



Age by Sex Profile

Walton County, GA
Walton County, GA (13297)
Geography: County

Prepared by Esri

Summary	Census 2020	2024	2029	2024-2029 Change	2024-2029 Annual Rate
Population	96,673	105,196	112,642	7,446	1.38%
Households	33,924	36,965	39,770	2,805	1.47%
Average Household Size	2.83	2.82	2.81	-0.01	-0.07%
Median Age	39.7	40.2	40.7	0.5	0.25%
Median Male Age	38.4	39.1	39.6	0.5	0.25%
Median Female Age	40.8	41.3	41.8	0.5	0.24%

Total Population by Age	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	96,673	100.0%	105,196	100.0%	112,642	100.0%
0 - 4	5,495	5.7%	5,907	5.6%	6,378	5.7%
5 - 9	6,333	6.6%	6,605	6.3%	6,446	5.7%
10 - 14	7,275	7.5%	7,198	6.8%	7,142	6.3%
15 - 19	7,149	7.4%	7,356	7.0%	6,952	6.2%
20 - 24	5,528	5.7%	6,431	6.1%	6,611	5.9%
25 - 29	5,347	5.5%	5,798	5.5%	7,675	6.8%
30 - 34	5,683	5.9%	6,463	6.1%	6,858	6.1%
35 - 39	5,874	6.1%	6,596	6.3%	7,286	6.5%
40 - 44	5,951	6.2%	6,665	6.3%	7,188	6.4%
45 - 49	6,552	6.8%	6,450	6.1%	7,072	6.3%
50 - 54	6,907	7.1%	7,132	6.8%	6,579	5.8%
55 - 59	6,812	7.0%	7,087	6.7%	7,189	6.4%
60 - 64	5,918	6.1%	6,865	6.5%	7,095	6.3%
65 - 69	4,998	5.2%	5,759	5.5%	6,769	6.0%
70 - 74	4,448	4.6%	4,718	4.5%	5,525	4.9%
75 - 79	3,050	3.2%	3,842	3.7%	4,239	3.8%
80 - 84	1,811	1.9%	2,325	2.2%	3,110	2.8%
85+	1,542	1.6%	1,999	1.9%	2,528	2.2%
18+	73,098	75.6%	80,981	77.0%	88,434	78.5%
21+	69,143	71.5%	76,740	72.9%	84,352	74.9%

Total Population by Age Dependency	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	96,673	100.0%	105,196	100.0%	112,642	100.0%
Child (<18)	23,575	24.4%	24,215	23.0%	24,208	21.5%
Working-Age (18-64)	57,249	59.2%	62,338	59.3%	66,263	58.8%
Senior (Age 65+)	15,849	16.4%	18,643	17.7%	22,171	19.7%
Child Dependency Ratio	41.2	-	38.8	-	36.5	-
Age Dependency Ratio	68.9	-	68.8	-	70.0	-
Senior Dependency Ratio	27.7	-	29.9	-	33.5	-

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.

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Male Population by Age	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	46,735	100.0%	51,694	100.0%	55,007	100.0%
0 - 4	2,799	6.0%	3,010	5.8%	3,254	5.9%
5 - 9	3,218	6.9%	3,366	6.5%	3,271	5.9%
10 - 14	3,695	7.9%	3,643	7.0%	3,598	6.5%
15 - 19	3,678	7.9%	3,803	7.4%	3,568	6.5%
20 - 24	2,773	5.9%	3,330	6.4%	3,369	6.1%
25 - 29	2,564	5.5%	2,898	5.6%	3,846	7.0%
30 - 34	2,741	5.9%	3,149	6.1%	3,385	6.2%
35 - 39	2,759	5.9%	3,261	6.3%	3,500	6.4%
40 - 44	2,884	6.2%	3,332	6.4%	3,592	6.5%
45 - 49	3,097	6.6%	3,184	6.2%	3,463	6.3%
50 - 54	3,329	7.1%	3,525	6.8%	3,246	5.9%
55 - 59	3,352	7.2%	3,508	6.8%	3,489	6.3%
60 - 64	2,865	6.1%	3,401	6.6%	3,445	6.3%
65 - 69	2,293	4.9%	2,772	5.4%	3,291	6.0%
70 - 74	2,034	4.4%	2,143	4.1%	2,598	4.7%
75 - 79	1,397	3.0%	1,725	3.3%	1,868	3.4%
80 - 84	755	1.6%	995	1.9%	1,328	2.4%
85+	502	1.1%	649	1.3%	896	1.6%
18+	34,747	74.3%	39,344	76.1%	42,701	77.6%
21+	32,683	69.9%	37,135	71.8%	40,605	73.8%

Female Population by Age	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	49,938	100.0%	53,502	100.0%	57,635	100.0%
0 - 4	2,696	5.4%	2,897	5.4%	3,124	5.4%
5 - 9	3,115	6.2%	3,239	6.1%	3,175	5.5%
10 - 14	3,580	7.2%	3,555	6.6%	3,544	6.1%
15 - 19	3,471	7.0%	3,553	6.6%	3,384	5.9%
20 - 24	2,755	5.5%	3,101	5.8%	3,242	5.6%
25 - 29	2,783	5.6%	2,900	5.4%	3,829	6.6%
30 - 34	2,942	5.9%	3,314	6.2%	3,473	6.0%
35 - 39	3,115	6.2%	3,335	6.2%	3,786	6.6%
40 - 44	3,067	6.1%	3,333	6.2%	3,596	6.2%
45 - 49	3,455	6.9%	3,266	6.1%	3,609	6.3%
50 - 54	3,578	7.2%	3,607	6.7%	3,333	5.8%
55 - 59	3,460	6.9%	3,579	6.7%	3,700	6.4%
60 - 64	3,053	6.1%	3,464	6.5%	3,650	6.3%
65 - 69	2,705	5.4%	2,987	5.6%	3,478	6.0%
70 - 74	2,414	4.8%	2,575	4.8%	2,927	5.1%
75 - 79	1,653	3.3%	2,117	4.0%	2,371	4.1%
80 - 84	1,056	2.1%	1,330	2.5%	1,782	3.1%
85+	1,040	2.1%	1,350	2.5%	1,632	2.8%
18+	38,351	76.8%	41,637	77.8%	45,733	79.3%
21+	36,460	73.0%	39,605	74.0%	43,747	75.9%

