

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	9,408	64,383	155,122
2010 Total Population	10,277	74,596	180,568
2021 Total Population	11,143	86,478	214,192
2021 Group Quarters	13	334	2,162
2026 Total Population	11,553	90,092	223,725
2021-2026 Annual Rate	0.73%	0.82%	0.87%
2021 Total Daytime Population	10,412	80,951	211,492
Workers	1,581	22,662	79,941
Residents	8,831	58,289	131,551
<b>Household Summary</b>			
2000 Households	5,612	34,882	74,896
2000 Average Household Size	1.67	1.84	2.05
2010 Households	6,347	40,849	87,519
2010 Average Household Size	1.62	1.82	2.04
2021 Households	6,843	45,927	100,036
2021 Average Household Size	1.63	1.88	2.12
2026 Households	7,070	47,736	104,178
2026 Average Household Size	1.63	1.88	2.13
2021-2026 Annual Rate	0.65%	0.78%	0.81%
2010 Families	3,275	22,058	50,855
2010 Average Family Size	2.11	2.37	2.60
2021 Families	3,447	24,761	58,559
2021 Average Family Size	2.13	2.46	2.71
2026 Families	3,548	25,630	60,777
2026 Average Family Size	2.14	2.47	2.73
2021-2026 Annual Rate	0.58%	0.69%	0.75%
<b>Housing Unit Summary</b>			
2000 Housing Units	6,724	42,262	88,442
Owner Occupied Housing Units	79.5%	75.4%	70.2%
Renter Occupied Housing Units	3.9%	7.1%	14.5%
Vacant Housing Units	16.5%	17.5%	15.3%
2010 Housing Units	7,984	51,199	106,843
Owner Occupied Housing Units	74.3%	69.7%	66.2%
Renter Occupied Housing Units	5.2%	10.1%	15.7%
Vacant Housing Units	20.5%	20.2%	18.1%
2021 Housing Units	8,547	56,022	118,576
Owner Occupied Housing Units	68.6%	69.0%	65.4%
Renter Occupied Housing Units	11.5%	13.0%	19.0%
Vacant Housing Units	19.9%	18.0%	15.6%
2026 Housing Units	8,796	57,941	122,733
Owner Occupied Housing Units	68.5%	69.7%	66.0%
Renter Occupied Housing Units	11.9%	12.7%	18.9%
Vacant Housing Units	19.6%	17.6%	15.1%
<b>Median Household Income</b>			
2021	\$52,561	\$56,203	\$67,169
2026	\$59,565	\$66,008	\$78,551
<b>Median Home Value</b>			
2021	\$237,881	\$289,698	\$333,705
2026	\$277,997	\$328,614	\$364,799
<b>Per Capita Income</b>			
2021	\$46,587	\$46,628	\$49,560
2026	\$54,046	\$53,659	\$56,265
<b>Median Age</b>			
2010	75.7	69.0	58.8
2021	76.1	70.1	60.1
2026	76.9	71.0	61.3

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

	1 mile	3 miles	5 miles
<b>2021 Households by Income</b>			
Household Income Base	6,843	45,927	100,036
<\$15,000	11.2%	10.7%	9.1%
\$15,000 - \$24,999	11.8%	10.2%	8.7%
\$25,000 - \$34,999	10.4%	10.2%	8.4%
\$35,000 - \$49,999	13.8%	13.8%	11.8%
\$50,000 - \$74,999	19.1%	15.8%	15.8%
\$75,000 - \$99,999	11.8%	11.6%	11.8%
\$100,000 - \$149,999	12.0%	13.4%	14.8%
\$150,000 - \$199,999	5.2%	6.4%	7.3%
\$200,000+	4.8%	7.9%	12.2%
Average Household Income	\$75,567	\$87,582	\$106,156
<b>2026 Households by Income</b>			
Household Income Base	7,070	47,736	104,178
<\$15,000	9.2%	9.0%	7.4%
\$15,000 - \$24,999	9.2%	8.3%	7.0%
\$25,000 - \$34,999	9.1%	9.2%	7.5%
\$35,000 - \$49,999	12.8%	12.4%	10.6%
\$50,000 - \$74,999	20.1%	15.4%	15.3%
\$75,000 - \$99,999	12.7%	12.3%	12.3%
\$100,000 - \$149,999	13.9%	15.7%	17.0%
\$150,000 - \$199,999	7.3%	8.5%	9.2%
\$200,000+	5.7%	9.2%	13.8%
Average Household Income	\$87,947	\$101,038	\$120,896
<b>2021 Owner Occupied Housing Units by Value</b>			
Total	5,863	38,632	77,525
<\$50,000	0.8%	3.4%	1.8%
\$50,000 - \$99,999	3.1%	7.0%	3.8%
\$100,000 - \$149,999	11.1%	7.9%	5.4%
\$150,000 - \$199,999	19.8%	10.0%	8.7%
\$200,000 - \$249,999	20.1%	12.3%	11.3%
\$250,000 - \$299,999	9.3%	11.9%	11.6%
\$300,000 - \$399,999	11.6%	22.0%	21.6%
\$400,000 - \$499,999	10.7%	11.9%	13.5%
\$500,000 - \$749,999	9.0%	9.2%	13.2%
\$750,000 - \$999,999	3.7%	2.2%	4.3%
\$1,000,000 - \$1,499,999	0.8%	1.4%	2.6%
\$1,500,000 - \$1,999,999	0.0%	0.4%	0.9%
\$2,000,000 +	0.0%	0.4%	1.2%
Average Home Value	\$309,328	\$335,905	\$414,569
<b>2026 Owner Occupied Housing Units by Value</b>			
Total	6,021	40,396	81,015
<\$50,000	0.0%	1.6%	0.8%
\$50,000 - \$99,999	0.1%	3.5%	1.8%
\$100,000 - \$149,999	3.2%	4.4%	2.7%
\$150,000 - \$199,999	15.8%	7.7%	6.0%
\$200,000 - \$249,999	24.0%	12.2%	10.3%
\$250,000 - \$299,999	12.2%	13.5%	12.6%
\$300,000 - \$399,999	13.1%	24.8%	24.4%
\$400,000 - \$499,999	14.3%	15.2%	16.3%
\$500,000 - \$749,999	12.8%	12.4%	15.5%
\$750,000 - \$999,999	3.6%	2.1%	3.4%
\$1,000,000 - \$1,499,999	0.9%	1.7%	3.5%
\$1,500,000 - \$1,999,999	0.0%	0.5%	1.3%
\$2,000,000 +	0.0%	0.5%	1.5%
Average Home Value	\$351,478	\$377,552	\$458,236

