

Population

2000 Population	81,730
2010 Population	76,171
2020 Population	71,548
2025 Population	68,680
2000-2010 Annual Rate	-0.70%
2010-2020 Annual Rate	-0.61%
2020-2025 Annual Rate	-0.81%
2020 Male Population	47.1%
2020 Female Population	52.9%
2020 Median Age	40.4

In the identified area, the current year population is 71,548. In 2010, the Census count in the area was 76,171. The rate of change since 2010 was -0.61% annually. The five-year projection for the population in the area is 68,680 representing a change of -0.81% annually from 2020 to 2025. Currently, the population is 47.1% male and 52.9% female.

Median Age

The median age in this area is 40.4, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	68.0%
2020 Black Alone	25.4%
2020 American Indian/Alaska Native Alone	0.2%
2020 Asian Alone	1.1%
2020 Pacific Islander Alone	0.1%
2020 Other Race	1.1%
2020 Two or More Races	4.2%
2020 Hispanic Origin (Any Race)	2.8%

Persons of Hispanic origin represent 2.8% of the population in the identified area compared to 18.8% 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 50.3 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	62
2000 Households	34,133
2010 Households	32,360
2020 Total Households	30,910
2025 Total Households	29,806
2000-2010 Annual Rate	-0.53%
2010-2020 Annual Rate	-0.45%
2020-2025 Annual Rate	-0.72%
2020 Average Household Size	2.19

The household count in this area has changed from 32,360 in 2010 to 30,910 in the current year, a change of -0.45% annually. The five-year projection of households is 29,806, a change of -0.72% annually from the current year total. Average household size is currently 2.19, compared to 2.23 in the year 2010. The number of families in the current year is 17,828 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.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

Mortgage Income

2020 Percent of Income for Mortgage	8.5%
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Median Household Income

2020 Median Household Income	\$43,276
2025 Median Household Income	\$44,799
2020-2025 Annual Rate	0.69%

Average Household Income

2020 Average Household Income	\$59,799
2025 Average Household Income	\$63,808
2020-2025 Annual Rate	1.31%

Per Capita Income

2020 Per Capita Income	\$25,834
2025 Per Capita Income	\$27,669
2020-2025 Annual Rate	1.38%

Households by Income

Current median household income is \$43,276 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$44,799 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$59,799 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$63,808 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$25,834 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$27,669 in five years, compared to \$37,691 for all U.S. households

Housing

2020 Housing Affordability Index	232
2000 Total Housing Units	37,300
2000 Owner Occupied Housing Units	22,782
2000 Renter Occupied Housing Units	11,351
2000 Vacant Housing Units	3,167
2010 Total Housing Units	36,150
2010 Owner Occupied Housing Units	20,394
2010 Renter Occupied Housing Units	11,966
2010 Vacant Housing Units	3,790
2020 Total Housing Units	35,445
2020 Owner Occupied Housing Units	19,381
2020 Renter Occupied Housing Units	11,530
2020 Vacant Housing Units	4,535
2025 Total Housing Units	35,450
2025 Owner Occupied Housing Units	18,763
2025 Renter Occupied Housing Units	11,043
2025 Vacant Housing Units	5,644

Currently, 54.7% of the 35,445 housing units in the area are owner occupied; 32.5% are renter occupied; and 12.8% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 36,150 housing units in the area - 56.4% owner occupied, 33.1% renter occupied, and 10.5% vacant. The annual rate of change in housing units since 2010 is -0.87%. Median home value in the area is \$87,791, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.79% annually to \$95,940.

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