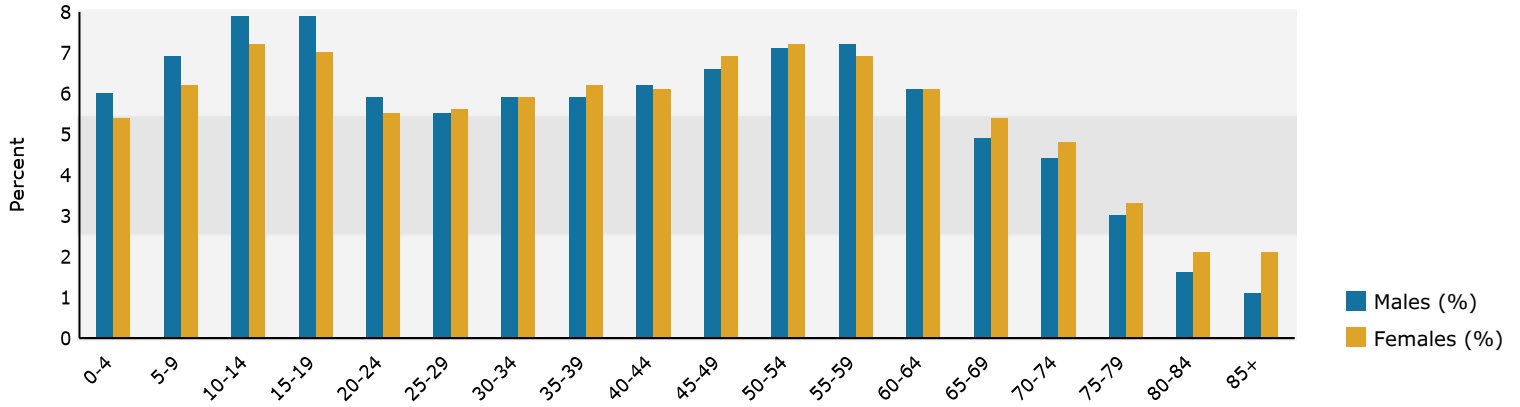
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.

Age by Sex Profile

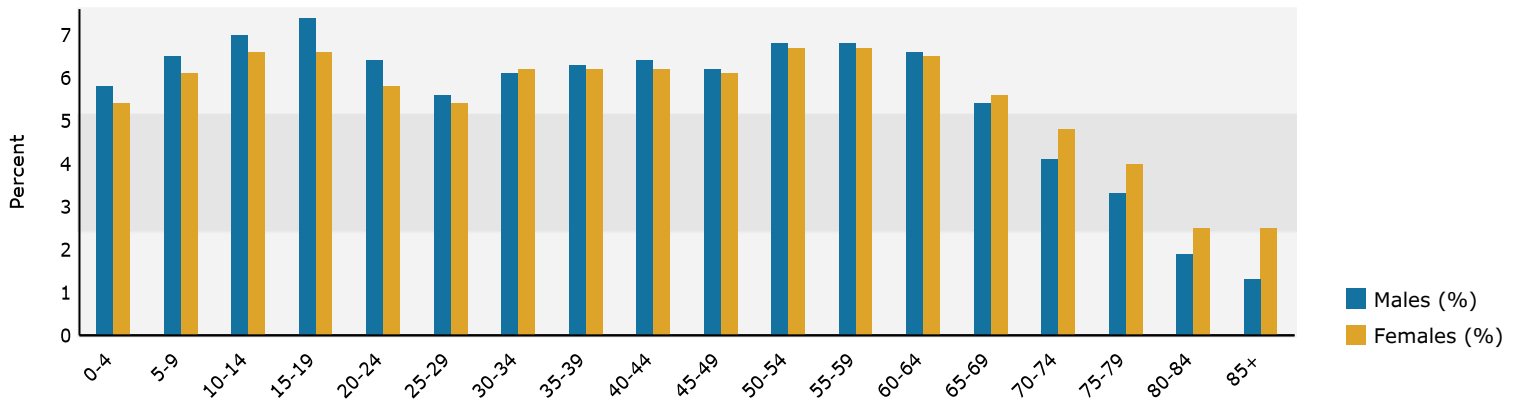
Walton County, GA
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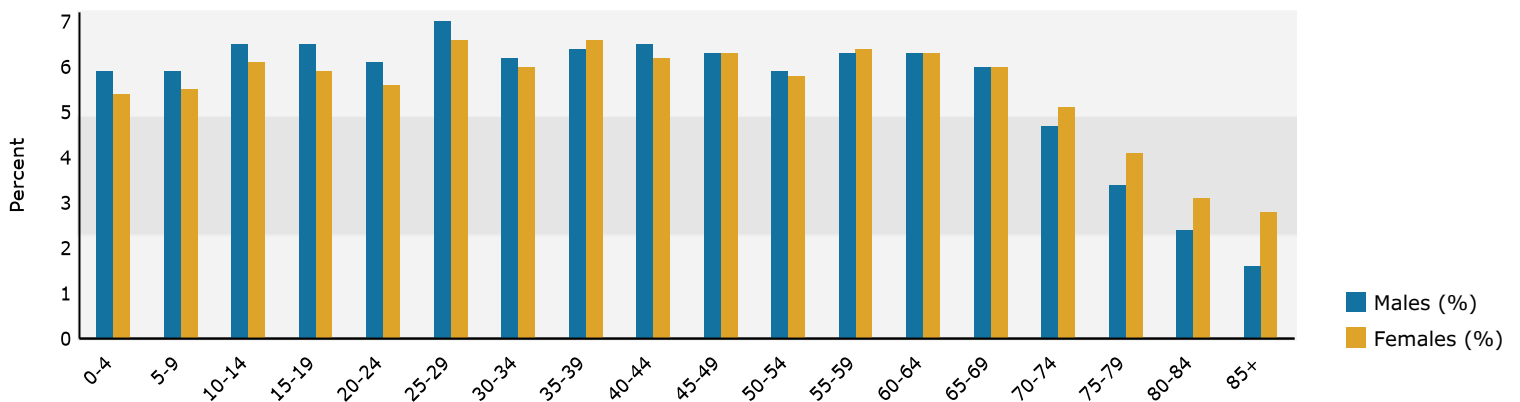
Census 2020 Population by Age and Sex



