

Age by Sex Profile

Pickens County, GA
Pickens County, GA (13227)
Geography: County

Prepared by Esri

Summary	Census 2020	2024	2029	2024-2029 Change	2024-2029 Annual Rate
Population	33,216	35,472	37,352	1,880	1.04%
Households	13,120	14,161	15,125	964	1.33%
Average Household Size	2.51	2.48	2.45	-0.03	-0.24%
Median Age	47.7	47.5	47.7	0.2	0.08%
Median Male Age	46.7	46.2	46.5	0.3	0.13%
Median Female Age	48.9	48.8	48.9	0.1	0.04%

Total Population by Age	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	33,216	100.0%	35,472	100.0%	37,352	100.0%
0 - 4	1,582	4.8%	1,677	4.7%	1,768	4.7%
5 - 9	1,675	5.0%	1,883	5.3%	1,833	4.9%
10 - 14	1,935	5.8%	1,917	5.4%	2,029	5.4%
15 - 19	2,010	6.1%	2,060	5.8%	1,918	5.1%
20 - 24	1,528	4.6%	1,790	5.0%	1,789	4.8%
25 - 29	1,572	4.7%	1,621	4.6%	2,066	5.5%
30 - 34	1,747	5.3%	1,868	5.3%	1,905	5.1%
35 - 39	1,729	5.2%	1,902	5.4%	2,027	5.4%
40 - 44	1,794	5.4%	2,021	5.7%	2,159	5.8%
45 - 49	1,995	6.0%	1,991	5.6%	2,223	6.0%
50 - 54	2,265	6.8%	2,280	6.4%	2,121	5.7%
55 - 59	2,661	8.0%	2,522	7.1%	2,447	6.6%
60 - 64	2,613	7.9%	2,853	8.0%	2,683	7.2%
65 - 69	2,632	7.9%	2,826	8.0%	3,110	8.3%
70 - 74	2,467	7.4%	2,554	7.2%	2,829	7.6%
75 - 79	1,581	4.8%	1,952	5.5%	2,131	5.7%
80 - 84	896	2.7%	1,090	3.1%	1,443	3.9%
85+	534	1.6%	665	1.9%	871	2.3%
18+	26,799	80.7%	28,750	81.0%	30,563	81.8%
21+	25,718	77.4%	27,577	77.7%	29,457	78.9%

Total Population by Age Dependency	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	33,216	100.0%	35,472	100.0%	37,352	100.0%
Child (<18)	6,417	19.3%	6,722	19.0%	6,789	18.2%
Working-Age (18-64)	18,689	56.3%	19,663	55.4%	20,179	54.0%
Senior (Age 65+)	8,110	24.4%	9,087	25.6%	10,384	27.8%
Child Dependency Ratio	34.3	-	34.2	-	33.6	-
Age Dependency Ratio	77.7	-	80.4	-	85.1	-
Senior Dependency Ratio	43.4	-	46.2	-	51.5	-

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.

Age by Sex Profile

Pickens County, GA
 Pickens County, GA (13227)
 Geography: County

Prepared by Esri

Male Population by Age	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	16,352	100.0%	17,764	100.0%	18,663	100.0%
0 - 4	831	5.1%	883	5.0%	929	5.0%
5 - 9	864	5.3%	994	5.6%	973	5.2%
10 - 14	985	6.0%	979	5.5%	1,051	5.6%
15 - 19	1,041	6.4%	1,059	6.0%	978	5.2%
20 - 24	788	4.8%	937	5.3%	914	4.9%
25 - 29	783	4.8%	843	4.7%	1,063	5.7%
30 - 34	872	5.3%	939	5.3%	976	5.2%
35 - 39	867	5.3%	995	5.6%	1,029	5.5%
40 - 44	861	5.3%	1,017	5.7%	1,089	5.8%
45 - 49	985	6.0%	1,002	5.6%	1,132	6.1%
50 - 54	1,139	7.0%	1,161	6.5%	1,054	5.6%
55 - 59	1,291	7.9%	1,280	7.2%	1,216	6.5%
60 - 64	1,249	7.6%	1,412	7.9%	1,354	7.3%
65 - 69	1,196	7.3%	1,337	7.5%	1,501	8.0%
70 - 74	1,214	7.4%	1,212	6.8%	1,370	7.3%
75 - 79	740	4.5%	938	5.3%	985	5.3%
80 - 84	418	2.6%	499	2.8%	681	3.6%
85+	228	1.4%	277	1.6%	368	2.0%
18+	13,060	79.9%	14,281	80.4%	15,134	81.1%
21+	12,491	76.4%	13,670	77.0%	14,565	78.0%

Female Population by Age	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	16,864	100.0%	17,708	100.0%	18,689	100.0%
0 - 4	751	4.5%	794	4.5%	839	4.5%
5 - 9	811	4.8%	889	5.0%	860	4.6%
10 - 14	950	5.6%	938	5.3%	978	5.2%
15 - 19	969	5.7%	1,001	5.7%	940	5.0%
20 - 24	740	4.4%	853	4.8%	875	4.7%
25 - 29	789	4.7%	778	4.4%	1,003	5.4%
30 - 34	875	5.2%	929	5.2%	929	5.0%
35 - 39	862	5.1%	907	5.1%	998	5.3%
40 - 44	933	5.5%	1,004	5.7%	1,070	5.7%
45 - 49	1,010	6.0%	989	5.6%	1,091	5.8%
50 - 54	1,126	6.7%	1,119	6.3%	1,067	5.7%
55 - 59	1,370	8.1%	1,242	7.0%	1,231	6.6%
60 - 64	1,364	8.1%	1,441	8.1%	1,329	7.1%
65 - 69	1,436	8.5%	1,489	8.4%	1,609	8.6%
70 - 74	1,253	7.4%	1,342	7.6%	1,459	7.8%
75 - 79	841	5.0%	1,014	5.7%	1,146	6.1%
80 - 84	478	2.8%	591	3.3%	762	4.1%
85+	306	1.8%	388	2.2%	503	2.7%
18+	13,739	81.5%	14,469	81.7%	15,429	82.6%
21+	13,227	78.4%	13,907	78.5%	14,892	79.7%

