



Age by Sex Profile

Towns County, GA
Towns County, GA (13281)
Geography: County

Prepared by Esri

Summary	Census 2020	2024	2029	2024-2029 Change	2024-2029 Annual Rate
Population	12,493	13,309	14,184	875	1.28%
Households	5,473	6,077	6,613	536	1.70%
Average Household Size	2.12	2.09	2.06	-0.03	-0.29%
Median Age	57.2	58.3	57.8	-0.5	-0.17%
Median Male Age	55.7	56.6	56.3	-0.3	-0.11%
Median Female Age	58.4	59.9	59.2	-0.7	-0.23%

Total Population by Age	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	12,493	100.0%	13,309	100.0%	14,184	100.0%
0 - 4	412	3.3%	451	3.4%	492	3.5%
5 - 9	382	3.1%	507	3.8%	534	3.8%
10 - 14	469	3.8%	434	3.3%	562	4.0%
15 - 19	745	6.0%	674	5.1%	634	4.5%
20 - 24	923	7.4%	764	5.7%	745	5.3%
25 - 29	391	3.1%	472	3.5%	512	3.6%
30 - 34	469	3.8%	519	3.9%	598	4.2%
35 - 39	403	3.2%	525	3.9%	598	4.2%
40 - 44	443	3.5%	498	3.7%	628	4.4%
45 - 49	553	4.4%	572	4.3%	648	4.6%
50 - 54	679	5.4%	686	5.2%	675	4.8%
55 - 59	873	7.0%	850	6.4%	833	5.9%
60 - 64	1,149	9.2%	1,128	8.5%	1,046	7.4%
65 - 69	1,252	10.0%	1,424	10.7%	1,379	9.7%
70 - 74	1,279	10.2%	1,313	9.9%	1,434	10.1%
75 - 79	937	7.5%	1,174	8.8%	1,200	8.5%
80 - 84	576	4.6%	705	5.3%	913	6.4%
85+	558	4.5%	613	4.6%	753	5.3%
18+	10,923	87.4%	11,613	87.3%	12,308	86.8%
21+	10,193	81.6%	11,048	83.0%	11,775	83.0%

Total Population by Age Dependency	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	12,493	100.0%	13,309	100.0%	14,184	100.0%
Child (<18)	1,570	12.6%	1,696	12.7%	1,876	13.2%
Working-Age (18-64)	6,321	50.6%	6,384	48.0%	6,629	46.7%
Senior (Age 65+)	4,602	36.8%	5,229	39.3%	5,679	40.0%
Child Dependency Ratio	24.8	-	26.6	-	28.3	-
Age Dependency Ratio	97.6	-	108.5	-	114.0	-
Senior Dependency Ratio	72.8	-	81.9	-	85.7	-

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	5,930	100.0%	6,438	100.0%	6,900	100.0%
0 - 4	219	3.7%	239	3.7%	261	3.8%
5 - 9	189	3.2%	260	4.0%	273	4.0%
10 - 14	228	3.8%	220	3.4%	294	4.3%
15 - 19	362	6.1%	322	5.0%	307	4.4%
20 - 24	451	7.6%	388	6.0%	367	5.3%
25 - 29	212	3.6%	242	3.8%	271	3.9%
30 - 34	221	3.7%	274	4.3%	298	4.3%
35 - 39	201	3.4%	256	4.0%	311	4.5%
40 - 44	216	3.6%	255	4.0%	302	4.4%
45 - 49	270	4.6%	288	4.5%	337	4.9%
50 - 54	340	5.7%	338	5.3%	326	4.7%
55 - 59	406	6.8%	424	6.6%	403	5.8%
60 - 64	521	8.8%	528	8.2%	514	7.4%
65 - 69	572	9.6%	657	10.2%	650	9.4%
70 - 74	607	10.2%	628	9.8%	686	9.9%
75 - 79	432	7.3%	558	8.7%	567	8.2%
80 - 84	265	4.5%	317	4.9%	420	6.1%
85+	218	3.7%	244	3.8%	313	4.5%
18+	5,142	86.7%	5,570	86.5%	5,928	85.9%
21+	4,785	80.7%	5,294	82.2%	5,667	82.1%

Female Population by Age	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	6,563	100.0%	6,871	100.0%	7,284	100.0%
0 - 4	193	2.9%	212	3.1%	231	3.2%
5 - 9	193	2.9%	247	3.6%	261	3.6%
10 - 14	241	3.7%	214	3.1%	268	3.7%
15 - 19	383	5.8%	352	5.1%	327	4.5%
20 - 24	472	7.2%	376	5.5%	378	5.2%
25 - 29	179	2.7%	230	3.3%	241	3.3%
30 - 34	248	3.8%	245	3.6%	300	4.1%
35 - 39	202	3.1%	269	3.9%	287	3.9%
40 - 44	227	3.5%	243	3.5%	326	4.5%
45 - 49	283	4.3%	284	4.1%	311	4.3%
50 - 54	339	5.2%	348	5.1%	349	4.8%
55 - 59	467	7.1%	426	6.2%	430	5.9%
60 - 64	628	9.6%	600	8.7%	532	7.3%
65 - 69	680	10.4%	767	11.2%	729	10.0%
70 - 74	672	10.2%	685	10.0%	748	10.3%
75 - 79	505	7.7%	616	9.0%	633	8.7%
80 - 84	311	4.7%	388	5.6%	493	6.8%
85+	340	5.2%	369	5.4%	440	6.0%
18+	5,781	88.1%	6,043	87.9%	6,380	87.6%
21+	5,408	82.4%	5,754	83.7%	6,108	83.9%