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	83,768	96,673	105,196	112,642
Households	29,583	33,924	36,965	39,770
Families	22,921	25,859	27,717	29,664
Average Household Size	2.81	2.83	2.82	2.81
Owner Occupied Housing Units	22,330	25,513	28,667	31,720
Renter Occupied Housing Units	7,253	8,411	8,298	8,050
Median Age	37.3	39.7	40.2	40.7

Trends: 2024-2029 Annual Rate	Area	State	National
Population	1.38%	0.61%	0.38%
Households	1.47%	0.86%	0.64%
Families	1.37%	0.75%	0.56%
Owner HHs	2.04%	1.32%	0.97%
Median Household Income	2.97%	3.20%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	2,187	5.9%	1,864	4.7%
\$15,000 - \$24,999	2,305	6.2%	1,683	4.2%
\$25,000 - \$34,999	2,144	5.8%	1,710	4.3%
\$35,000 - \$49,999	3,916	10.6%	3,425	8.6%
\$50,000 - \$74,999	4,280	11.6%	4,077	10.3%
\$75,000 - \$99,999	5,765	15.6%	6,156	15.5%
\$100,000 - \$149,999	8,073	21.8%	9,761	24.5%
\$150,000 - \$199,999	4,311	11.7%	5,939	14.9%
\$200,000+	3,984	10.8%	5,155	13.0%

Median Household Income	\$89,062	\$103,107
Average Household Income	\$111,795	\$129,965
Per Capita Income	\$39,299	\$45,901

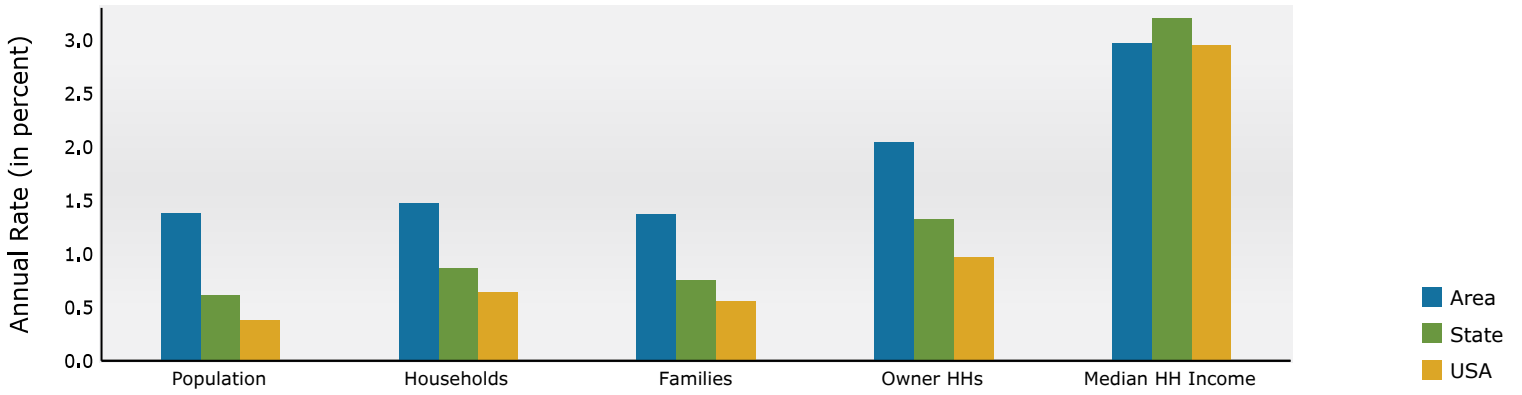
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,804	6.9%	5,495	5.7%	5,907	5.6%	6,378	5.7%
5 - 9	6,351	7.6%	6,333	6.6%	6,605	6.3%	6,446	5.7%
10 - 14	6,498	7.8%	7,275	7.5%	7,198	6.8%	7,142	6.3%
15 - 19	5,972	7.1%	7,149	7.4%	7,356	7.0%	6,952	6.2%
20 - 24	4,620	5.5%	5,528	5.7%	6,431	6.1%	6,611	5.9%
25 - 34	9,869	11.8%	11,030	11.4%	12,261	11.7%	14,533	12.9%
35 - 44	12,523	14.9%	11,825	12.2%	13,261	12.6%	14,474	12.8%
45 - 54	12,309	14.7%	13,459	13.9%	13,582	12.9%	13,651	12.1%
55 - 64	9,730	11.6%	12,730	13.2%	13,952	13.3%	14,284	12.7%
65 - 74	5,982	7.1%	9,446	9.8%	10,477	10.0%	12,294	10.9%
75 - 84	2,966	3.5%	4,861	5.0%	6,167	5.9%	7,349	6.5%
85+	1,144	1.4%	1,542	1.6%	1,999	1.9%	2,528	2.2%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	67,057	80.1%	69,649	72.0%	72,284	68.7%	75,206	66.8%
Black Alone	13,103	15.6%	17,325	17.9%	20,932	19.9%	23,512	20.9%
American Indian Alone	222	0.3%	290	0.3%	341	0.3%	372	0.3%
Asian Alone	956	1.1%	1,414	1.5%	1,666	1.6%	1,968	1.7%
Pacific Islander Alone	48	0.1%	54	0.1%	66	0.1%	74	0.1%
Some Other Race Alone	1,131	1.4%	2,516	2.6%	3,241	3.1%	3,771	3.3%
Two or More Races	1,251	1.5%	5,425	5.6%	6,666	6.3%	7,739	6.9%
Hispanic Origin (Any Race)	2,683	3.2%	5,228	5.4%	6,971	6.6%	8,211	7.3%

