

Population		Households	
2010 Total Population	110,768	2019 Median Household Income	\$52,638
2019 Total Population	106,433	2024 Median Household Income	\$56,467
2024 Total Population	103,034	2019-2024 Annual Rate	1.41%
2019-2024 Annual Rate	-0.65%		

Housing Units by Occupancy Status and Tenure	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	50,475	100.0%	50,475	100.0%	50,480	100.0%
Occupied	45,855	90.8%	44,574	88.3%	43,343	85.9%
Owner	32,085	63.6%	33,936	67.2%	33,308	66.0%
Renter	13,770	27.3%	10,638	21.1%	10,035	19.9%
Vacant	4,620	9.2%	5,901	11.7%	7,137	14.1%

Owner Occupied Housing Units by Value	2019		2024	
	Number	Percent	Number	Percent
Total	33,936	100.0%	33,308	100.0%
<\$50,000	4,806	14.2%	4,185	12.6%
\$50,000-\$99,999	10,235	30.2%	8,244	24.8%
\$100,000-\$149,999	7,263	21.4%	6,478	19.4%
\$150,000-\$199,999	4,354	12.8%	4,366	13.1%
\$200,000-\$249,999	1,790	5.3%	2,030	6.1%
\$250,000-\$299,999	2,419	7.1%	2,948	8.9%
\$300,000-\$399,999	1,800	5.3%	2,827	8.5%
\$400,000-\$499,999	438	1.3%	741	2.2%
\$500,000-\$749,999	528	1.6%	957	2.9%
\$750,000-\$999,999	124	0.4%	263	0.8%
\$1,000,000-\$1,499,999	134	0.4%	202	0.6%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	45	0.1%	67	0.2%

Median Value	\$113,266	\$132,610
Average Value	\$152,049	\$183,697

Census 2010 Housing Units	Number	Percent
Total	50,475	100.0%
In Urbanized Areas	43,304	85.8%
In Urban Clusters	0	0.0%
Rural Housing Units	7,171	14.2%

Data Note: Persons of Hispanic Origin may be of any race.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	32,085	100.0%
Owned with a Mortgage/Loan	19,880	62.0%
Owned Free and Clear	12,205	38.0%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	4,620	100.0%
For Rent	1,537	33.3%
Rented- Not Occupied	57	1.2%
For Sale Only	684	14.8%
Sold - Not Occupied	224	4.8%
Seasonal/Recreational/Occasional Use	191	4.1%
For Migrant Workers	8	0.2%
Other Vacant	1,919	41.5%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	45,855	32,085	70.0%
15-24	2,340	444	19.0%
25-34	6,573	3,364	51.2%
35-44	6,957	4,621	66.4%
45-54	9,069	6,654	73.4%
55-64	8,937	7,261	81.2%
65-74	5,808	4,922	84.7%
75-84	4,288	3,523	82.2%
85+	1,883	1,296	68.8%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	45,855	32,085	70.0%
White Alone	38,015	28,911	76.1%
Black/African American Alone	6,662	2,620	39.3%
American Indian/Alaska Native	87	44	50.6%
Asian Alone	386	195	50.5%
Pacific Islander Alone	12	8	66.7%
Other Race Alone	180	86	47.8%
Two or More Races	513	221	43.1%
Hispanic Origin	550	284	51.6%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	45,855	32,085	70.0%
1-Person	14,147	8,193	57.9%
2-Person	16,442	13,054	79.4%
3-Person	6,768	4,786	70.7%
4-Person	5,098	3,717	72.9%
5-Person	2,193	1,548	70.6%
6-Person	748	495	66.2%
7+ Person	459	292	63.6%

2019 Housing Affordability	
Housing Affordability Index	185
Percent of Income for Mortgage	10.5%

Data Note: Persons of Hispanic Origin may be of any race.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.