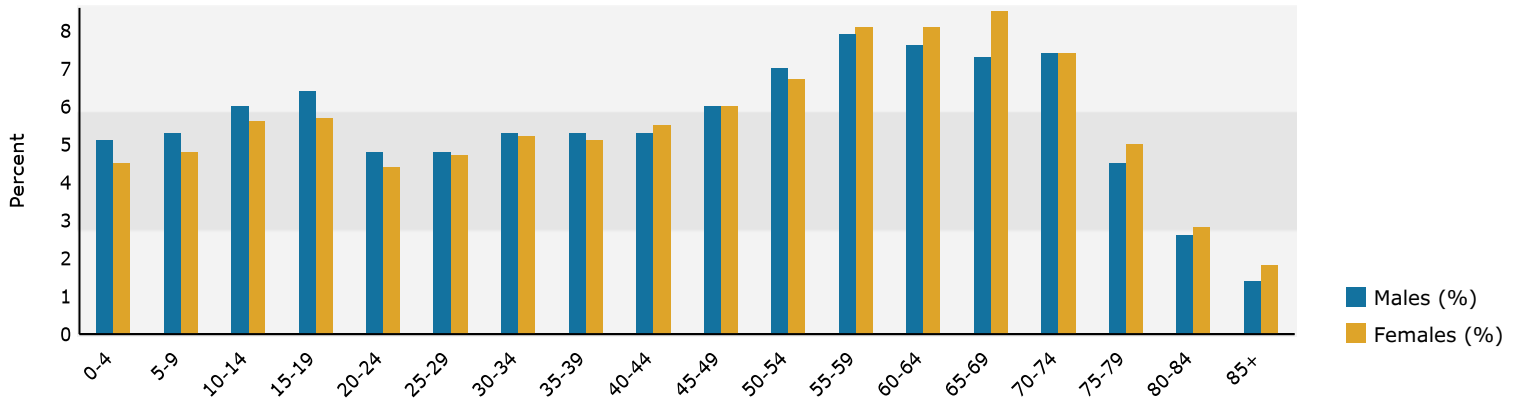
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.

Age by Sex Profile

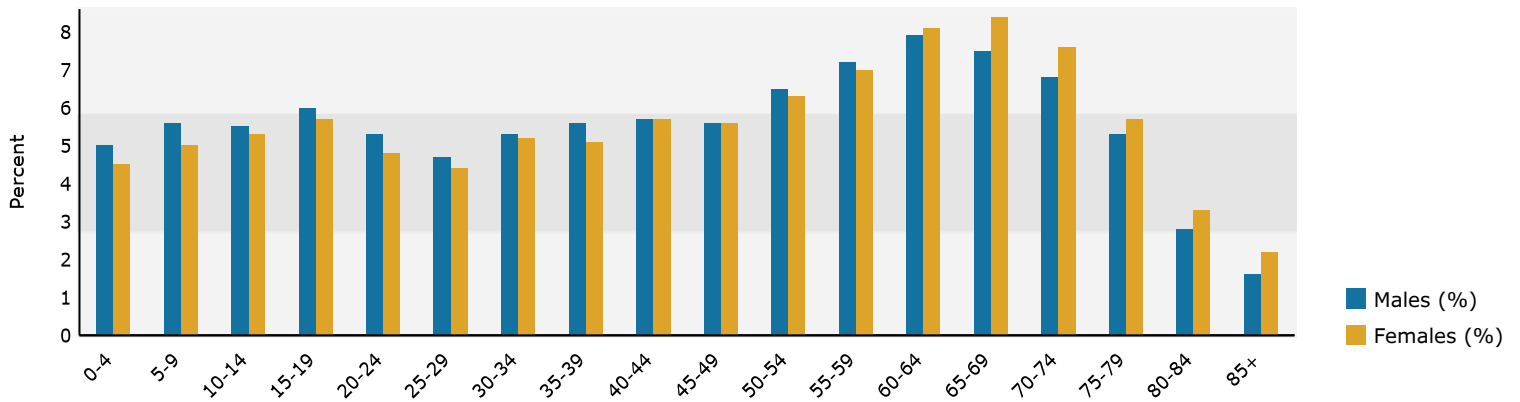
Pickens County, GA
 Pickens County, GA (13227)
 Geography: County