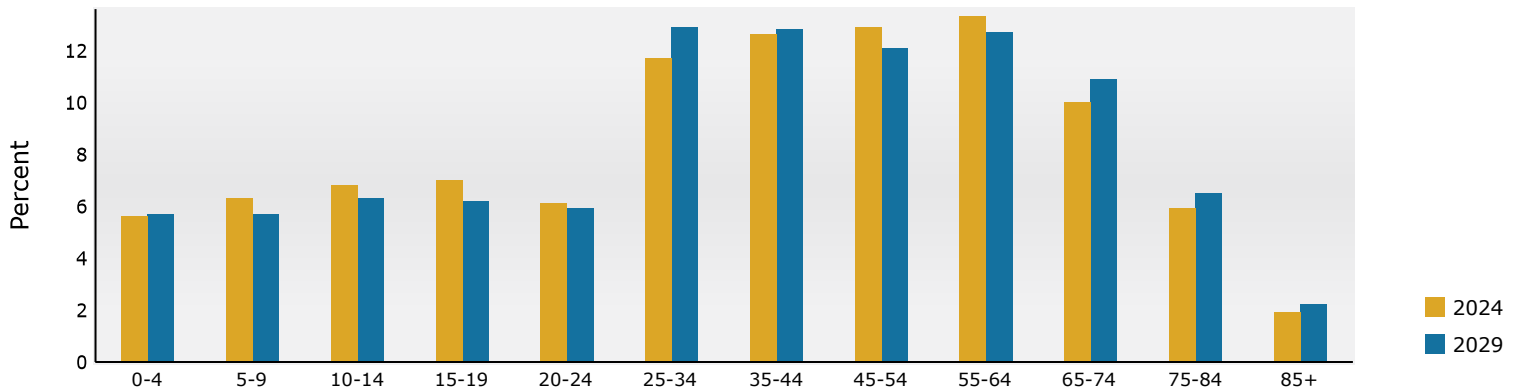
Data Note: Income is expressed in current dollars.

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

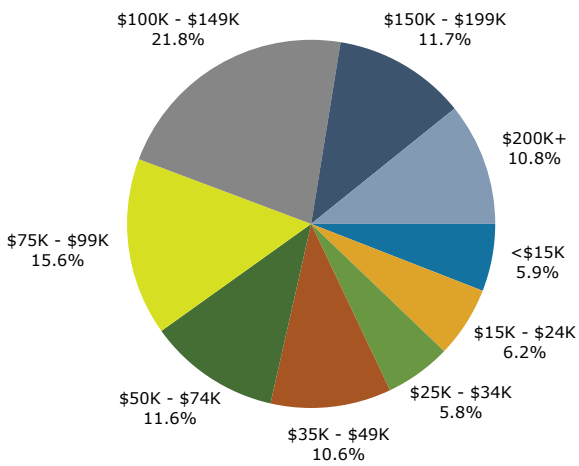
Trends 2024-2029



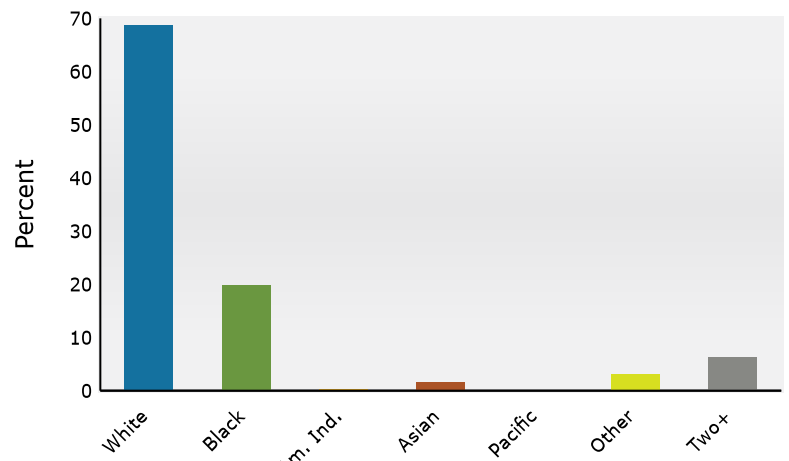
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 6.6%

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

	Walton County...
Population	
2010 Population	83,768
2020 Population	96,673
2024 Population	105,196
2029 Population	112,642
2010-2020 Annual Rate	1.44%
2020-2024 Annual Rate	2.01%
2024-2029 Annual Rate	1.38%
2020 Male Population	48.3%
2020 Female Population	51.7%
2020 Median Age	39.7
2024 Male Population	49.1%
2024 Female Population	50.9%
2024 Median Age	40.2

In the identified area, the current year population is 105,196. In 2020, the Census count in the area was 96,673. The rate of change since 2020 was 2.01% annually. The five-year projection for the population in the area is 112,642 representing a change of 1.38% annually from 2024 to 2029. Currently, the population is 49.1% male and 50.9% female.

