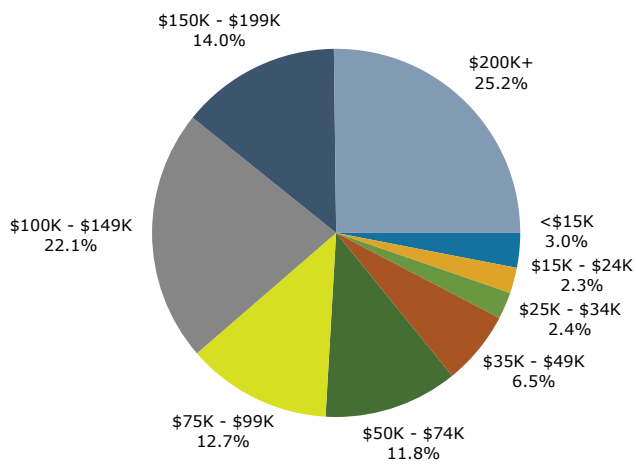
Trends 2024-2029



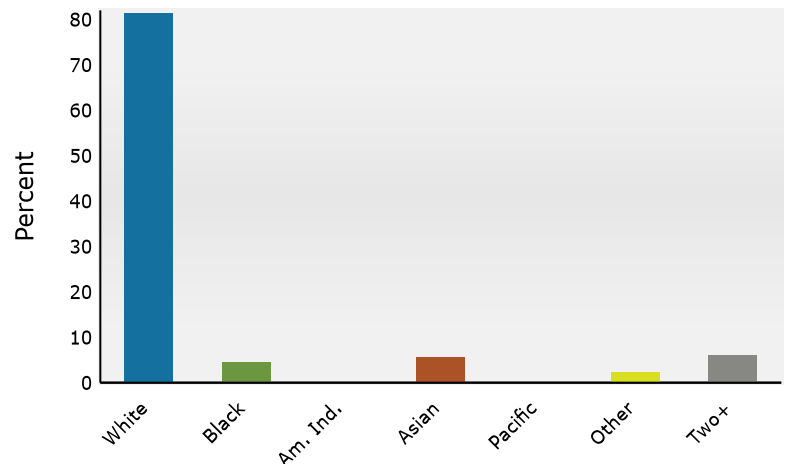
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 5.9%

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

	Oconee County...
Population	
2010 Population	32,808
2020 Population	41,799
2024 Population	45,736
2029 Population	49,403
2010-2020 Annual Rate	2.45%
2020-2024 Annual Rate	2.14%
2024-2029 Annual Rate	1.55%
2020 Male Population	49.0%
2020 Female Population	51.0%
2020 Median Age	39.7
2024 Male Population	49.6%
2024 Female Population	50.4%
2024 Median Age	40.3

In the identified area, the current year population is 45,736. In 2020, the Census count in the area was 41,799. The rate of change since 2020 was 2.14% annually. The five-year projection for the population in the area is 49,403 representing a change of 1.55% annually from 2024 to 2029. Currently, the population is 49.6% male and 50.4% female.

Median Age	
The median age in this area is 40.3, compared to U.S. median age of 39.3.	
Race and Ethnicity	
2024 White Alone	81.3%
2024 Black Alone	4.6%
2024 American Indian/Alaska Native Alone	0.2%
2024 Asian Alone	5.5%
2024 Pacific Islander Alone	0.0%
2024 Other Race	2.2%
2024 Two or More Races	6.1%
2024 Hispanic Origin (Any Race)	5.9%

Persons of Hispanic origin represent 5.9% 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 40.4 in the identified area, compared to 72.5 for the U.S. as a whole.

Households	
2024 Wealth Index	164
2010 Households	11,622
2020 Households	14,360
2024 Households	15,705
2029 Households	16,961
2010-2020 Annual Rate	2.14%
2020-2024 Annual Rate	2.13%
2024-2029 Annual Rate	1.55%
2024 Average Household Size	2.90

The household count in this area has changed from 14,360 in 2020 to 15,705 in the current year, a change of 2.13% annually. The five-year projection of households is 16,961, a change of 1.55% annually from the current year total. Average household size is currently 2.90, compared to 2.90 in the year 2020. The number of families in the current year is 12,471 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.