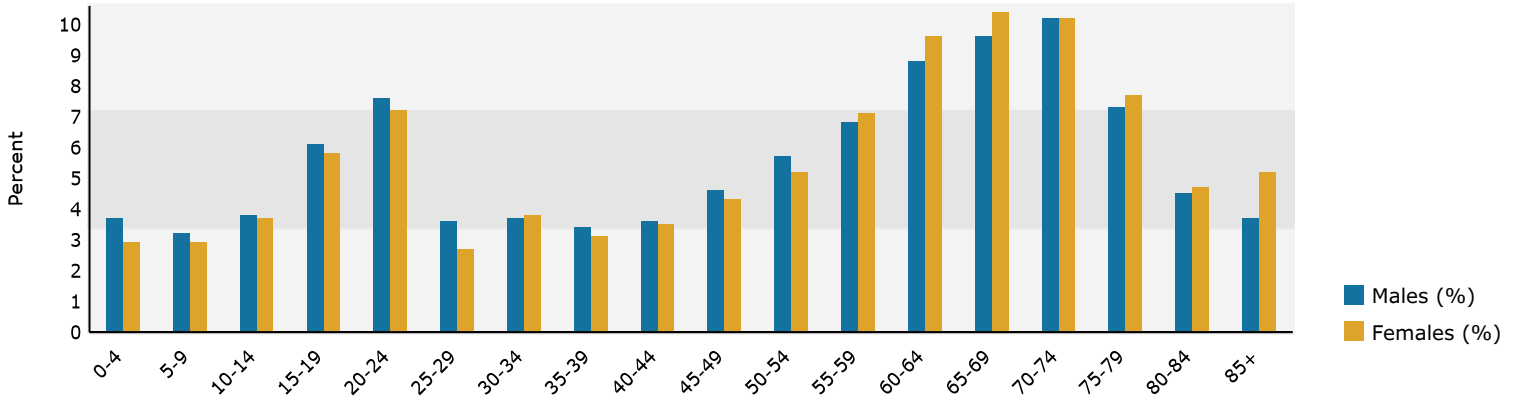
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.

Age by Sex Profile

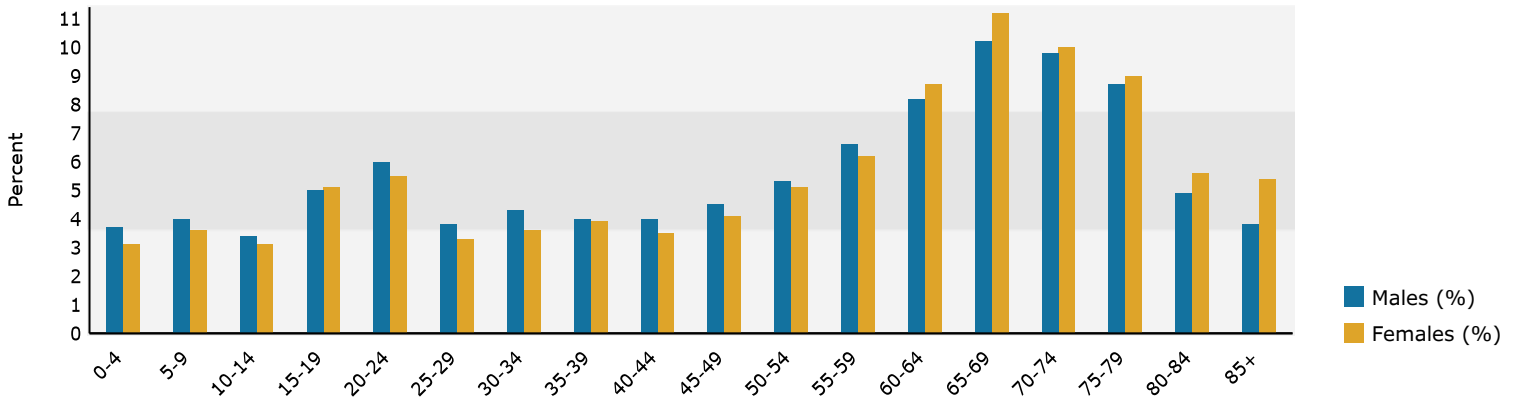
Towns County, GA
 Towns County, GA (13281)
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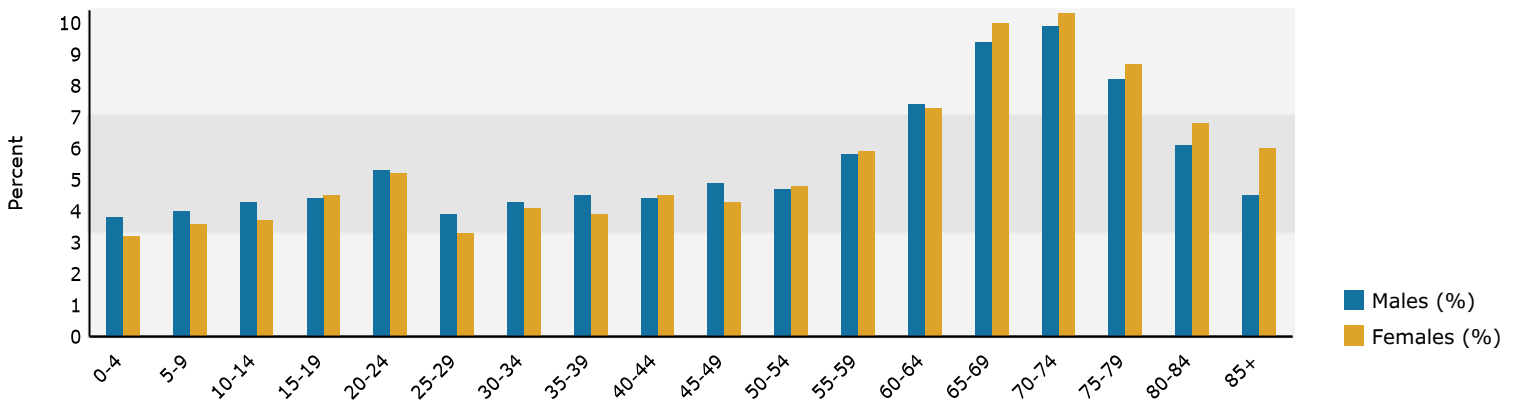
Census 2020 Population by Age and Sex