Prepared by Esri

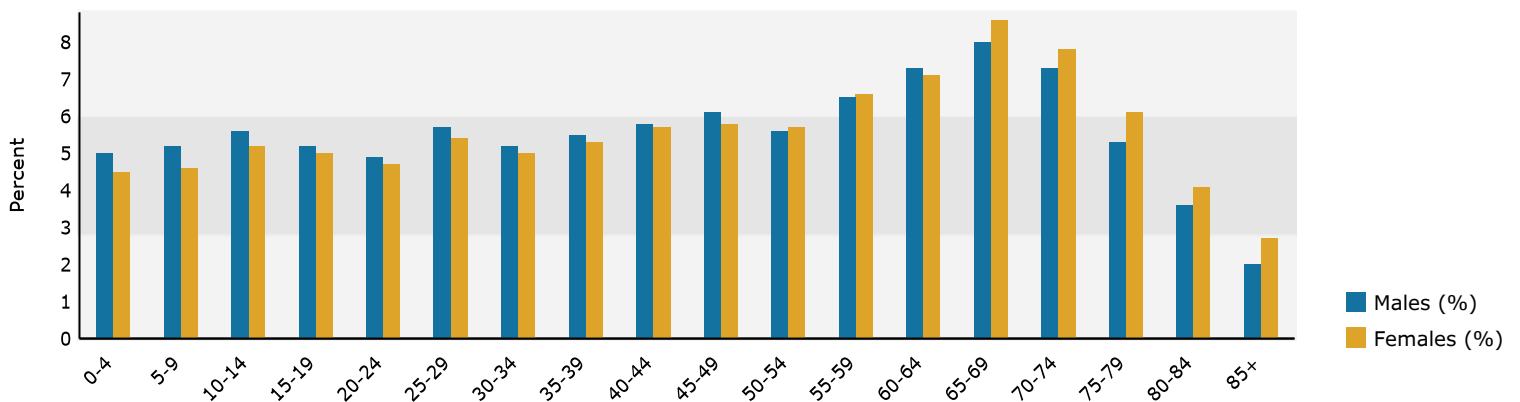
Census 2020 Population by Age and Sex



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	29,431	33,216	35,472	37,352
Households	11,291	13,120	14,161	15,125
Families	8,423	9,589	10,159	10,790
Average Household Size	2.57	2.51	2.48	2.45
Owner Occupied Housing Units	8,822	10,579	11,639	12,776
Renter Occupied Housing Units	2,469	2,541	2,522	2,349
Median Age	42.1	47.7	47.5	47.7

Trends: 2024-2029 Annual Rate	Area	State	National
Population	1.04%	0.61%	0.38%
Households	1.33%	0.86%	0.64%
Families	1.21%	0.75%	0.56%
Owner HHs	1.88%	1.32%	0.97%
Median Household Income	3.06%	3.20%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	911	6.4%	791	5.2%
\$15,000 - \$24,999	890	6.3%	660	4.4%
\$25,000 - \$34,999	1,054	7.4%	854	5.6%
\$35,000 - \$49,999	1,568	11.1%	1,393	9.2%
\$50,000 - \$74,999	1,990	14.1%	1,927	12.7%
\$75,000 - \$99,999	2,171	15.3%	2,362	15.6%
\$100,000 - \$149,999	3,504	24.7%	4,320	28.6%
\$150,000 - \$199,999	1,042	7.4%	1,461	9.7%
\$200,000+	1,031	7.3%	1,357	9.0%

Median Household Income	\$81,151	\$94,352
Average Household Income	\$101,156	\$117,683
Per Capita Income	\$40,397	\$47,667

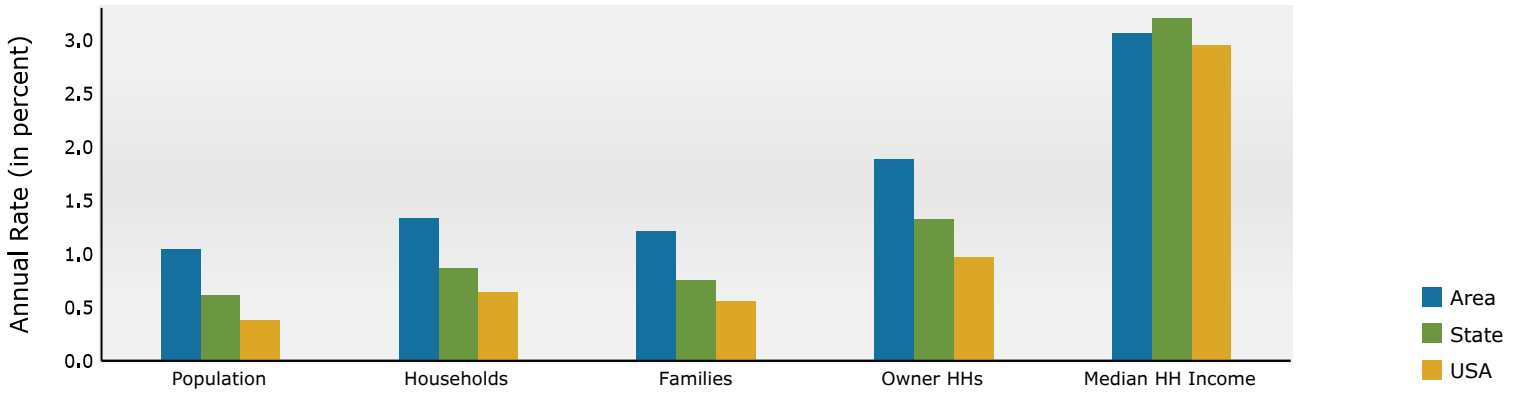
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,742	5.9%	1,582	4.8%	1,677	4.7%	1,768	4.7%
5 - 9	1,935	6.6%	1,675	5.0%	1,883	5.3%	1,833	4.9%
10 - 14	1,883	6.4%	1,935	5.8%	1,917	5.4%	2,029	5.4%
15 - 19	1,727	5.9%	2,010	6.1%	2,060	5.8%	1,918	5.1%
20 - 24	1,492	5.1%	1,528	4.6%	1,790	5.0%	1,789	4.8%
25 - 34	3,133	10.6%	3,319	10.0%	3,489	9.8%	3,971	10.6%
35 - 44	3,990	13.6%	3,523	10.6%	3,923	11.1%	4,186	11.2%
45 - 54	4,281	14.5%	4,260	12.8%	4,271	12.0%	4,344	11.6%
55 - 64	4,443	15.1%	5,274	15.9%	5,375	15.2%	5,130	13.7%
65 - 74	3,084	10.5%	5,099	15.4%	5,380	15.2%	5,939	15.9%
75 - 84	1,330	4.5%	2,477	7.5%	3,042	8.6%	3,574	9.6%
85+	391	1.3%	534	1.6%	665	1.9%	871	2.3%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	28,171	95.7%	30,400	91.5%	32,200	90.8%	33,581	89.9%
Black Alone	312	1.1%	301	0.9%	378	1.1%	426	1.1%
American Indian Alone	81	0.3%	141	0.4%	161	0.5%	173	0.5%
Asian Alone	119	0.4%	194	0.6%	211	0.6%	245	0.7%
Pacific Islander Alone	7	0.0%	6	0.0%	6	0.0%	4	0.0%
Some Other Race Alone	396	1.3%	477	1.4%	575	1.6%	694	1.9%
Two or More Races	345	1.2%	1,697	5.1%	1,941	5.5%	2,229	6.0%
Hispanic Origin (Any Race)	819	2.8%	1,198	3.6%	1,519	4.3%	1,799	4.8%