Oconee County...

Mortgage Income

2024 Percent of Income for Mortgage 23.1%

Median Household Income

2024 Median Household Income \$120,381

2029 Median Household Income \$135,961

2024-2029 Annual Rate 2.46%

Average Household Income

2024 Average Household Income \$160,340

2029 Average Household Income \$179,014

2024-2029 Annual Rate 2.23%

Per Capita Income

2024 Per Capita Income \$55,062

2029 Per Capita Income \$61,462

2024-2029 Annual Rate 2.22%

GINI Index

2024 Gini Index 31.9

Households by Income

Current median household income is \$120,381 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$135,961 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$160,340 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$179,014 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$55,062 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$61,462 in five years, compared to \$51,203 for all U.S. households.

Housing

2024 Housing Affordability Index 109

2010 Total Housing Units 12,383

2010 Owner Occupied Housing Units 9,418

2010 Renter Occupied Housing Units 2,204

2010 Vacant Housing Units 761

2020 Total Housing Units 14,998

2020 Owner Occupied Housing Units 11,774

2020 Renter Occupied Housing Units 2,586

2020 Vacant Housing Units 638

2024 Total Housing Units 16,306

2024 Owner Occupied Housing Units 13,167

2024 Renter Occupied Housing Units 2,538

2024 Vacant Housing Units 601

2029 Total Housing Units 17,572

2029 Owner Occupied Housing Units 14,420

2029 Renter Occupied Housing Units 2,541

2029 Vacant Housing Units 611

Socioeconomic Status Index

2024 Socioeconomic Status Index 61.3

Currently, 80.7% of the 16,306 housing units in the area are owner occupied; 15.6%, renter occupied; and 3.7% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 14,998 housing units in the area and 4.3% vacant housing units. The annual rate of change in housing units since 2020 is 1.99%. Median home value in the area is \$443,464, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.27% annually to \$496,221.

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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Population	45,736	49,403	3,667	1.55%
Households	15,705	16,961	1,256	1.55%
Median Age	40.3	40.6	0.3	0.15%
Average Household Size	2.90	2.90	0.00	0.00%

Income Inequality Measures	2024		2029	
	Number	Percent	Number	Percent
Household	15,705	100%	16,961	100%
<\$15,000	478	3.0%	382	2.3%
\$15,000-\$24,999	354	2.3%	241	1.4%
\$25,000-\$34,999	370	2.4%	276	1.6%
\$35,000-\$49,999	1,021	6.5%	837	4.9%
\$50,000-\$74,999	1,847	11.8%	1,650	9.7%
\$75,000-\$99,999	2,000	12.7%	1,999	11.8%
\$100,000-\$149,999	3,474	22.1%	3,899	23.0%
\$150,000-\$199,999	2,204	14.0%	2,982	17.6%
\$200,000+	3,957	25.2%	4,695	27.7%

Median Household Income	\$120,381	\$135,961
Average Household Income	\$160,340	\$179,014
Per Capita Income	\$55,062	\$61,462

Households by Income	2024		2029	
	Number	Percent	Number	Percent
P90-P10 Ratio	5.9		4.8	
P90-P50 Ratio	1.9		1.7	
P50-P10 Ratio	3.0		2.8	
80-20 Share Ratio	10.8		9.9	
90-40 Share Ratio	3.1		3.0	

Households in Low Income Tier	1,113	7.1%	832	4.9%
Households in Middle Income	8,722	55.5%	8,845	52.1%
Households in Upper Income Tier	5,870	37.4%	7,284	42.9%

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.