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	10,471	12,493	13,309	14,184
Households	4,510	5,473	6,077	6,613
Families	2,981	3,560	3,858	4,166
Average Household Size	2.17	2.12	2.09	2.06
Owner Occupied Housing Units	3,613	4,398	4,952	5,543
Renter Occupied Housing Units	897	1,075	1,125	1,070
Median Age	51.2	57.2	58.3	57.8

Trends: 2024-2029 Annual Rate	Area	State	National
Population	1.28%	0.61%	0.38%
Households	1.70%	0.86%	0.64%
Families	1.55%	0.75%	0.56%
Owner HHs	2.28%	1.32%	0.97%
Median Household Income	2.01%	3.20%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	621	10.2%	562	8.5%
\$15,000 - \$24,999	594	9.8%	567	8.6%
\$25,000 - \$34,999	564	9.3%	556	8.4%
\$35,000 - \$49,999	738	12.1%	715	10.8%
\$50,000 - \$74,999	1,346	22.1%	1,440	21.8%
\$75,000 - \$99,999	782	12.9%	912	13.8%
\$100,000 - \$149,999	698	11.5%	860	13.0%
\$150,000 - \$199,999	458	7.5%	655	9.9%
\$200,000+	276	4.5%	346	5.2%

Median Household Income	\$57,239	\$63,238
Average Household Income	\$80,262	\$91,333
Per Capita Income	\$36,666	\$42,598

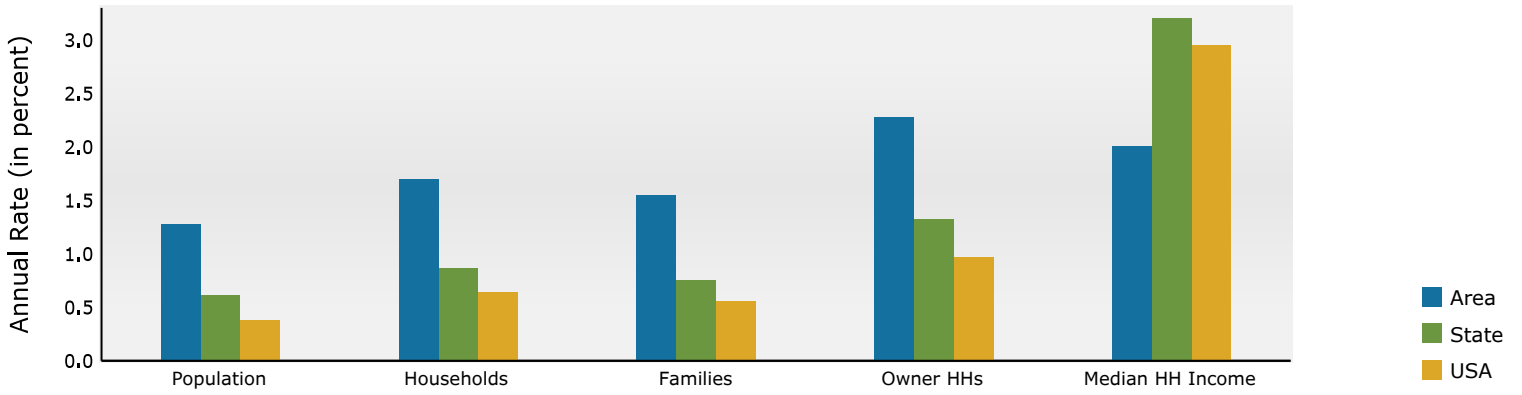
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	383	3.7%	412	3.3%	451	3.4%	492	3.5%
5 - 9	452	4.3%	382	3.1%	507	3.8%	534	3.8%
10 - 14	510	4.9%	469	3.8%	434	3.3%	562	4.0%
15 - 19	826	7.9%	745	6.0%	674	5.1%	634	4.5%
20 - 24	541	5.2%	923	7.4%	764	5.7%	745	5.3%
25 - 34	734	7.0%	860	6.9%	991	7.4%	1,110	7.8%
35 - 44	1,035	9.9%	846	6.8%	1,023	7.7%	1,226	8.6%
45 - 54	1,258	12.0%	1,232	9.9%	1,258	9.5%	1,323	9.3%
55 - 64	1,671	16.0%	2,022	16.2%	1,978	14.9%	1,879	13.2%
65 - 74	1,719	16.4%	2,531	20.3%	2,737	20.6%	2,813	19.8%
75 - 84	1,007	9.6%	1,513	12.1%	1,879	14.1%	2,113	14.9%
85+	335	3.2%	558	4.5%	613	4.6%	753	5.3%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	10,232	97.7%	11,594	92.8%	12,329	92.6%	13,053	92.0%
Black Alone	41	0.4%	128	1.0%	136	1.0%	155	1.1%
American Indian Alone	31	0.3%	30	0.2%	36	0.3%	41	0.3%
Asian Alone	44	0.4%	81	0.6%	84	0.6%	97	0.7%
Pacific Islander Alone	1	0.0%	3	0.0%	5	0.0%	6	0.0%
Some Other Race Alone	61	0.6%	187	1.5%	190	1.4%	221	1.6%
Two or More Races	61	0.6%	470	3.8%	529	4.0%	611	4.3%
Hispanic Origin (Any Race)	206	2.0%	415	3.3%	423	3.2%	484	3.4%

