

Population

2000 Population	114,706
2010 Population	110,768
2020 Population	106,108
2025 Population	102,478
2000-2010 Annual Rate	-0.35%
2010-2020 Annual Rate	-0.42%
2020-2025 Annual Rate	-0.69%
2020 Male Population	47.9%
2020 Female Population	52.1%
2020 Median Age	42.0

In the identified area, the current year population is 106,108. In 2010, the Census count in the area was 110,768. The rate of change since 2010 was -0.42% annually. The five-year projection for the population in the area is 102,478 representing a change of -0.69% annually from 2020 to 2025. Currently, the population is 47.9% male and 52.1% female.

Median Age

The median age in this area is 42.0, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	76.6%
2020 Black Alone	17.6%
2020 American Indian/Alaska Native Alone	0.2%
2020 Asian Alone	1.2%
2020 Pacific Islander Alone	0.0%
2020 Other Race	0.9%
2020 Two or More Races	3.4%
2020 Hispanic Origin (Any Race)	2.5%

Persons of Hispanic origin represent 2.5% 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 41.1 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	81
2000 Households	46,561
2010 Households	45,855
2020 Total Households	44,673
2025 Total Households	43,351
2000-2010 Annual Rate	-0.15%
2010-2020 Annual Rate	-0.25%
2020-2025 Annual Rate	-0.60%
2020 Average Household Size	2.29

The household count in this area has changed from 45,855 in 2010 to 44,673 in the current year, a change of -0.25% annually. The five-year projection of households is 43,351, a change of -0.60% annually from the current year total. Average household size is currently 2.29, compared to 2.33 in the year 2010. The number of families in the current year is 28,049 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	8.8%
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Median Household Income

2020 Median Household Income	\$50,775
2025 Median Household Income	\$53,014
2020-2025 Annual Rate	0.87%

Average Household Income

2020 Average Household Income	\$70,203
2025 Average Household Income	\$76,823
2020-2025 Annual Rate	1.82%

Per Capita Income

2020 Per Capita Income	\$29,666
2025 Per Capita Income	\$32,611
2020-2025 Annual Rate	1.91%

Households by Income

Current median household income is \$50,775 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$53,014 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$70,203 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$76,823 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$29,666 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$32,611 in five years, compared to \$37,691 for all U.S. households

Housing

2020 Housing Affordability Index	208
2000 Total Housing Units	50,241
2000 Owner Occupied Housing Units	33,345
2000 Renter Occupied Housing Units	13,216
2000 Vacant Housing Units	3,680
2010 Total Housing Units	50,475
2010 Owner Occupied Housing Units	32,085
2010 Renter Occupied Housing Units	13,770
2010 Vacant Housing Units	4,620
2020 Total Housing Units	50,475
2020 Owner Occupied Housing Units	31,027
2020 Renter Occupied Housing Units	13,646
2020 Vacant Housing Units	5,802
2025 Total Housing Units	50,499
2025 Owner Occupied Housing Units	30,263
2025 Renter Occupied Housing Units	13,088
2025 Vacant Housing Units	7,148

Currently, 61.5% of the 50,475 housing units in the area are owner occupied; 27.0%, renter occupied; and 11.5% 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 50,475 housing units in the area - 63.6% owner occupied, 27.3% renter occupied, and 9.2% vacant. The annual rate of change in housing units since 2010 is 0.00%. Median home value in the area is \$106,778, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 3.00% annually to \$123,769.

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