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	325	1,578	3,046	3,480	2,877	2,461	1,938
<\$15,000	28	45	59	49	110	80	107
\$15,000-\$24,999	9	23	39	39	76	58	110
\$25,000-\$34,999	16	41	32	33	54	66	128
\$35,000-\$49,999	31	81	131	116	171	195	296
\$50,000-\$74,999	50	166	233	213	266	517	402
\$75,000-\$99,999	65	214	324	333	303	422	339
\$100,000-\$149,999	76	406	789	884	674	451	194
\$150,000-\$199,999	28	249	524	575	394	241	193
\$200,000+	22	353	915	1,238	829	431	169
Median HH Income	\$83,868	\$121,250	\$142,311	\$154,722	\$129,118	\$92,087	\$68,763
Average HH Income	\$101,225	\$158,578	\$180,374	\$195,175	\$169,589	\$133,123	\$98,479
Percent Distribution							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	8.6%	2.9%	1.9%	1.4%	3.8%	3.3%	5.5%
\$15,000-\$24,999	2.8%	1.5%	1.3%	1.1%	2.6%	2.4%	5.7%
\$25,000-\$34,999	4.9%	2.6%	1.1%	0.9%	1.9%	2.7%	6.6%
\$35,000-\$49,999	9.5%	5.1%	4.3%	3.3%	5.9%	7.9%	15.3%
\$50,000-\$74,999	15.4%	10.5%	7.6%	6.1%	9.2%	21.0%	20.7%
\$75,000-\$99,999	20.0%	13.6%	10.6%	9.6%	10.5%	17.1%	17.5%
\$100,000-\$149,999	23.4%	25.7%	25.9%	25.4%	23.4%	18.3%	10.0%
\$150,000-\$199,999	8.6%	15.8%	17.2%	16.5%	13.7%	9.8%	10.0%
\$200,000+	6.8%	22.4%	30.0%	35.6%	28.8%	17.5%	8.7%

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

Oconee County, GA
Oconee County, GA (13219)
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	300	2,302	2,703	3,537	3,114	2,592	2,413
<\$15,000	24	49	35	34	74	55	111
\$15,000-\$24,999	6	21	19	22	50	35	88
\$25,000-\$34,999	10	38	17	17	36	45	113
\$35,000-\$49,999	23	88	75	78	123	147	303
\$50,000-\$74,999	42	185	150	146	220	451	456
\$75,000-\$99,999	59	265	256	283	286	415	435
\$100,000-\$149,999	78	621	704	898	771	537	290
\$150,000-\$199,999	37	476	545	687	546	354	337
\$200,000+	21	559	902	1,372	1,008	553	280
Median HH Income	\$92,476	\$136,865	\$156,365	\$167,070	\$149,709	\$109,887	\$81,097
Average HH Income	\$112,478	\$176,018	\$201,006	\$215,628	\$192,537	\$156,182	\$118,916
Percent Distribution							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	8.0%	2.1%	1.3%	1.0%	2.4%	2.1%	4.6%
\$15,000-\$24,999	2.0%	0.9%	0.7%	0.6%	1.6%	1.4%	3.6%
\$25,000-\$34,999	3.3%	1.7%	0.6%	0.5%	1.2%	1.7%	4.7%
\$35,000-\$49,999	7.7%	3.8%	2.8%	2.2%	3.9%	5.7%	12.6%
\$50,000-\$74,999	14.0%	8.0%	5.5%	4.1%	7.1%	17.4%	18.9%
\$75,000-\$99,999	19.7%	11.5%	9.5%	8.0%	9.2%	16.0%	18.0%
\$100,000-\$149,999	26.0%	27.0%	26.0%	25.4%	24.8%	20.7%	12.0%
\$150,000-\$199,999	12.3%	20.7%	20.2%	19.4%	17.5%	13.7%	14.0%
\$200,000+	7.0%	24.3%	33.4%	38.8%	32.4%	21.3%	11.6%

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

Oconee County, GA
Oconee County, GA (13219)
Geography: County

Prepared by Esri

Population		Households	
2020 Total Population	41,799	2024 Median Household Income	\$120,381
2024 Total Population	45,736	2029 Median Household Income	\$135,961
2029 Total Population	49,403	2024-2029 Annual Rate	2.46%
2024-2029 Annual Rate	1.55%		

Housing Units by Occupancy Status and Tenure	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	14,998	100.0%	16,306	100.0%	17,572	100.0%
Occupied	14,360	95.7%	15,705	96.3%	16,961	96.5%
Owner	11,774	78.5%	13,167	80.7%	14,420	82.1%
Renter	2,586	17.2%	2,538	15.6%	2,541	14.5%
Vacant	638	4.3%	601	3.7%	611	3.5%