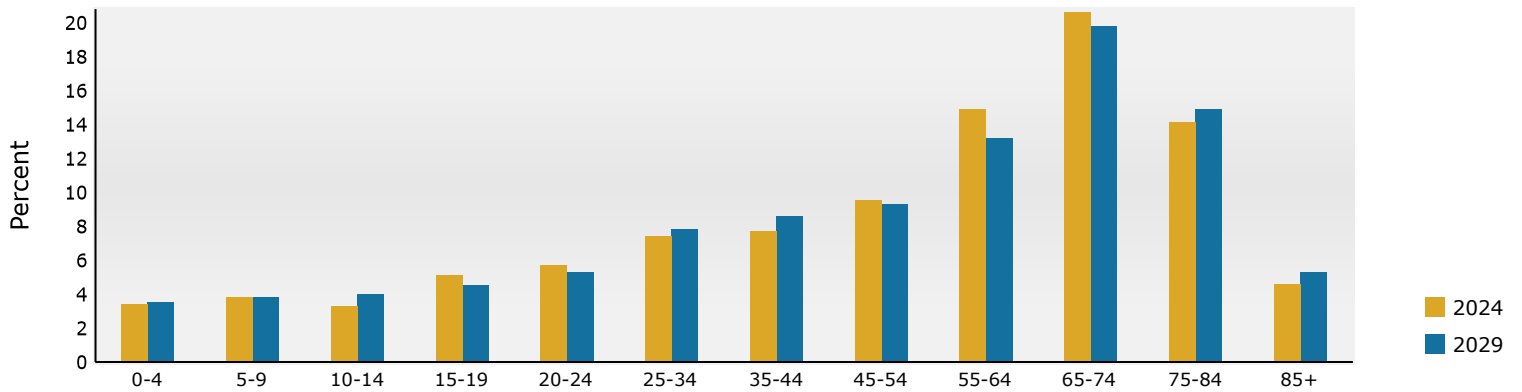
Data Note: Income is expressed in current dollars.

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

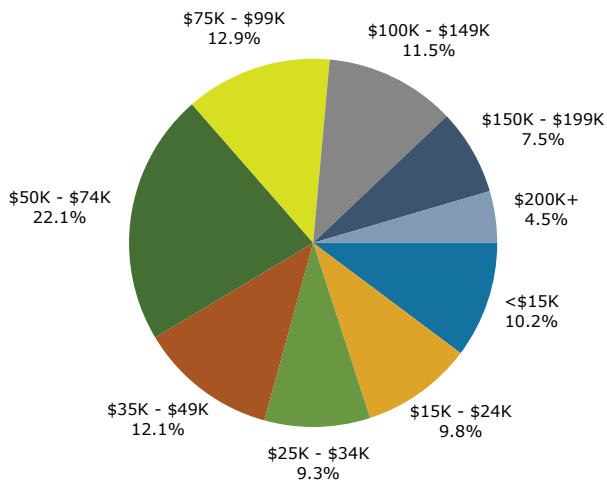
Trends 2024-2029



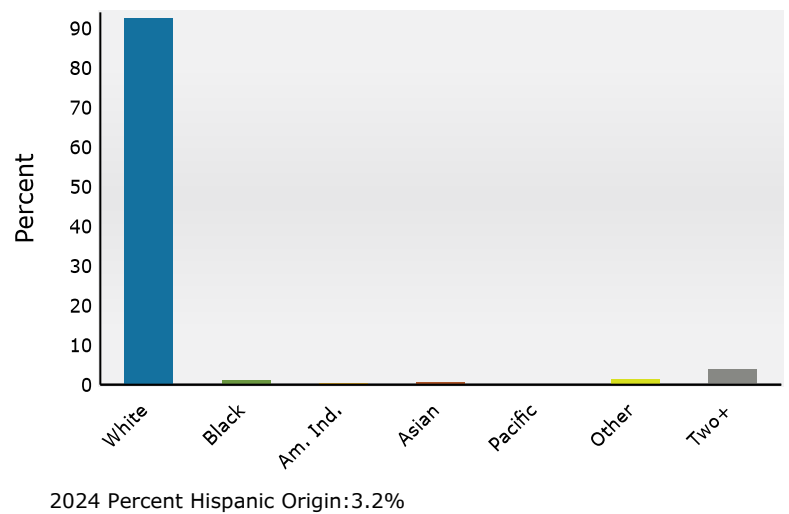
Population by Age



2024 Household Income



2024 Population by Race



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

	Towns County,...
Population	
2010 Population	10,471
2020 Population	12,493
2024 Population	13,309
2029 Population	14,184
2010-2020 Annual Rate	1.78%
2020-2024 Annual Rate	1.50%
2024-2029 Annual Rate	1.28%
2020 Male Population	47.5%
2020 Female Population	52.5%
2020 Median Age	57.2
2024 Male Population	48.4%
2024 Female Population	51.6%
2024 Median Age	58.3

In the identified area, the current year population is 13,309. In 2020, the Census count in the area was 12,493. The rate of change since 2020 was 1.50% annually. The five-year projection for the population in the area is 14,184 representing a change of 1.28% annually from 2024 to 2029. Currently, the population is 48.4% male and 51.6% female.