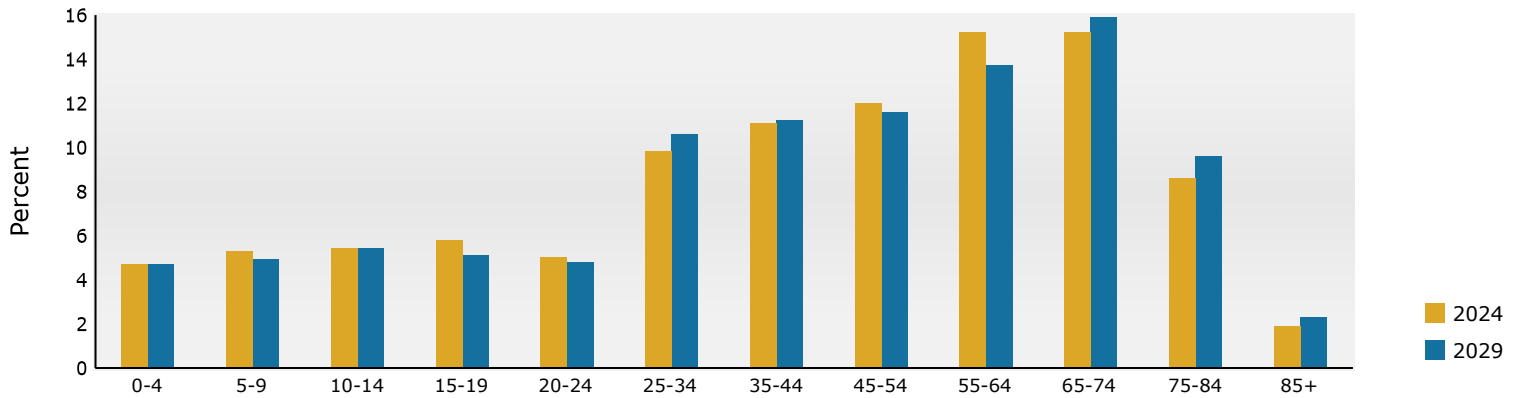
Data Note: Income is expressed in current dollars.

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

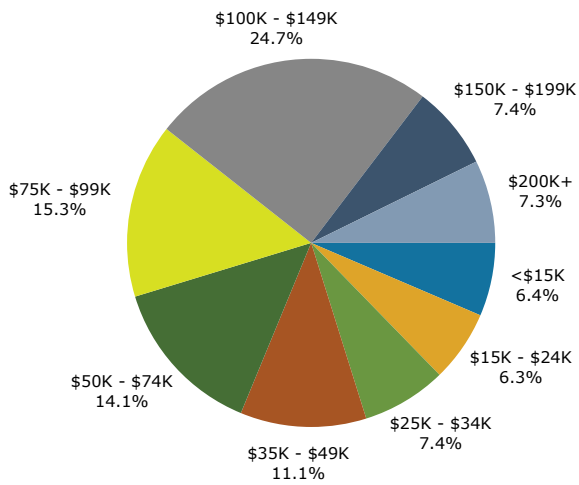
Trends 2024-2029



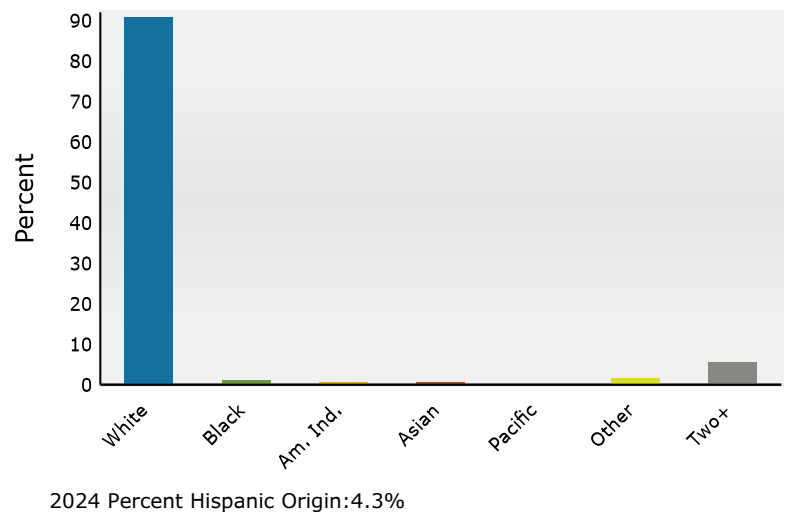
Population by Age



2024 Household Income



2024 Population by Race



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

	Pickens Count...
Population	
2010 Population	29,431
2020 Population	33,216
2024 Population	35,472
2029 Population	37,352
2010-2020 Annual Rate	1.22%
2020-2024 Annual Rate	1.56%
2024-2029 Annual Rate	1.04%
2020 Male Population	49.2%
2020 Female Population	50.8%
2020 Median Age	47.7
2024 Male Population	50.1%
2024 Female Population	49.9%
2024 Median Age	47.5

In the identified area, the current year population is 35,472. In 2020, the Census count in the area was 33,216. The rate of change since 2020 was 1.56% annually. The five-year projection for the population in the area is 37,352 representing a change of 1.04% annually from 2024 to 2029. Currently, the population is 50.1% male and 49.9% female.