Owner Occupied Housing Units by Value	2024		2029	
	Number	Percent	Number	Percent
Total	13,167	100.0%	14,420	100.0%
<\$50,000	129	1.0%	41	0.3%
\$50,000-\$99,999	56	0.4%	11	0.1%
\$100,000-\$149,999	176	1.3%	37	0.3%
\$150,000-\$199,999	394	3.0%	121	0.8%
\$200,000-\$249,999	591	4.5%	284	2.0%
\$250,000-\$299,999	1,174	8.9%	834	5.8%
\$300,000-\$399,999	2,913	22.1%	2,852	19.8%
\$400,000-\$499,999	2,647	20.1%	3,149	21.8%
\$500,000-\$749,999	3,241	24.6%	4,525	31.4%
\$750,000-\$999,999	941	7.1%	1,410	9.8%
\$1,000,000-\$1,499,999	656	5.0%	876	6.1%
\$1,500,000-\$1,999,999	102	0.8%	121	0.8%
\$2,000,000+	147	1.1%	159	1.1%

Median Value	\$443,464	\$496,221
Average Value	\$527,314	\$586,860

Census 2020 Housing Units	Number	Percent
Total	14,998	100.0%
Housing Units In Urbanized Areas	7,155	47.7%
Rural Housing Units	7,843	52.3%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	11,774	100.0%
Owned with a Mortgage/Loan	8,362	71.0%
Owned Free and Clear	3,412	29.0%

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	638	100.0%
For Rent	116	18.2%
Rented- Not Occupied	21	3.3%
For Sale Only	132	20.7%
Sold - Not Occupied	42	6.6%
Seasonal/Recreational/Occasional Use	62	9.7%
For Migrant Workers	0	0.0%
Other Vacant	265	41.5%

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

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	14,360	11,774	82.0%
15-24	336	82	24.4%
25-34	1,317	859	65.2%
35-44	2,985	2,379	79.7%
45-54	3,114	2,667	85.6%
55-59	1,448	1,286	88.8%
60-64	1,391	1,236	88.9%
65-74	2,260	2,004	88.7%
75-84	1,139	1,014	89.0%
85+	370	247	66.8%

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

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	14,360	11,774	82.0%
White Alone	12,250	10,350	84.5%
Black/African American Alone	681	386	56.7%
American Indian/Alaska Native	29	15	51.7%
Asian Alone	582	463	79.6%
Pacific Islander Alone	5	1	20.0%
Other Race Alone	239	132	55.2%
Two or More Races	574	427	74.4%
Hispanic Origin	577	358	62.0%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	14,360	11,774	82.0%
1-Person	2,311	1,560	67.5%
2-Person	4,521	3,896	86.2%
3-Person	2,551	2,103	82.4%
4-Person	2,961	2,510	84.8%
5-Person	1,374	1,176	85.6%
6-Person	388	340	87.6%
7+ Person	254	189	74.4%

2024 Housing Affordability

Housing Affordability Index	109
Percent of Income for Mortgage	23.1%

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	32,808	100.0%	41,799	100.0%	45,736	100.0%	2.36%	2.45%	2.14%
Household Population	32,691	99.6%	41,673	99.7%	45,588	99.7%	2.39%	2.46%	2.14%
Group Quarters	117	0.4%	126	0.3%	148	0.3%	-3.17%	0.74%	3.86%
Population Density	178.3	-	226.7	-	248.1	-			
Total Housing Units	12,383	100.0%	14,998	100.0%	16,306	100.0%	2.29%	1.93%	1.99%
Total Households	11,622	93.9%	14,360	95.7%	15,705	96.3%	2.33%	2.14%	2.13%
Total Vacant	761	6.1%	638	4.3%	601	3.7%	1.46%	-1.75%	-1.40%
Average Household Size	2.81	-	2.90	-	2.90	-	-	-	-