Median Age	
The median age in this area is 58.3, compared to U.S. median age of 39.3.	
Race and Ethnicity	
2024 White Alone	92.6%
2024 Black Alone	1.0%
2024 American Indian/Alaska Native Alone	0.3%
2024 Asian Alone	0.6%
2024 Pacific Islander Alone	0.0%
2024 Other Race	1.4%
2024 Two or More Races	4.0%
2024 Hispanic Origin (Any Race)	3.2%

Persons of Hispanic origin represent 3.2% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 19.3 in the identified area, compared to 72.5 for the U.S. as a whole.

Households	
2024 Wealth Index	87
2010 Households	4,510
2020 Households	5,473
2024 Households	6,077
2029 Households	6,613
2010-2020 Annual Rate	1.95%
2020-2024 Annual Rate	2.49%
2024-2029 Annual Rate	1.70%
2024 Average Household Size	2.09

The household count in this area has changed from 5,473 in 2020 to 6,077 in the current year, a change of 2.49% annually. The five-year projection of households is 6,613, a change of 1.70% annually from the current year total. Average household size is currently 2.09, compared to 2.12 in the year 2020. The number of families in the current year is 3,858 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.

	Towns County,...
Mortgage Income	
2024 Percent of Income for Mortgage	39.9%
Median Household Income	
2024 Median Household Income	\$57,239
2029 Median Household Income	\$63,238
2024-2029 Annual Rate	2.01%
Average Household Income	
2024 Average Household Income	\$80,262
2029 Average Household Income	\$91,333
2024-2029 Annual Rate	2.62%
Per Capita Income	
2024 Per Capita Income	\$36,666
2029 Per Capita Income	\$42,598
2024-2029 Annual Rate	3.04%
GINI Index	
2024 Gini Index	41.9
Households by Income	
Current median household income is \$57,239 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$63,238 in five years, compared to \$91,442 all U.S. households.	
Current average household income is \$80,262 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$91,333 in five years, compared to \$130,581 for all U.S. households.	
Current per capita income is \$36,666 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$42,598 in five years, compared to \$51,203 for all U.S. households.	
Housing	
2024 Housing Affordability Index	66
2010 Total Housing Units	7,731
2010 Owner Occupied Housing Units	3,613
2010 Renter Occupied Housing Units	897
2010 Vacant Housing Units	3,221
2020 Total Housing Units	8,600
2020 Owner Occupied Housing Units	4,398
2020 Renter Occupied Housing Units	1,075
2020 Vacant Housing Units	3,127
2024 Total Housing Units	9,340
2024 Owner Occupied Housing Units	4,952
2024 Renter Occupied Housing Units	1,125
2024 Vacant Housing Units	3,263
2029 Total Housing Units	10,004
2029 Owner Occupied Housing Units	5,543
2029 Renter Occupied Housing Units	1,070
2029 Vacant Housing Units	3,391
Socioeconomic Status Index	
2024 Socioeconomic Status Index	50.7

Currently, 53.0% of the 9,340 housing units in the area are owner occupied; 12.0%, renter occupied; and 34.9% 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 8,600 housing units in the area and 36.4% vacant housing units. The annual rate of change in housing units since 2020 is 1.96%. Median home value in the area is \$364,427, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 0.99% annually to \$382,904.

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

Towns County, GA
 Towns County, GA (13281)
 Geography: County

Prepared by Esri

Summary	2024	2029	2024-2029 Change	2024-2029 Annual Rate
Population	13,309	14,184	875	1.28%
Households	6,077	6,613	536	1.70%
Median Age	58.3	57.8	-0.5	-0.17%
Average Household Size	2.09	2.06	-0.03	-0.29%

Income Inequality Measures	2024		2029	
	Number	Percent	Number	Percent
Household	6,077	100%	6,613	100%
<\$15,000	621	10.2%	562	8.5%
\$15,000-\$24,999	594	9.8%	567	8.6%
\$25,000-\$34,999	564	9.3%	556	8.4%
\$35,000-\$49,999	738	12.1%	715	10.8%
\$50,000-\$74,999	1,346	22.1%	1,440	21.8%
\$75,000-\$99,999	782	12.9%	912	13.8%
\$100,000-\$149,999	698	11.5%	860	13.0%
\$150,000-\$199,999	458	7.5%	655	9.9%
\$200,000+	276	4.5%	346	5.2%

Median Household Income	\$57,239	\$63,238
Average Household Income	\$80,262	\$91,333
Per Capita Income	\$36,666	\$42,598

Households by Income	2024		2029	
	Number	Percent	Number	Percent
P90-P10 Ratio	10.8		10.3	
P90-P50 Ratio	2.8		2.7	
P50-P10 Ratio	3.9		3.9	
80-20 Share Ratio	15.2		14.7	
90-40 Share Ratio	2.9		2.9	

Households in Low Income Tier	1,647	27.1%	1,553	23.5%
Households in Middle Income	3,756	61.8%	4,147	62.7%
Households in Upper Income Tier	674	11.1%	913	13.8%

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

Source: Esri forecasts for 2024 and 2029.