Median Age	
The median age in this area is 40.2, compared to U.S. median age of 39.3.	
Race and Ethnicity	
2024 White Alone	68.7%
2024 Black Alone	19.9%
2024 American Indian/Alaska Native Alone	0.3%
2024 Asian Alone	1.6%
2024 Pacific Islander Alone	0.1%
2024 Other Race	3.1%
2024 Two or More Races	6.3%
2024 Hispanic Origin (Any Race)	6.6%

Persons of Hispanic origin represent 6.6% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 54.7 in the identified area, compared to 72.5 for the U.S. as a whole.

Households	
2024 Wealth Index	110
2010 Households	29,583
2020 Households	33,924
2024 Households	36,965
2029 Households	39,770
2010-2020 Annual Rate	1.38%
2020-2024 Annual Rate	2.04%
2024-2029 Annual Rate	1.47%
2024 Average Household Size	2.82

The household count in this area has changed from 33,924 in 2020 to 36,965 in the current year, a change of 2.04% annually. The five-year projection of households is 39,770, a change of 1.47% annually from the current year total. Average household size is currently 2.82, compared to 2.83 in the year 2020. The number of families in the current year is 27,717 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.

	Walton County...
Mortgage Income	
2024 Percent of Income for Mortgage	25.7%
Median Household Income	
2024 Median Household Income	\$89,062
2029 Median Household Income	\$103,107
2024-2029 Annual Rate	2.97%
Average Household Income	
2024 Average Household Income	\$111,795
2029 Average Household Income	\$129,965
2024-2029 Annual Rate	3.06%
Per Capita Income	
2024 Per Capita Income	\$39,299
2029 Per Capita Income	\$45,901
2024-2029 Annual Rate	3.15%
GINI Index	
2024 Gini Index	37.6
Households by Income	

Current median household income is \$89,062 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$103,107 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$111,795 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$129,965 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$39,299 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$45,901 in five years, compared to \$51,203 for all U.S. households.

Housing	
2024 Housing Affordability Index	96
2010 Total Housing Units	32,435
2010 Owner Occupied Housing Units	22,330
2010 Renter Occupied Housing Units	7,253
2010 Vacant Housing Units	2,852
2020 Total Housing Units	35,473
2020 Owner Occupied Housing Units	25,513
2020 Renter Occupied Housing Units	8,411
2020 Vacant Housing Units	1,549
2024 Total Housing Units	38,393
2024 Owner Occupied Housing Units	28,667
2024 Renter Occupied Housing Units	8,298
2024 Vacant Housing Units	1,428
2029 Total Housing Units	41,175
2029 Owner Occupied Housing Units	31,720
2029 Renter Occupied Housing Units	8,050
2029 Vacant Housing Units	1,405

Socioeconomic Status Index	
2024 Socioeconomic Status Index	48.3

Currently, 74.7% of the 38,393 housing units in the area are owner occupied; 21.6%, 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 35,473 housing units in the area and 4.4% vacant housing units. The annual rate of change in housing units since 2020 is 1.88%. Median home value in the area is \$365,699, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.90% annually to \$421,850.

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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Median Age	40.2	40.7	0.5	0.25%
Average Household Size	2.82	2.81	-0.01	-0.07%

Income Inequality Measures	2024		2029	
	Number	Percent	Number	Percent
Household	36,965	100%	39,770	100%
<\$15,000	2,187	5.9%	1,864	4.7%
\$15,000-\$24,999	2,305	6.2%	1,683	4.2%
\$25,000-\$34,999	2,144	5.8%	1,710	4.3%
\$35,000-\$49,999	3,916	10.6%	3,425	8.6%
\$50,000-\$74,999	4,280	11.6%	4,077	10.3%
\$75,000-\$99,999	5,765	15.6%	6,156	15.5%
\$100,000-\$149,999	8,073	21.8%	9,761	24.5%
\$150,000-\$199,999	4,311	11.7%	5,939	14.9%
\$200,000+	3,984	10.8%	5,155	13.0%

Median Household Income	\$89,062	\$103,107
Average Household Income	\$111,795	\$129,965
Per Capita Income	\$39,299	\$45,901

Households by Income	2024		2029	
	Number	Percent	Number	Percent
P90-P10 Ratio	9.7		7.7	
P90-P50 Ratio	2.3		2.0	
P50-P10 Ratio	4.3		3.8	
80-20 Share Ratio	9.7		8.9	
90-40 Share Ratio	2.3		2.3	

Households in Low Income Tier	6,128	16.6%	4,854	12.2%
Households in Middle Income	23,106	62.5%	24,608	61.9%
Households in Upper Income Tier	7,731	20.9%	10,308	25.9%

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

Source: Esri forecasts for 2024 and 2029.

