

Population		Households	
2010 Total Population	76,167	2019 Median Household Income	\$44,773
2019 Total Population	71,919	2024 Median Household Income	\$50,053
2024 Total Population	69,177	2019-2024 Annual Rate	2.25%
2019-2024 Annual Rate	-0.77%		

Housing Units by Occupancy Status and Tenure	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	36,149	100.0%	35,507	100.0%	35,510	100.0%
Occupied	32,359	89.5%	30,883	87.0%	29,827	84.0%
Owner	20,393	56.4%	21,684	61.1%	21,159	59.6%
Renter	11,966	33.1%	9,199	25.9%	8,668	24.4%
Vacant	3,790	10.5%	4,625	13.0%	5,683	16.0%

Owner Occupied Housing Units by Value	2019		2024	
	Number	Percent	Number	Percent
Total	21,684	100.0%	21,158	100.0%
<\$50,000	4,400	20.3%	3,901	18.4%
\$50,000-\$99,999	7,522	34.7%	6,305	29.8%
\$100,000-\$149,999	4,441	20.5%	4,122	19.5%
\$150,000-\$199,999	2,570	11.9%	2,691	12.7%
\$200,000-\$249,999	662	3.1%	833	3.9%
\$250,000-\$299,999	787	3.6%	1,028	4.9%
\$300,000-\$399,999	696	3.2%	1,199	5.7%
\$400,000-\$499,999	187	0.9%	337	1.6%
\$500,000-\$749,999	251	1.2%	449	2.1%
\$750,000-\$999,999	92	0.4%	197	0.9%
\$1,000,000-\$1,499,999	42	0.2%	52	0.2%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	34	0.2%	44	0.2%

Median Value	\$92,821	\$104,525
Average Value	\$126,292	\$151,952

Census 2010 Housing Units	Number	Percent
Total	36,149	100.0%
In Urbanized Areas	36,051	99.7%
In Urban Clusters	0	0.0%
Rural Housing Units	98	0.3%

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	20,393	100.0%
Owned with a Mortgage/Loan	12,296	60.3%
Owned Free and Clear	8,097	39.7%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	3,790	100.0%
For Rent	1,347	35.5%
Rented- Not Occupied	44	1.2%
For Sale Only	514	13.6%
Sold - Not Occupied	152	4.0%
Seasonal/Recreational/Occasional Use	138	3.6%
For Migrant Workers	3	0.1%
Other Vacant	1,592	42.0%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	32,359	20,393	63.0%
15-24	2,096	359	17.1%
25-34	5,068	2,264	44.7%
35-44	4,552	2,588	56.9%
45-54	6,030	3,965	65.8%
55-64	6,067	4,607	75.9%
65-74	3,902	3,154	80.8%
75-84	3,144	2,481	78.9%
85+	1,500	975	65.0%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	32,359	20,393	63.0%
White Alone	24,849	17,468	70.3%
Black/African American Alone	6,560	2,547	38.8%
American Indian/Alaska Native	69	32	46.4%
Asian Alone	283	105	37.1%
Pacific Islander Alone	9	7	77.8%
Other Race Alone	161	73	45.3%
Two or More Races	428	161	37.6%
Hispanic Origin	456	216	47.4%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	32,359	20,393	63.0%
1-Person	11,405	6,133	53.8%
2-Person	11,091	8,191	73.9%
3-Person	4,522	2,831	62.6%
4-Person	3,076	1,908	62.0%
5-Person	1,396	844	60.5%
6-Person	520	291	56.0%
7+ Person	349	195	55.9%

2019 Housing Affordability	
Housing Affordability Index	203
Percent of Income for Mortgage	10.1%

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.