Household Income Profile

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2024 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	105	394	475	666	1,155	1,637	1,645
<\$15,000	17	38	34	60	136	149	187
\$15,000-\$24,999	9	27	26	39	86	158	249
\$25,000-\$34,999	10	33	26	34	73	147	241
\$35,000-\$49,999	13	44	40	63	111	233	234
\$50,000-\$74,999	34	112	112	158	260	338	332
\$75,000-\$99,999	14	46	65	99	160	252	146
\$100,000-\$149,999	7	45	89	105	162	175	115
\$150,000-\$199,999	1	40	39	72	106	113	87
\$200,000+	0	9	44	36	61	72	54
Median HH Income	\$51,420	\$59,256	\$74,835	\$70,318	\$64,027	\$57,363	\$43,176
Average HH Income	\$53,598	\$77,751	\$105,561	\$93,548	\$87,424	\$79,633	\$65,478
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	16.2%	9.6%	7.2%	9.0%	11.8%	9.1%	11.4%
\$15,000-\$24,999	8.6%	6.9%	5.5%	5.9%	7.4%	9.7%	15.1%
\$25,000-\$34,999	9.5%	8.4%	5.5%	5.1%	6.3%	9.0%	14.7%
\$35,000-\$49,999	12.4%	11.2%	8.4%	9.5%	9.6%	14.2%	14.2%
\$50,000-\$74,999	32.4%	28.4%	23.6%	23.7%	22.5%	20.6%	20.2%
\$75,000-\$99,999	13.3%	11.7%	13.7%	14.9%	13.9%	15.4%	8.9%
\$100,000-\$149,999	6.7%	11.4%	18.7%	15.8%	14.0%	10.7%	7.0%
\$150,000-\$199,999	1.0%	10.2%	8.2%	10.8%	9.2%	6.9%	5.3%
\$200,000+	0.0%	2.3%	9.3%	5.4%	5.3%	4.4%	3.3%

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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2029 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	101	457	586	713	1,117	1,709	1,930
<\$15,000	15	36	36	50	105	127	193
\$15,000-\$24,999	9	27	27	35	69	138	262
\$25,000-\$34,999	10	33	28	30	61	133	261
\$35,000-\$49,999	11	48	45	57	90	211	253
\$50,000-\$74,999	34	126	129	155	242	355	399
\$75,000-\$99,999	14	56	82	110	169	285	196
\$100,000-\$149,999	7	58	117	128	178	214	158
\$150,000-\$199,999	1	62	59	101	137	158	137
\$200,000+	0	11	63	47	66	88	71
Median HH Income	\$52,294	\$64,053	\$81,982	\$80,292	\$73,732	\$65,027	\$49,684
Average HH Income	\$56,758	\$87,664	\$118,692	\$108,093	\$100,119	\$91,487	\$74,291
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	14.9%	7.9%	6.1%	7.0%	9.4%	7.4%	10.0%
\$15,000-\$24,999	8.9%	5.9%	4.6%	4.9%	6.2%	8.1%	13.6%
\$25,000-\$34,999	9.9%	7.2%	4.8%	4.2%	5.5%	7.8%	13.5%
\$35,000-\$49,999	10.9%	10.5%	7.7%	8.0%	8.1%	12.3%	13.1%
\$50,000-\$74,999	33.7%	27.6%	22.0%	21.7%	21.7%	20.8%	20.7%
\$75,000-\$99,999	13.9%	12.3%	14.0%	15.4%	15.1%	16.7%	10.2%
\$100,000-\$149,999	6.9%	12.7%	20.0%	18.0%	15.9%	12.5%	8.2%
\$150,000-\$199,999	1.0%	13.6%	10.1%	14.2%	12.3%	9.2%	7.1%
\$200,000+	0.0%	2.4%	10.8%	6.6%	5.9%	5.1%	3.7%

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.

Housing Profile

Towns County, GA
Towns County, GA (13281)
Geography: County

Prepared by Esri

Population		Households	
2020 Total Population	12,493	2024 Median Household Income	\$57,239
2024 Total Population	13,309	2029 Median Household Income	\$63,238
2029 Total Population	14,184	2024-2029 Annual Rate	2.01%
2024-2029 Annual Rate	1.28%		

Housing Units by Occupancy Status and Tenure	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	8,600	100.0%	9,340	100.0%	10,004	100.0%
Occupied	5,473	63.6%	6,077	65.1%	6,613	66.1%
Owner	4,398	51.1%	4,952	53.0%	5,543	55.4%
Renter	1,075	12.5%	1,125	12.0%	1,070	10.7%
Vacant	3,127	36.4%	3,263	34.9%	3,391	33.9%

Owner Occupied Housing Units by Value	2024		2029	
	Number	Percent	Number	Percent
Total	4,952	100.0%	5,543	100.0%
<\$50,000	147	3.0%	138	2.5%
\$50,000-\$99,999	98	2.0%	92	1.7%
\$100,000-\$149,999	191	3.9%	182	3.3%
\$150,000-\$199,999	427	8.6%	404	7.3%
\$200,000-\$249,999	405	8.2%	384	6.9%
\$250,000-\$299,999	489	9.9%	541	9.8%
\$300,000-\$399,999	1,116	22.5%	1,243	22.4%
\$400,000-\$499,999	996	20.1%	1,224	22.1%
\$500,000-\$749,999	400	8.1%	492	8.9%
\$750,000-\$999,999	605	12.2%	749	13.5%
\$1,000,000-\$1,499,999	74	1.5%	90	1.6%
\$1,500,000-\$1,999,999	4	0.1%	4	0.1%
\$2,000,000+	0	0.0%	0	0.0%

Median Value	\$364,427	\$382,904
Average Value	\$414,560	\$434,277

Census 2020 Housing Units	Number	Percent
Total	8,600	100.0%
Housing Units In Urbanized Areas	0	0.0%
Rural Housing Units	8,600	100.0%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	4,398	100.0%
Owned with a Mortgage/Loan	2,238	50.9%
Owned Free and Clear	2,160	49.1%

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.

Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	3,127	100.0%
For Rent	211	6.7%
Rented- Not Occupied	45	1.4%
For Sale Only	125	4.0%
Sold - Not Occupied	49	1.6%
Seasonal/Recreational/Occasional Use	2,385	76.3%
For Migrant Workers	0	0.0%
Other Vacant	312	10.0%

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

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	5,473	4,398	80.4%
15-24	108	38	35.2%
25-34	330	191	57.9%
35-44	396	293	74.0%
45-54	648	506	78.1%
55-59	506	412	81.4%
60-64	673	561	83.4%
65-74	1,491	1,291	86.6%
75-84	993	858	86.4%
85+	328	248	75.6%

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

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	5,473	4,398	80.4%
White Alone	5,209	4,220	81.0%
Black/African American Alone	25	15	60.0%
American Indian/Alaska Native	18	11	61.1%
Asian Alone	17	15	88.2%
Pacific Islander Alone	1	1	100.0%
Other Race Alone	43	26	60.5%
Two or More Races	160	110	68.8%
Hispanic Origin	111	66	59.5%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	5,473	4,398	80.4%
1-Person	1,694	1,188	70.1%
2-Person	2,460	2,169	88.2%
3-Person	646	519	80.3%
4-Person	371	290	78.2%
5-Person	165	125	75.8%
6-Person	76	57	75.0%
7+ Person	61	50	82.0%

2024 Housing Affordability

Housing Affordability Index	66
Percent of Income for Mortgage	39.9%

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	10,471	100.0%	12,493	100.0%	13,309	100.0%	1.48%	1.78%	1.50%
Household Population	9,773	93.3%	11,592	92.8%	12,723	95.6%	1.38%	1.72%	2.21%
Group Quarters	698	6.7%	901	7.2%	586	4.4%	2.92%	2.59%	-9.63%
Population Density	63.1	-	75.0	-	79.9	-			
Total Housing Units	7,731	100.0%	8,600	100.0%	9,340	100.0%	1.58%	1.07%	1.96%
Total Households	4,510	58.3%	5,473	63.6%	6,077	65.1%	1.58%	1.95%	2.49%
Total Vacant	3,221	41.7%	3,127	36.4%	3,263	34.9%	1.58%	-0.30%	1.01%
Average Household Size	2.17	-	2.12	-	2.09	-	-	-	-

Population by Race	Total		2020 Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	12,493	100.0%	12,078	96.7%	415	3.3%
Population Reporting One Race	12,023	96.2%	11,740	94.0%	283	2.3%
White	11,594	92.8%	11,469	91.8%	125	1.0%
Black	128	1.0%	124	1.0%	4	0.0%
American Indian	30	0.2%	28	0.2%	2	0.0%
Asian	81	0.6%	81	0.6%	0	0.0%
Pacific Islander	3	0.0%	3	0.0%	0	0.0%
Some Other Race	187	1.5%	35	0.3%	152	1.2%
Population Reporting Two or More Races	470	3.8%	338	2.7%	132	1.1%
Diversity Index	19.2	-	-	-	-	-

Population 18+ by Race	Total		2020 Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	10,923	87.4%	10,585	87.6%	338	81.4%
Population Reporting One Race	10,548	84.4%	10,325	85.5%	223	53.7%
White	10,197	81.6%	10,100	83.6%	97	23.4%
Black	112	0.9%	112	0.9%	0	0.0%
American Indian	20	0.2%	20	0.2%	0	0.0%
Asian	63	0.5%	63	0.5%	0	0.0%
Pacific Islander	1	0.0%	1	0.0%	0	0.0%
Some Other Race	155	1.2%	29	0.2%	126	30.4%
Population Reporting Two or More Races	375	3.0%	260	2.2%	115	27.7%

Population <18 by Race	Total		2020 Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	1,570	12.6%	1,493	12.4%	77	18.6%
Population Reporting One Race	1,475	11.8%	1,415	11.7%	60	14.5%
White	1,397	11.2%	1,369	11.3%	28	6.7%
Black	16	0.1%	12	0.1%	4	1.0%
American Indian	10	0.1%	8	0.1%	2	0.5%
Asian	18	0.1%	18	0.1%	0	0.0%
Pacific Islander	2	0.0%	2	0.0%	0	0.0%
Some Other Race	32	0.3%	6	0.0%	26	6.3%
Population Reporting Two or More Races	95	0.8%	78	0.6%	17	4.1%

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	901	7.2%
Institutionalized population	190	1.5%
Correctional facilities for adults	49	0.4%
Juvenile facilities	0	0.0%
Nursing facilities/Skilled-nursing	141	1.1%
Other institutional facilities	0	0.0%
Noninstitutionalized population	711	5.7%
College/University student housing	711	5.7%
Military Quarters	0	0.0%
Other noninstitutional	0	0.0%

Population by Sex	2020	
	Number	Percent
Male	5,930	47.5%
Female	6,563	52.5%

Population by Age	2020	
	Number	Percent
Total	12,493	100%
Age 0-4	412	3.3%
Age 5-9	382	3.1%
Age 10-14	469	3.8%
Age 15-19	745	6.0%
Age 20-24	923	7.4%
Age 25-29	391	3.1%
Age 30-34	469	3.8%
Age 35-39	403	3.2%
Age 40-44	443	3.5%
Age 45-49	553	4.4%
Age 50-54	679	5.4%
Age 55-59	873	7.0%
Age 60-64	1,149	9.2%
Age 65-69	1,252	10.0%
Age 70-74	1,279	10.2%
Age 75-79	937	7.5%
Age 80-84	576	4.6%
Age 85+	558	4.5%
Age 18+	10,923	87.4%
Age 65+	4,602	36.8%

Data Note: Hispanic population can be of any race. Population density is measured in square miles. Esri's Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Source: U.S. Census Bureau. U.S. Census Bureau 2020 decennial Census data.