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

	1 mile	3 miles	5 miles
<b>2010 Population by Age</b>			
Total	10,279	74,597	180,567
0 - 4	0.3%	2.3%	3.8%
5 - 9	0.4%	2.0%	3.6%
10 - 14	0.3%	2.0%	3.6%
15 - 24	0.9%	4.1%	7.1%
25 - 34	1.1%	5.2%	8.1%
35 - 44	1.7%	6.0%	9.1%
45 - 54	3.4%	7.6%	10.5%
55 - 64	12.4%	12.8%	12.5%
65 - 74	27.5%	21.2%	16.1%
75 - 84	33.4%	25.0%	17.6%
85 +	18.6%	11.8%	8.1%
18 +	98.8%	92.4%	86.7%
<b>2021 Population by Age</b>			
Total	11,142	86,477	214,192
0 - 4	0.4%	2.3%	3.6%
5 - 9	0.4%	2.5%	3.9%
10 - 14	0.3%	2.7%	4.3%
15 - 24	0.8%	4.2%	6.9%
25 - 34	1.2%	4.9%	8.0%
35 - 44	1.3%	5.5%	8.3%
45 - 54	2.4%	6.7%	9.3%
55 - 64	9.4%	11.4%	12.3%
65 - 74	30.6%	21.7%	17.2%
75 - 84	30.0%	22.9%	16.1%
85 +	23.2%	15.1%	10.2%
18 +	98.8%	91.1%	86.0%
<b>2026 Population by Age</b>			
Total	11,553	90,093	223,724
0 - 4	0.3%	2.3%	3.6%
5 - 9	0.4%	2.4%	3.8%
10 - 14	0.3%	2.5%	4.0%
15 - 24	0.7%	4.1%	6.8%
25 - 34	1.1%	4.8%	8.0%
35 - 44	1.4%	5.3%	8.3%
45 - 54	2.2%	6.2%	8.6%
55 - 64	8.1%	10.7%	11.7%
65 - 74	27.9%	21.0%	17.1%
75 - 84	36.3%	25.8%	18.0%
85 +	21.4%	14.9%	10.1%
18 +	98.9%	91.3%	86.2%
<b>2010 Population by Sex</b>			
Males	4,306	33,076	83,028
Females	5,971	41,520	97,540
<b>2021 Population by Sex</b>			
Males	4,718	38,428	98,828
Females	6,425	48,050	115,364
<b>2026 Population by Sex</b>			
Males	4,903	39,932	103,196
Females	6,649	50,160	120,529