Median Age	
The median age in this area is 47.5, compared to U.S. median age of 39.3.	

Race and Ethnicity	
2024 White Alone	90.8%
2024 Black Alone	1.1%
2024 American Indian/Alaska Native Alone	0.5%
2024 Asian Alone	0.6%
2024 Pacific Islander Alone	0.0%
2024 Other Race	1.6%
2024 Two or More Races	5.5%
2024 Hispanic Origin (Any Race)	4.3%

Persons of Hispanic origin represent 4.3% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 24.0 in the identified area, compared to 72.5 for the U.S. as a whole.

Households	
2024 Wealth Index	104
2010 Households	11,291
2020 Households	13,120
2024 Households	14,161
2029 Households	15,125
2010-2020 Annual Rate	1.51%
2020-2024 Annual Rate	1.81%
2024-2029 Annual Rate	1.33%
2024 Average Household Size	2.48

The household count in this area has changed from 13,120 in 2020 to 14,161 in the current year, a change of 1.81% annually. The five-year projection of households is 15,125, a change of 1.33% annually from the current year total. Average household size is currently 2.48, compared to 2.51 in the year 2020. The number of families in the current year is 10,159 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.

	Pickens Count...
Mortgage Income	
2024 Percent of Income for Mortgage	25.1%
Median Household Income	
2024 Median Household Income	\$81,151
2029 Median Household Income	\$94,352
2024-2029 Annual Rate	3.06%
Average Household Income	
2024 Average Household Income	\$101,156
2029 Average Household Income	\$117,683
2024-2029 Annual Rate	3.07%
Per Capita Income	
2024 Per Capita Income	\$40,397
2029 Per Capita Income	\$47,667
2024-2029 Annual Rate	3.37%
GINI Index	
2024 Gini Index	37.3
Households by Income	
Current median household income is \$81,151 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$94,352 in five years, compared to \$91,442 all U.S. households.	
Current average household income is \$101,156 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$117,683 in five years, compared to \$130,581 for all U.S. households.	
Current per capita income is \$40,397 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$47,667 in five years, compared to \$51,203 for all U.S. households.	
Housing	
2024 Housing Affordability Index	101
2010 Total Housing Units	13,692
2010 Owner Occupied Housing Units	8,822
2010 Renter Occupied Housing Units	2,469
2010 Vacant Housing Units	2,401
2020 Total Housing Units	14,896
2020 Owner Occupied Housing Units	10,579
2020 Renter Occupied Housing Units	2,541
2020 Vacant Housing Units	1,776
2024 Total Housing Units	15,915
2024 Owner Occupied Housing Units	11,639
2024 Renter Occupied Housing Units	2,522
2024 Vacant Housing Units	1,754
2029 Total Housing Units	16,891
2029 Owner Occupied Housing Units	12,776
2029 Renter Occupied Housing Units	2,349
2029 Vacant Housing Units	1,766
Socioeconomic Status Index	
2024 Socioeconomic Status Index	49.3

Currently, 73.1% of the 15,915 housing units in the area are owner occupied; 15.8%, renter occupied; and 11.0% 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 14,896 housing units in the area and 11.9% vacant housing units. The annual rate of change in housing units since 2020 is 1.57%. Median home value in the area is \$324,973, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 4.17% annually to \$398,526.

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

Pickens County, GA
Pickens County, GA (13227)
Geography: County

Prepared by Esri

Summary	2024	2029	2024-2029 Change	2024-2029 Annual Rate
Population	35,472	37,352	1,880	1.04%
Households	14,161	15,125	964	1.33%
Median Age	47.5	47.7	0.2	0.08%
Average Household Size	2.48	2.45	-0.03	-0.24%

Income Inequality Measures	2024		2029	
	Number	Percent	Number	Percent
Household	14,161	100%	15,125	100%
<\$15,000	911	6.4%	791	5.2%
\$15,000-\$24,999	890	6.3%	660	4.4%
\$25,000-\$34,999	1,054	7.4%	854	5.6%
\$35,000-\$49,999	1,568	11.1%	1,393	9.2%
\$50,000-\$74,999	1,990	14.1%	1,927	12.7%
\$75,000-\$99,999	2,171	15.3%	2,362	15.6%
\$100,000-\$149,999	3,504	24.7%	4,320	28.6%
\$150,000-\$199,999	1,042	7.4%	1,461	9.7%
\$200,000+	1,031	7.3%	1,357	9.0%

Median Household Income	\$81,151	\$94,352
Average Household Income	\$101,156	\$117,683
Per Capita Income	\$40,397	\$47,667

Households by Income	2024		2029	
	Number	Percent	Number	Percent
P90-P10 Ratio	8.8		7.5	
P90-P50 Ratio	2.2		2.0	
P50-P10 Ratio	4.1		3.7	
80-20 Share Ratio	10.9		10.6	
90-40 Share Ratio	2.4		2.5	

Households in Low Income Tier	2,607	18.4%	2,104	13.9%
Households in Middle Income	9,619	67.9%	10,395	68.7%
Households in Upper Income Tier	1,935	13.7%	2,626	17.4%