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2024 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	710	4,498	6,336	7,040	7,539	6,025	4,817
<\$15,000	104	248	234	230	474	425	472
\$15,000-\$24,999	83	245	240	196	378	521	642
\$25,000-\$34,999	70	281	267	219	352	435	520
\$35,000-\$49,999	128	503	515	499	679	837	755
\$50,000-\$74,999	97	570	690	773	907	683	560
\$75,000-\$99,999	116	756	973	1,138	1,195	955	632
\$100,000-\$149,999	84	1,079	1,603	1,946	1,714	1,067	580
\$150,000-\$199,999	20	444	1,033	1,039	867	580	328
\$200,000+	8	372	781	1,000	973	522	328
Median HH Income	\$45,476	\$86,350	\$104,964	\$107,797	\$94,325	\$77,180	\$50,627
Average HH Income	\$60,342	\$104,698	\$126,001	\$132,302	\$119,131	\$98,783	\$82,143
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	14.6%	5.5%	3.7%	3.3%	6.3%	7.1%	9.8%
\$15,000-\$24,999	11.7%	5.4%	3.8%	2.8%	5.0%	8.6%	13.3%
\$25,000-\$34,999	9.9%	6.2%	4.2%	3.1%	4.7%	7.2%	10.8%
\$35,000-\$49,999	18.0%	11.2%	8.1%	7.1%	9.0%	13.9%	15.7%
\$50,000-\$74,999	13.7%	12.7%	10.9%	11.0%	12.0%	11.3%	11.6%
\$75,000-\$99,999	16.3%	16.8%	15.4%	16.2%	15.9%	15.9%	13.1%
\$100,000-\$149,999	11.8%	24.0%	25.3%	27.6%	22.7%	17.7%	12.0%
\$150,000-\$199,999	2.8%	9.9%	16.3%	14.8%	11.5%	9.6%	6.8%
\$200,000+	1.1%	8.3%	12.3%	14.2%	12.9%	8.7%	6.8%

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

Walton County, GA
Walton County, GA (13297)
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	718	5,167	6,767	6,941	7,516	6,931	5,730
<\$15,000	103	195	201	183	332	379	471
\$15,000-\$24,999	64	173	163	125	241	393	524
\$25,000-\$34,999	60	216	206	141	244	364	479
\$35,000-\$49,999	114	440	441	376	516	761	777
\$50,000-\$74,999	100	563	619	621	777	740	657
\$75,000-\$99,999	128	861	989	1,057	1,147	1,140	834
\$100,000-\$149,999	109	1,458	1,839	2,053	1,952	1,463	887
\$150,000-\$199,999	29	695	1,357	1,248	1,140	913	557
\$200,000+	11	566	952	1,137	1,167	778	544
Median HH Income	\$53,324	\$102,734	\$115,142	\$117,416	\$108,629	\$91,593	\$72,835
Average HH Income	\$69,812	\$125,849	\$142,573	\$149,518	\$139,683	\$119,402	\$102,667
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	14.3%	3.8%	3.0%	2.6%	4.4%	5.5%	8.2%
\$15,000-\$24,999	8.9%	3.3%	2.4%	1.8%	3.2%	5.7%	9.1%
\$25,000-\$34,999	8.4%	4.2%	3.0%	2.0%	3.2%	5.3%	8.4%
\$35,000-\$49,999	15.9%	8.5%	6.5%	5.4%	6.9%	11.0%	13.6%
\$50,000-\$74,999	13.9%	10.9%	9.1%	8.9%	10.3%	10.7%	11.5%
\$75,000-\$99,999	17.8%	16.7%	14.6%	15.2%	15.3%	16.4%	14.6%
\$100,000-\$149,999	15.2%	28.2%	27.2%	29.6%	26.0%	21.1%	15.5%
\$150,000-\$199,999	4.0%	13.5%	20.1%	18.0%	15.2%	13.2%	9.7%
\$200,000+	1.5%	11.0%	14.1%	16.4%	15.5%	11.2%	9.5%

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

Source: Esri forecasts for 2024 and 2029.

Housing Profile

Walton County, GA
Walton County, GA (13297)
Geography: County

Prepared by Esri

Population		Households	
2020 Total Population	96,673	2024 Median Household Income	\$89,062
2024 Total Population	105,196	2029 Median Household Income	\$103,107
2029 Total Population	112,642	2024-2029 Annual Rate	2.97%
2024-2029 Annual Rate	1.38%		

Housing Units by Occupancy Status and Tenure	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	35,473	100.0%	38,393	100.0%	41,175	100.0%
Occupied	33,924	95.6%	36,965	96.3%	39,770	96.6%
Owner	25,513	71.9%	28,667	74.7%	31,720	77.0%
Renter	8,411	23.7%	8,298	21.6%	8,050	19.6%
Vacant	1,549	4.4%	1,428	3.7%	1,405	3.4%

Owner Occupied Housing Units by Value	2024		2029	
	Number	Percent	Number	Percent
Total	28,667	100.0%	31,720	100.0%
<\$50,000	1,070	3.7%	417	1.3%
\$50,000-\$99,999	440	1.5%	106	0.3%
\$100,000-\$149,999	1,202	4.2%	292	0.9%
\$150,000-\$199,999	1,661	5.8%	610	1.9%
\$200,000-\$249,999	2,205	7.7%	1,271	4.0%
\$250,000-\$299,999	2,673	9.3%	2,265	7.1%
\$300,000-\$399,999	7,736	27.0%	8,995	28.4%
\$400,000-\$499,999	6,182	21.6%	8,714	27.5%
\$500,000-\$749,999	4,274	14.9%	7,089	22.3%
\$750,000-\$999,999	555	1.9%	984	3.1%
\$1,000,000-\$1,499,999	339	1.2%	536	1.7%
\$1,500,000-\$1,999,999	155	0.5%	217	0.7%
\$2,000,000+	175	0.6%	224	0.7%

Median Value	\$365,699	\$421,850
Average Value	\$400,007	\$472,427

Census 2020 Housing Units	Number	Percent
Total	35,473	100.0%
Housing Units In Urbanized Areas	14,996	42.3%
Rural Housing Units	20,477	57.7%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	25,513	100.0%
Owned with a Mortgage/Loan	18,791	73.7%
Owned Free and Clear	6,722	26.3%