Population by Race	Total		2020 Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	41,799	100.0%	39,452	94.4%	2,347	5.6%
Population Reporting One Race	39,413	94.3%	38,051	91.0%	1,362	3.3%
White	34,450	82.4%	33,886	81.1%	564	1.3%
Black	1,921	4.6%	1,897	4.5%	24	0.1%
American Indian	76	0.2%	31	0.1%	45	0.1%
Asian	2,082	5.0%	2,066	4.9%	16	0.0%
Pacific Islander	0	0.0%	0	0.0%	0	0.0%
Some Other Race	884	2.1%	171	0.4%	713	1.7%
Population Reporting Two or More Races	2,386	5.7%	1,401	3.4%	985	2.4%
Diversity Index	38.5	-	-	-	-	-

Population 18+ by Race	Total		2020 Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	30,221	72.3%	28,816	73.0%	1,405	59.9%
Population Reporting One Race	28,839	69.0%	27,996	71.0%	843	35.9%
White	25,274	60.5%	24,942	63.2%	332	14.1%
Black	1,503	3.6%	1,487	3.8%	16	0.7%
American Indian	50	0.1%	20	0.1%	30	1.3%
Asian	1,450	3.5%	1,441	3.7%	9	0.4%
Pacific Islander	0	0.0%	0	0.0%	0	0.0%
Some Other Race	562	1.3%	106	0.3%	456	19.4%
Population Reporting Two or More Races	1,382	3.3%	820	2.1%	562	23.9%

Population <18 by Race	Total		2020 Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	11,578	27.7%	10,636	27.0%	942	40.1%
Population Reporting One Race	10,574	25.3%	10,055	25.5%	519	22.1%
White	9,176	22.0%	8,944	22.7%	232	9.9%
Black	418	1.0%	410	1.0%	8	0.3%
American Indian	26	0.1%	11	0.0%	15	0.6%
Asian	632	1.5%	625	1.6%	7	0.3%
Pacific Islander	0	0.0%	0	0.0%	0	0.0%
Some Other Race	322	0.8%	65	0.2%	257	11.0%
Population Reporting Two or More Races	1,004	2.4%	581	1.5%	423	18.0%

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	126	0.3%
Institutionalized population	126	0.3%
Correctional facilities for adults	20	0.0%
Juvenile facilities	0	0.0%
Nursing facilities/Skilled-nursing	106	0.3%
Other institutional facilities	0	0.0%
Noninstitutionalized population	0	0.0%
College/University student housing	0	0.0%
Military Quarters	0	0.0%
Other noninstitutional	0	0.0%

Population by Sex	2020	
	Number	Percent
Male	20,461	49.0%
Female	21,338	51.0%

Population by Age	2020	
	Number	Percent
Total	41,799	100%
Age 0-4	2,318	5.5%
Age 5-9	3,202	7.7%
Age 10-14	3,767	9.0%
Age 15-19	3,511	8.4%
Age 20-24	2,190	5.2%
Age 25-29	1,390	3.3%
Age 30-34	1,984	4.7%
Age 35-39	2,737	6.5%
Age 40-44	3,165	7.6%
Age 45-49	3,153	7.5%
Age 50-54	2,727	6.5%
Age 55-59	2,633	6.3%
Age 60-64	2,523	6.0%
Age 65-69	2,201	5.3%
Age 70-74	1,779	4.3%
Age 75-79	1,309	3.1%
Age 80-84	661	1.6%
Age 85+	549	1.3%
Age 18+	30,221	72.3%
Age 65+	6,499	15.5%

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	14,360	100%
Married Couple Households	9,655	67.2%
With Own Children <18	4,730	32.9%
Without Own Children <18	4,925	34.3%
Cohabiting Couple Households	425	3.0%
With Own Children <18	160	1.1%
Without Own Children <18	265	1.8%
Male Householder, No Spouse/Partner	1,537	10.7%
Living Alone	906	6.3%
65 Years and over	359	2.5%
With Own Children <18	189	1.3%
Without Own Children <18, With Relatives	296	2.1%
No Relatives Present	146	1.0%
Female Householder, No Spouse/Partner	2,743	19.1%
Living Alone	1,405	9.8%
65 Years and over	883	6.1%
With Own Children <18	617	4.3%
Without Own Children <18, With Relatives	596	4.2%
No Relatives Present	125	0.9%