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

Pickens County, GA
 Pickens County, GA (13227)
 Geography: County

Prepared by Esri

2024 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	300	1,389	1,836	2,176	2,952	3,148	2,360
<\$15,000	35	74	70	89	172	195	276
\$15,000-\$24,999	29	65	68	54	153	206	315
\$25,000-\$34,999	35	125	89	103	169	233	300
\$35,000-\$49,999	42	181	166	200	309	387	283
\$50,000-\$74,999	54	218	253	324	440	398	303
\$75,000-\$99,999	56	238	278	334	460	490	315
\$100,000-\$149,999	46	354	610	713	745	696	340
\$150,000-\$199,999	3	71	148	183	241	288	108
\$200,000+	0	63	154	176	263	255	120
Median HH Income	\$52,930	\$77,448	\$99,293	\$98,441	\$85,795	\$81,335	\$50,350
Average HH Income	\$60,617	\$90,320	\$112,036	\$112,724	\$109,254	\$105,380	\$77,792
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	11.7%	5.3%	3.8%	4.1%	5.8%	6.2%	11.7%
\$15,000-\$24,999	9.7%	4.7%	3.7%	2.5%	5.2%	6.5%	13.3%
\$25,000-\$34,999	11.7%	9.0%	4.8%	4.7%	5.7%	7.4%	12.7%
\$35,000-\$49,999	14.0%	13.0%	9.0%	9.2%	10.5%	12.3%	12.0%
\$50,000-\$74,999	18.0%	15.7%	13.8%	14.9%	14.9%	12.6%	12.8%
\$75,000-\$99,999	18.7%	17.1%	15.1%	15.3%	15.6%	15.6%	13.3%
\$100,000-\$149,999	15.3%	25.5%	33.2%	32.8%	25.2%	22.1%	14.4%
\$150,000-\$199,999	1.0%	5.1%	8.1%	8.4%	8.2%	9.1%	4.6%
\$200,000+	0.0%	4.5%	8.4%	8.1%	8.9%	8.1%	5.1%

Data Note: 2024 household income represents an estimate of annual income as of July 1, 2024 and 2029 household income represents an estimate of annual income as of July 1, 2029.

Source: Esri forecasts for 2024 and 2029.

Household Income Profile

Pickens County, GA
 Pickens County, GA (13227)
 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	281	1,593	1,947	2,207	2,797	3,468	2,832
<\$15,000	35	66	56	66	116	161	291
\$15,000-\$24,999	19	52	42	35	93	147	272
\$25,000-\$34,999	26	105	66	66	111	194	286
\$35,000-\$49,999	30	174	137	151	238	348	315
\$50,000-\$74,999	52	226	221	276	372	416	364
\$75,000-\$99,999	57	280	287	320	440	557	421
\$100,000-\$149,999	57	485	725	815	819	892	527
\$150,000-\$199,999	5	117	216	253	303	399	168
\$200,000+	0	88	197	225	305	354	188
Median HH Income	\$62,286	\$88,583	\$106,445	\$106,670	\$100,963	\$94,935	\$65,482
Average HH Income	\$69,368	\$104,603	\$129,138	\$131,033	\$127,735	\$124,086	\$93,786
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	12.5%	4.1%	2.9%	3.0%	4.1%	4.6%	10.3%
\$15,000-\$24,999	6.8%	3.3%	2.2%	1.6%	3.3%	4.2%	9.6%
\$25,000-\$34,999	9.3%	6.6%	3.4%	3.0%	4.0%	5.6%	10.1%
\$35,000-\$49,999	10.7%	10.9%	7.0%	6.8%	8.5%	10.0%	11.1%
\$50,000-\$74,999	18.5%	14.2%	11.4%	12.5%	13.3%	12.0%	12.9%
\$75,000-\$99,999	20.3%	17.6%	14.7%	14.5%	15.7%	16.1%	14.9%
\$100,000-\$149,999	20.3%	30.4%	37.2%	36.9%	29.3%	25.7%	18.6%
\$150,000-\$199,999	1.8%	7.3%	11.1%	11.5%	10.8%	11.5%	5.9%
\$200,000+	0.0%	5.5%	10.1%	10.2%	10.9%	10.2%	6.6%

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

Pickens County, GA
Pickens County, GA (13227)
Geography: County

Prepared by Esri

Population		Households	
2020 Total Population	33,216	2024 Median Household Income	\$81,151
2024 Total Population	35,472	2029 Median Household Income	\$94,352
2029 Total Population	37,352	2024-2029 Annual Rate	3.06%
2024-2029 Annual Rate	1.04%		

Housing Units by Occupancy Status and Tenure	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	14,896	100.0%	15,915	100.0%	16,891	100.0%
Occupied	13,120	88.1%	14,161	89.0%	15,125	89.5%
Owner	10,579	71.0%	11,639	73.1%	12,776	75.6%
Renter	2,541	17.1%	2,522	15.8%	2,349	13.9%
Vacant	1,776	11.9%	1,754	11.0%	1,766	10.5%

Owner Occupied Housing Units by Value	2024		2029	
	Number	Percent	Number	Percent
Total	11,639	100.0%	12,776	100.0%
<\$50,000	514	4.4%	219	1.7%
\$50,000-\$99,999	512	4.4%	139	1.1%
\$100,000-\$149,999	424	3.6%	111	0.9%
\$150,000-\$199,999	915	7.9%	361	2.8%
\$200,000-\$249,999	1,332	11.4%	829	6.5%
\$250,000-\$299,999	1,437	12.3%	1,319	10.3%
\$300,000-\$399,999	2,745	23.6%	3,461	27.1%
\$400,000-\$499,999	1,591	13.7%	2,435	19.1%
\$500,000-\$749,999	1,683	14.5%	3,029	23.7%
\$750,000-\$999,999	230	2.0%	444	3.5%
\$1,000,000-\$1,499,999	234	2.0%	400	3.1%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	22	0.2%	29	0.2%