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	1,549	100.0%
For Rent	415	26.8%
Rented- Not Occupied	32	2.1%
For Sale Only	374	24.1%
Sold - Not Occupied	91	5.9%
Seasonal/Recreational/Occasional Use	82	5.3%
For Migrant Workers	0	0.0%
Other Vacant	555	35.8%

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

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	33,924	25,513	75.2%
15-24	669	217	32.4%
25-34	4,092	2,448	59.8%
35-44	5,732	4,177	72.9%
45-54	7,071	5,437	76.9%
55-59	3,656	2,887	79.0%
60-64	3,339	2,662	79.7%
65-74	5,523	4,591	83.1%
75-84	2,940	2,429	82.6%
85+	902	665	73.7%

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

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	33,924	25,513	75.2%
White Alone	25,661	20,726	80.8%
Black/African American Alone	5,821	3,034	52.1%
American Indian/Alaska Native	83	61	73.5%
Asian Alone	365	302	82.7%
Pacific Islander Alone	5	2	40.0%
Other Race Alone	619	422	68.2%
Two or More Races	1,370	966	70.5%
Hispanic Origin	1,214	854	70.3%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	33,924	25,513	75.2%
1-Person	6,611	4,186	63.3%
2-Person	10,962	8,900	81.2%
3-Person	6,235	4,724	75.8%
4-Person	5,485	4,238	77.3%
5-Person	2,780	2,098	75.5%
6-Person	1,141	855	74.9%
7+ Person	710	512	72.1%

2024 Housing Affordability

Housing Affordability Index	96
Percent of Income for Mortgage	25.7%

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.

	2010		2020		2024		Annual Rate		
	Number	Percent	Number	Percent	Number	Percent	2000-2020	2010-2020	2020-2024
Total Population	83,768	100.0%	96,673	100.0%	105,196	100.0%	2.36%	1.44%	2.01%
Household Population	83,086	99.2%	95,894	99.2%	104,212	99.1%	2.36%	1.44%	1.98%
Group Quarters	682	0.8%	779	0.8%	984	0.9%	1.83%	1.34%	5.65%
Population Density	256.2	-	295.8	-	321.9	-			
Total Housing Units	32,435	100.0%	35,473	100.0%	38,393	100.0%	2.30%	0.90%	1.88%
Total Households	29,583	91.2%	33,924	95.6%	36,965	96.3%	2.35%	1.38%	2.04%
Total Vacant	2,852	8.8%	1,549	4.4%	1,428	3.7%	1.31%	-5.92%	-1.90%
Average Household Size	2.81	-	2.83	-	2.82	-	-	-	-

Population by Race	Total		2020 Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	96,673	100.0%	91,445	94.6%	5,228	5.4%
Population Reporting One Race	91,248	94.4%	87,828	90.9%	3,420	3.5%
White	69,649	72.0%	68,499	70.9%	1,150	1.2%
Black	17,325	17.9%	17,136	17.7%	189	0.2%
American Indian	290	0.3%	188	0.2%	102	0.1%
Asian	1,414	1.5%	1,409	1.5%	5	0.0%
Pacific Islander	54	0.1%	44	0.0%	10	0.0%
Some Other Race	2,516	2.6%	552	0.6%	1,964	2.0%
Population Reporting Two or More Races	5,425	5.6%	3,617	3.7%	1,808	1.9%
Diversity Index	50.2	-	-	-	-	-

Population 18+ by Race	Total		2020 Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	73,098	75.6%	69,862	76.4%	3,236	61.9%
Population Reporting One Race	69,782	72.2%	67,679	74.0%	2,103	40.2%
White	54,304	56.2%	53,647	58.7%	657	12.6%
Black	12,526	13.0%	12,424	13.6%	102	2.0%
American Indian	223	0.2%	158	0.2%	65	1.2%
Asian	1,066	1.1%	1,061	1.2%	5	0.1%
Pacific Islander	31	0.0%	23	0.0%	8	0.2%
Some Other Race	1,632	1.7%	366	0.4%	1,266	24.2%
Population Reporting Two or More Races	3,316	3.4%	2,183	2.4%	1,133	21.7%

Population <18 by Race	Total		2020 Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	23,575	24.4%	21,583	23.6%	1,992	38.1%
Population Reporting One Race	21,466	22.2%	20,149	22.0%	1,317	25.2%
White	15,345	15.9%	14,852	16.2%	493	9.4%
Black	4,799	5.0%	4,712	5.2%	87	1.7%
American Indian	67	0.1%	30	0.0%	37	0.7%
Asian	348	0.4%	348	0.4%	0	0.0%
Pacific Islander	23	0.0%	21	0.0%	2	0.0%
Some Other Race	884	0.9%	186	0.2%	698	13.4%
Population Reporting Two or More Races	2,109	2.2%	1,434	1.6%	675	12.9%

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	779	0.8%
Institutionalized population	755	0.8%
Correctional facilities for adults	284	0.3%
Juvenile facilities	0	0.0%
Nursing facilities/Skilled-nursing	443	0.5%
Other institutional facilities	28	0.0%
Noninstitutionalized population	24	0.0%
College/University student housing	0	0.0%
Military Quarters	0	0.0%
Other noninstitutional	24	0.0%