Households by Size	2020	
	Number	Percent
Total	14,360	100%
1 Person Household	2,311	16.1%
2 Person Household	4,521	31.5%
3 Person Household	2,551	17.8%
4 Person Household	2,961	20.6%
5 Person Household	1,374	9.6%
6 Person Household	388	2.7%
7+ Person Household	254	1.8%

Population by Relationship	2020	
	Number	Percent
Total	41,799	100%
In Households	41,673	99.7%
Householder	14,345	34.4%
Opposite-Sex Spouse	9,595	23.0%
Same-Sex Spouse	54	0.1%
Opposite-Sex Unmarried Partner	407	1.0%
Same-Sex Unmarried Partner	14	0.0%
Biological Child	13,621	32.7%
Adopted Child	431	1.0%
Stepchild	444	1.1%
Grandchild	676	1.6%
Brother or Sister	203	0.5%
Parent	364	0.9%
Parent-in-law	170	0.4%
Son-in-law or Daughter-in-law	135	0.3%
Other Relatives	252	0.6%
Foster Child	41	0.1%
Other Nonrelatives	921	2.2%

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	14,360	100%
Householder Age 15-24	336	2.3%
Householder Age 25-34	1,317	9.2%
Householder Age 35-44	2,985	20.8%
Householder Age 45-54	3,114	21.7%
Householder Age 55-59	1,448	10.1%
Householder Age 60-64	1,391	9.7%
Householder Age 65-74	2,260	15.7%
Householder Age 75-84	1,139	7.9%
Householder Age 85+	370	2.6%

Family Households by Race of Householder	2020	
	Number	Percent
Total	11,558	100%
Householder is White Alone	9,846	68.6%
Householder is Black Alone	493	3.4%
Householder is American Indian Alone	26	0.2%
Householder is Asian Alone	516	3.6%
Householder is Pacific Islander Alone	4	0.0%
Householder is Some Other Race Alone	212	1.5%
Householder is Two or More Races	461	3.2%
Households with Hispanic Householder	494	3.4%

Nonfamily Households by Race of Householder	2020	
	Number	Percent
Total	2,802	100%
Householder is White Alone	2,404	16.7%
Householder is Black Alone	188	1.3%
Householder is American Indian Alone	3	0.0%
Householder is Asian Alone	66	0.5%
Householder is Pacific Islander Alone	1	0.0%
Householder is Some Other Race Alone	27	0.2%
Householder is Two or More Races	113	0.8%
Households with Hispanic Householder	83	0.6%

Total Housing Units by Occupancy	2020	
	Number	Percent
Total	14,998	100%
Occupied Housing Units	14,360	95.7%
Vacant Housing Units	638	4.3%
For Rent	116	18.2%
Rented, not Occupied	21	3.3%
For Sale Only	132	20.7%
Sold, not Occupied	42	6.6%
For Seasonal/Recreational/Occasional Use	62	9.7%
For Migrant Workers	0	0.0%
Other Vacant	265	41.5%

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	11,774	100%
Householder is White Alone	10,350	87.9%
Householder is Black Alone	386	3.3%
Householder is American Indian Alone	15	0.1%
Householder is Asian Alone	463	3.9%
Householder is Pacific Islander Alone	1	0.0%
Householder is Some Other Race Alone	132	1.1%
Householder is Two or More Races	427	3.6%
Hispanic Householder	358	3.0%

Renter-Occupied Housing Units by Race of Householder

	2020	
	Number	Percent
Total	2,586	100%
Householder is White Alone	1,900	73.5%
Householder is Black Alone	295	11.4%
Householder is American Indian Alone	14	0.5%
Householder is Asian Alone	119	4.6%
Householder is Pacific Islander Alone	4	0.2%
Householder is Some Other Race Alone	107	4.1%
Householder is Two or More Races	147	5.7%
Hispanic Householder	219	8.5%

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
 - RECREATIONAL TOURISM
- MANAGEMENT
 - MULTI-FAMILY
 - COMMERCIAL
 - HOME RENTAL
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- RESIDENTIAL REPORTS
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