Households by Type	2020	
	Number	Percent
Total	5,473	100%
Married Couple Households	2,957	54.0%
With Own Children <18	528	9.6%
Without Own Children <18	2,429	44.4%
Cohabiting Couple Households	213	3.9%
With Own Children <18	51	0.9%
Without Own Children <18	162	3.0%
Male Householder, No Spouse/Partner	848	15.5%
Living Alone	667	12.2%
65 Years and over	360	6.6%
With Own Children <18	41	0.7%
Without Own Children <18, With Relatives	110	2.0%
No Relatives Present	30	0.5%
Female Householder, No Spouse/Partner	1,455	26.6%
Living Alone	1,027	18.8%
65 Years and over	733	13.4%
With Own Children <18	104	1.9%
Without Own Children <18, With Relatives	273	5.0%
No Relatives Present	51	0.9%

Households by Size	2020	
	Number	Percent
Total	5,473	100%
1 Person Household	1,694	31.0%
2 Person Household	2,460	44.9%
3 Person Household	646	11.8%
4 Person Household	371	6.8%
5 Person Household	165	3.0%
6 Person Household	76	1.4%
7+ Person Household	61	1.1%

Population by Relationship	2020	
	Number	Percent
Total	12,493	100%
In Households	11,592	92.8%
Householder	5,466	47.2%
Opposite-Sex Spouse	2,933	25.3%
Same-Sex Spouse	21	0.2%
Opposite-Sex Unmarried Partner	199	1.7%
Same-Sex Unmarried Partner	17	0.1%
Biological Child	1,936	16.7%
Adopted Child	63	0.5%
Stepchild	130	1.1%
Grandchild	272	2.3%
Brother or Sister	59	0.5%
Parent	123	1.1%
Parent-in-law	23	0.2%
Son-in-law or Daughter-in-law	54	0.5%
Other Relatives	89	0.8%
Foster Child	13	0.1%
Other Nonrelatives	194	1.7%

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	5,473	100%
Householder Age 15-24	108	2.0%
Householder Age 25-34	330	6.0%
Householder Age 35-44	396	7.2%
Householder Age 45-54	648	11.8%
Householder Age 55-59	506	9.2%
Householder Age 60-64	673	12.3%
Householder Age 65-74	1,491	27.2%
Householder Age 75-84	993	18.1%
Householder Age 85+	328	6.0%

Family Households by Race of Householder	2020	
	Number	Percent
Total	3,560	100%
Householder is White Alone	3,374	61.6%
Householder is Black Alone	22	0.4%
Householder is American Indian Alone	6	0.1%
Householder is Asian Alone	14	0.3%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	36	0.7%
Householder is Two or More Races	108	2.0%
Households with Hispanic Householder	80	1.5%

Nonfamily Households by Race of Householder	2020	
	Number	Percent
Total	1,913	100%
Householder is White Alone	1,835	33.5%
Householder is Black Alone	3	0.1%
Householder is American Indian Alone	12	0.2%
Householder is Asian Alone	3	0.1%
Householder is Pacific Islander Alone	1	0.0%
Householder is Some Other Race Alone	7	0.1%
Householder is Two or More Races	52	1.0%
Households with Hispanic Householder	31	0.6%

Total Housing Units by Occupancy	2020	
	Number	Percent
Total	8,600	100%
Occupied Housing Units	5,473	63.6%
Vacant Housing Units	3,127	36.4%
For Rent	211	6.7%
Rented, not Occupied	45	1.4%
For Sale Only	125	4.0%
Sold, not Occupied	49	1.6%
For Seasonal/Recreational/Occasional Use	2,385	76.3%
For Migrant Workers	0	0.0%
Other Vacant	312	10.0%

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	4,398	100%
Householder is White Alone	4,220	96.0%
Householder is Black Alone	15	0.3%
Householder is American Indian Alone	11	0.3%
Householder is Asian Alone	15	0.3%
Householder is Pacific Islander Alone	1	0.0%
Householder is Some Other Race Alone	26	0.6%
Householder is Two or More Races	110	2.5%
Hispanic Householder	66	1.5%

Renter-Occupied Housing Units by Race of Householder

	2020	
	Number	Percent
Total	1,075	100%
Householder is White Alone	989	92.0%
Householder is Black Alone	10	0.9%
Householder is American Indian Alone	7	0.7%
Householder is Asian Alone	2	0.2%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	17	1.6%
Householder is Two or More Races	50	4.7%
Hispanic Householder	45	4.2%

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.

SERVICES

- INSURANCE
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 - COMMERCIAL
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 - INVESTMENTS
 - RECREATIONAL TOURISM
- MANAGEMENT
 - MULTI-FAMILY
 - COMMERCIAL
 - HOME RENTAL
 - COMMUNITY MANAGEMENT
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- MORTGAGE
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DATA PRODUCTS

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- LAKE REPORTS
- RESIDENTIAL REPORTS
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