Median Value	\$324,973	\$398,526
Average Value	\$363,526	\$453,677

Census 2020 Housing Units	Number	Percent
Total	14,896	100.0%
Housing Units In Urbanized Areas	2,657	17.8%
Rural Housing Units	12,239	82.2%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	10,579	100.0%
Owned with a Mortgage/Loan	6,696	63.3%
Owned Free and Clear	3,883	36.7%

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	1,776	100.0%
For Rent	141	7.9%
Rented- Not Occupied	17	1.0%
For Sale Only	137	7.7%
Sold - Not Occupied	88	5.0%
Seasonal/Recreational/Occasional Use	1,068	60.1%
For Migrant Workers	0	0.0%
Other Vacant	325	18.3%

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

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	13,120	10,579	80.6%
15-24	280	114	40.7%
25-34	1,285	840	65.4%
35-44	1,639	1,163	71.0%
45-54	2,157	1,727	80.1%
55-59	1,408	1,173	83.3%
60-64	1,480	1,259	85.1%
65-74	2,986	2,655	88.9%
75-84	1,548	1,359	87.8%
85+	337	289	85.8%

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

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	13,120	10,579	80.6%
White Alone	12,248	9,993	81.6%
Black/African American Alone	128	63	49.2%
American Indian/Alaska Native	46	28	60.9%
Asian Alone	56	46	82.1%
Pacific Islander Alone	1	1	100.0%
Other Race Alone	118	75	63.6%
Two or More Races	523	373	71.3%
Hispanic Origin	287	186	64.8%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	13,120	10,579	80.6%
1-Person	2,920	2,102	72.0%
2-Person	5,408	4,735	87.6%
3-Person	2,009	1,596	79.4%
4-Person	1,565	1,222	78.1%
5-Person	758	587	77.4%
6-Person	287	213	74.2%
7+ Person	173	124	71.7%

2024 Housing Affordability

Housing Affordability Index	101
Percent of Income for Mortgage	25.1%

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	29,431	100.0%	33,216	100.0%	35,472	100.0%	1.86%	1.22%	1.56%
Household Population	29,071	98.8%	32,875	99.0%	35,170	99.1%	1.85%	1.24%	1.60%
Group Quarters	360	1.2%	341	1.0%	302	0.9%	2.40%	-0.54%	-2.82%
Population Density	126.9	-	143.1	-	152.9	-			
Total Housing Units	13,692	100.0%	14,896	100.0%	15,915	100.0%	1.67%	0.85%	1.57%
Total Households	11,291	82.5%	13,120	88.1%	14,161	89.0%	1.93%	1.51%	1.81%
Total Vacant	2,401	17.5%	1,776	11.9%	1,754	11.0%	0.14%	-2.97%	-0.29%
Average Household Size	2.57	-	2.51	-	2.48	-	-	-	-

Population by Race	Total		2020 Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	33,216	100.0%	32,018	96.4%	1,198	3.6%
Population Reporting One Race	31,519	94.9%	30,758	92.6%	761	2.3%
White	30,400	91.5%	30,122	90.7%	278	0.8%
Black	301	0.9%	286	0.9%	15	0.0%
American Indian	141	0.4%	85	0.3%	56	0.2%
Asian	194	0.6%	191	0.6%	3	0.0%
Pacific Islander	6	0.0%	4	0.0%	2	0.0%
Some Other Race	477	1.4%	70	0.2%	407	1.2%
Population Reporting Two or More Races	1,697	5.1%	1,260	3.8%	437	1.3%
Diversity Index	21.8	-	-	-	-	-

Population 18+ by Race	Total		2020 Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	26,799	80.7%	26,044	81.3%	755	63.0%
Population Reporting One Race	25,621	77.1%	25,145	78.5%	476	39.7%
White	24,783	74.6%	24,626	76.9%	157	13.1%
Black	239	0.7%	232	0.7%	7	0.6%
American Indian	110	0.3%	74	0.2%	36	3.0%
Asian	157	0.5%	154	0.5%	3	0.3%
Pacific Islander	6	0.0%	4	0.0%	2	0.2%
Some Other Race	326	1.0%	55	0.2%	271	22.6%
Population Reporting Two or More Races	1,178	3.5%	899	2.8%	279	23.3%

Population <18 by Race	Total		2020 Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	6,417	19.3%	5,974	18.7%	443	37.0%
Population Reporting One Race	5,898	17.8%	5,613	17.5%	285	23.8%
White	5,617	16.9%	5,496	17.2%	121	10.1%
Black	62	0.2%	54	0.2%	8	0.7%
American Indian	31	0.1%	11	0.0%	20	1.7%
Asian	37	0.1%	37	0.1%	0	0.0%
Pacific Islander	0	0.0%	0	0.0%	0	0.0%
Some Other Race	151	0.5%	15	0.0%	136	11.4%
Population Reporting Two or More Races	519	1.6%	361	1.1%	158	13.2%

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.