Population by Sex	2020	
	Number	Percent
Male	46,735	48.3%
Female	49,938	51.7%

Population by Age	2020	
	Number	Percent
Total	96,673	100%
Age 0-4	5,495	5.7%
Age 5-9	6,333	6.6%
Age 10-14	7,275	7.5%
Age 15-19	7,149	7.4%
Age 20-24	5,528	5.7%
Age 25-29	5,347	5.5%
Age 30-34	5,683	5.9%
Age 35-39	5,874	6.1%
Age 40-44	5,951	6.2%
Age 45-49	6,552	6.8%
Age 50-54	6,907	7.1%
Age 55-59	6,812	7.0%
Age 60-64	5,918	6.1%
Age 65-69	4,998	5.2%
Age 70-74	4,448	4.6%
Age 75-79	3,050	3.2%
Age 80-84	1,811	1.9%
Age 85+	1,542	1.6%
Age 18+	73,098	75.6%
Age 65+	15,849	16.4%

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	33,924	100%
Married Couple Households	19,077	56.2%
With Own Children <18	7,483	22.1%
Without Own Children <18	11,594	34.2%
Cohabiting Couple Households	1,903	5.6%
With Own Children <18	758	2.2%
Without Own Children <18	1,145	3.4%
Male Householder, No Spouse/Partner	4,669	13.8%
Living Alone	2,883	8.5%
65 Years and over	1,053	3.1%
With Own Children <18	507	1.5%
Without Own Children <18, With Relatives	958	2.8%
No Relatives Present	321	0.9%
Female Householder, No Spouse/Partner	8,275	24.4%
Living Alone	3,728	11.0%
65 Years and over	2,176	6.4%
With Own Children <18	1,859	5.5%
Without Own Children <18, With Relatives	2,444	7.2%
No Relatives Present	244	0.7%

Households by Size	2020	
	Number	Percent
Total	33,924	100%
1 Person Household	6,611	19.5%
2 Person Household	10,962	32.3%
3 Person Household	6,235	18.4%
4 Person Household	5,485	16.2%
5 Person Household	2,780	8.2%
6 Person Household	1,141	3.4%
7+ Person Household	710	2.1%

Population by Relationship	2020	
	Number	Percent
Total	96,673	100%
In Households	95,894	99.2%
Householder	33,929	35.4%
Opposite-Sex Spouse	18,961	19.8%
Same-Sex Spouse	110	0.1%
Opposite-Sex Unmarried Partner	1,828	1.9%
Same-Sex Unmarried Partner	72	0.1%
Biological Child	27,993	29.2%
Adopted Child	769	0.8%
Stepchild	1,578	1.6%
Grandchild	3,399	3.5%
Brother or Sister	1,078	1.1%
Parent	1,238	1.3%
Parent-in-law	434	0.5%
Son-in-law or Daughter-in-law	631	0.7%
Other Relatives	1,510	1.6%
Foster Child	140	0.1%
Other Nonrelatives	2,224	2.3%

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

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

Households by Age of Householder	2020	
	Number	Percent
Total	33,924	100%
Householder Age 15-24	669	2.0%
Householder Age 25-34	4,092	12.1%
Householder Age 35-44	5,732	16.9%
Householder Age 45-54	7,071	20.8%
Householder Age 55-59	3,656	10.8%
Householder Age 60-64	3,339	9.8%
Householder Age 65-74	5,523	16.3%
Householder Age 75-84	2,940	8.7%
Householder Age 85+	902	2.7%

Family Households by Race of Householder	2020	
	Number	Percent
Total	25,859	100%
Householder is White Alone	19,534	57.6%
Householder is Black Alone	4,356	12.8%
Householder is American Indian Alone	59	0.2%
Householder is Asian Alone	317	0.9%
Householder is Pacific Islander Alone	4	0.0%
Householder is Some Other Race Alone	505	1.5%
Householder is Two or More Races	1,084	3.2%
Households with Hispanic Householder	1,021	3.0%

Nonfamily Households by Race of Householder	2020	
	Number	Percent
Total	8,065	100%
Householder is White Alone	6,127	18.1%
Householder is Black Alone	1,465	4.3%
Householder is American Indian Alone	24	0.1%
Householder is Asian Alone	48	0.1%
Householder is Pacific Islander Alone	1	0.0%
Householder is Some Other Race Alone	114	0.3%
Householder is Two or More Races	286	0.8%
Households with Hispanic Householder	193	0.6%

Total Housing Units by Occupancy	2020	
	Number	Percent
Total	35,473	100%
Occupied Housing Units	33,924	95.6%
Vacant Housing Units	1,549	4.4%
For Rent	415	26.8%
Rented, not Occupied	32	2.1%
For Sale Only	374	24.1%
Sold, not Occupied	91	5.9%
For Seasonal/Recreational/Occasional Use	82	5.3%
For Migrant Workers	0	0.0%
Other Vacant	555	35.8%

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.

Owner-Occupied Housing Units by Race of Householder

	2020	
	Number	Percent
Total	25,513	100%
Householder is White Alone	20,726	81.2%
Householder is Black Alone	3,034	11.9%
Householder is American Indian Alone	61	0.2%
Householder is Asian Alone	302	1.2%
Householder is Pacific Islander Alone	2	0.0%
Householder is Some Other Race Alone	422	1.7%
Householder is Two or More Races	966	3.8%
Hispanic Householder	854	3.3%

Renter-Occupied Housing Units by Race of Householder

	2020	
	Number	Percent
Total	8,411	100%
Householder is White Alone	4,935	58.7%
Householder is Black Alone	2,787	33.1%
Householder is American Indian Alone	22	0.3%
Householder is Asian Alone	63	0.7%
Householder is Pacific Islander Alone	3	0.0%
Householder is Some Other Race Alone	197	2.3%
Householder is Two or More Races	404	4.8%
Hispanic Householder	360	4.3%

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.

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 - INVESTMENTS
 - RECREATIONAL TOURISM
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 - HOME RENTAL
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- RESIDENTIAL REPORTS
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