Group Quarters Population	2020	
	Number	Percent
Total	341	1.0%
Institutionalized population	225	0.7%
Correctional facilities for adults	55	0.2%
Juvenile facilities	15	0.0%
Nursing facilities/Skilled-nursing	155	0.5%
Other institutional facilities	0	0.0%
Noninstitutionalized population	116	0.3%
College/University student housing	0	0.0%
Military Quarters	0	0.0%
Other noninstitutional	116	0.3%

Population by Sex	2020	
	Number	Percent
Male	16,352	49.2%
Female	16,864	50.8%

Population by Age	2020	
	Number	Percent
Total	33,216	100%
Age 0-4	1,582	4.8%
Age 5-9	1,675	5.0%
Age 10-14	1,935	5.8%
Age 15-19	2,010	6.1%
Age 20-24	1,528	4.6%
Age 25-29	1,572	4.7%
Age 30-34	1,747	5.3%
Age 35-39	1,729	5.2%
Age 40-44	1,794	5.4%
Age 45-49	1,995	6.0%
Age 50-54	2,265	6.8%
Age 55-59	2,661	8.0%
Age 60-64	2,613	7.9%
Age 65-69	2,632	7.9%
Age 70-74	2,467	7.4%
Age 75-79	1,581	4.8%
Age 80-84	896	2.7%
Age 85+	534	1.6%
Age 18+	26,799	80.7%
Age 65+	8,110	24.4%

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.

Households by Type	2020	
	Number	Percent
Total	13,120	100%
Married Couple Households	7,584	57.8%
With Own Children <18	2,049	15.6%
Without Own Children <18	5,535	42.2%
Cohabiting Couple Households	698	5.3%
With Own Children <18	251	1.9%
Without Own Children <18	447	3.4%
Male Householder, No Spouse/Partner	1,954	14.9%
Living Alone	1,287	9.8%
65 Years and over	559	4.3%
With Own Children <18	175	1.3%
Without Own Children <18, With Relatives	352	2.7%
No Relatives Present	140	1.1%
Female Householder, No Spouse/Partner	2,884	22.0%
Living Alone	1,633	12.4%
65 Years and over	1,024	7.8%
With Own Children <18	401	3.1%
Without Own Children <18, With Relatives	746	5.7%
No Relatives Present	104	0.8%

Households by Size	2020	
	Number	Percent
Total	13,120	100%
1 Person Household	2,920	22.3%
2 Person Household	5,408	41.2%
3 Person Household	2,009	15.3%
4 Person Household	1,565	11.9%
5 Person Household	758	5.8%
6 Person Household	287	2.2%
7+ Person Household	173	1.3%

Population by Relationship	2020	
	Number	Percent
Total	33,216	100%
In Households	32,875	99.0%
Householder	13,115	39.9%
Opposite-Sex Spouse	7,525	22.9%
Same-Sex Spouse	59	0.2%
Opposite-Sex Unmarried Partner	668	2.0%
Same-Sex Unmarried Partner	41	0.1%
Biological Child	7,457	22.7%
Adopted Child	278	0.8%
Stepchild	519	1.6%
Grandchild	1,022	3.1%
Brother or Sister	266	0.8%
Parent	364	1.1%
Parent-in-law	131	0.4%
Son-in-law or Daughter-in-law	215	0.7%
Other Relatives	401	1.2%
Foster Child	26	0.1%
Other Nonrelatives	788	2.4%

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.

Households by Age of Householder	2020	
	Number	Percent
Total	13,120	100%
Householder Age 15-24	280	2.1%
Householder Age 25-34	1,285	9.8%
Householder Age 35-44	1,639	12.5%
Householder Age 45-54	2,157	16.4%
Householder Age 55-59	1,408	10.7%
Householder Age 60-64	1,480	11.3%
Householder Age 65-74	2,986	22.8%
Householder Age 75-84	1,548	11.8%
Householder Age 85+	337	2.6%

Family Households by Race of Householder	2020	
	Number	Percent
Total	9,589	100%
Householder is White Alone	8,927	68.0%
Householder is Black Alone	88	0.7%
Householder is American Indian Alone	37	0.3%
Householder is Asian Alone	37	0.3%
Householder is Pacific Islander Alone	1	0.0%
Householder is Some Other Race Alone	99	0.8%
Householder is Two or More Races	400	3.0%
Households with Hispanic Householder	233	1.8%

Nonfamily Households by Race of Householder	2020	
	Number	Percent
Total	3,531	100%
Householder is White Alone	3,321	25.3%
Householder is Black Alone	40	0.3%
Householder is American Indian Alone	9	0.1%
Householder is Asian Alone	19	0.1%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	19	0.1%
Householder is Two or More Races	123	0.9%
Households with Hispanic Householder	54	0.4%

Total Housing Units by Occupancy	2020	
	Number	Percent
Total	14,896	100%
Occupied Housing Units	13,120	88.1%
Vacant Housing Units	1,776	11.9%
For Rent	141	7.9%
Rented, not Occupied	17	1.0%
For Sale Only	137	7.7%
Sold, not Occupied	88	5.0%
For Seasonal/Recreational/Occasional Use	1,068	60.1%
For Migrant Workers	0	0.0%
Other Vacant	325	18.3%

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.

Owner-Occupied Housing Units by Race of Householder

	2020	
	Number	Percent
Total	10,579	100%
Householder is White Alone	9,993	94.5%
Householder is Black Alone	63	0.6%
Householder is American Indian Alone	28	0.3%
Householder is Asian Alone	46	0.4%
Householder is Pacific Islander Alone	1	0.0%
Householder is Some Other Race Alone	75	0.7%
Householder is Two or More Races	373	3.5%
Hispanic Householder	186	1.8%

Renter-Occupied Housing Units by Race of Householder

	2020	
	Number	Percent
Total	2,541	100%
Householder is White Alone	2,255	88.7%
Householder is Black Alone	65	2.6%
Householder is American Indian Alone	18	0.7%
Householder is Asian Alone	10	0.4%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	43	1.7%
Householder is Two or More Races	150	5.9%
Hispanic Householder	101	4.0%

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.