	1 mile	3 miles	5 miles
<b>2010 Population by Race/Ethnicity</b>			
Total	10,277	74,596	180,569
White Alone	98.1%	88.3%	80.6%
Black Alone	1.2%	8.2%	14.4%
American Indian Alone	0.0%	0.1%	0.1%
Asian Alone	0.3%	1.4%	2.0%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.1%	0.9%	1.6%
Two or More Races	0.2%	1.0%	1.3%
Hispanic Origin	2.5%	6.0%	8.4%
Diversity Index	8.5	30.1	43.3
<b>2021 Population by Race/Ethnicity</b>			
Total	11,144	86,478	214,192
White Alone	96.9%	84.5%	76.1%
Black Alone	1.9%	10.2%	16.6%
American Indian Alone	0.1%	0.1%	0.1%
Asian Alone	0.5%	2.3%	2.9%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.2%	1.4%	2.4%
Two or More Races	0.4%	1.5%	1.8%
Hispanic Origin	4.5%	10.0%	13.1%
Diversity Index	14.0	40.5	53.0
<b>2026 Population by Race/Ethnicity</b>			
Total	11,553	90,093	223,725
White Alone	96.3%	82.9%	74.1%
Black Alone	2.4%	11.0%	17.7%
American Indian Alone	0.1%	0.1%	0.1%
Asian Alone	0.6%	2.6%	3.2%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.2%	1.7%	2.8%
Two or More Races	0.4%	1.6%	2.0%
Hispanic Origin	5.8%	12.0%	15.4%
Diversity Index	17.3	44.7	57.0
<b>2010 Population by Relationship and Household Type</b>			
Total	10,277	74,596	180,568
In Households	99.9%	99.7%	98.9%
In Family Households	67.3%	71.1%	74.9%
Householder	32.0%	29.7%	28.1%
Spouse	29.9%	25.9%	23.2%
Child	4.2%	11.8%	18.3%
Other relative	1.1%	2.7%	3.6%
Nonrelative	0.2%	1.0%	1.6%
In Nonfamily Households	32.6%	28.6%	24.0%
In Group Quarters	0.1%	0.3%	1.1%
Institutionalized Population	0.1%	0.3%	0.8%
Noninstitutionalized Population	0.0%	0.0%	0.4%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

	1 mile	3 miles	5 miles
<b>2021 Population 25+ by Educational Attainment</b>			
Total	10,935	76,392	174,230
Less than 9th Grade	1.8%	2.4%	3.0%
9th - 12th Grade, No Diploma	2.5%	3.4%	4.0%
High School Graduate	22.7%	20.8%	19.7%
GED/Alternative Credential	2.2%	1.8%	1.7%
Some College, No Degree	22.4%	20.7%	19.3%
Associate Degree	5.9%	7.8%	7.8%
Bachelor's Degree	21.4%	24.1%	25.4%
Graduate/Professional Degree	21.2%	19.1%	19.1%
<b>2021 Population 15+ by Marital Status</b>			
Total	11,028	79,989	189,019
Never Married	9.2%	17.4%	22.8%
Married	57.6%	53.4%	52.7%
Widowed	16.7%	15.5%	12.0%
Divorced	16.5%	13.7%	12.5%
<b>2021 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	2,422	30,072	87,770
Population 16+ Employed	96.4%	94.9%	95.2%
Population 16+ Unemployment rate	3.6%	5.1%	4.8%
Population 16-24 Employed	3.2%	6.8%	8.6%
Population 16-24 Unemployment rate	1.3%	12.7%	10.8%
Population 25-54 Employed	19.7%	43.1%	53.7%
Population 25-54 Unemployment rate	4.0%	3.3%	3.9%
Population 55-64 Employed	26.6%	23.0%	20.1%
Population 55-64 Unemployment rate	2.2%	4.1%	3.5%
Population 65+ Employed	50.4%	27.1%	17.5%
Population 65+ Unemployment rate	4.5%	6.7%	5.7%
<b>2021 Employed Population 16+ by Industry</b>			
Total	2,334	28,534	83,574
Agriculture/Mining	0.5%	0.1%	0.4%
Construction	5.0%	4.4%	5.2%
Manufacturing	1.2%	2.8%	3.9%
Wholesale Trade	3.6%	2.9%	3.0%
Retail Trade	10.2%	13.7%	13.2%
Transportation/Utilities	4.6%	5.2%	4.6%
Information	4.8%	2.5%	2.2%
Finance/Insurance/Real Estate	17.6%	11.3%	10.8%
Services	51.2%	54.9%	54.1%
Public Administration	1.5%	2.1%	2.6%
<b>2021 Employed Population 16+ by Occupation</b>			
Total	2,333	28,535	83,575
White Collar	83.5%	72.8%	71.5%
Management/Business/Financial	33.3%	21.4%	23.1%
Professional	24.0%	25.3%	24.9%
Sales	15.8%	16.5%	14.7%
Administrative Support	10.4%	9.5%	8.8%
Services	9.5%	17.0%	17.1%
Blue Collar	6.9%	10.2%	11.4%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	2.3%	2.4%	2.7%
Installation/Maintenance/Repair	0.8%	1.2%	2.0%
Production	1.1%	1.9%	1.9%
Transportation/Material Moving	2.7%	4.7%	4.7%

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

July 15, 2021

	1 mile	3 miles	5 miles
<b>2010 Households by Type</b>			
Total	6,347	40,849	87,520
Households with 1 Person	44.4%	40.4%	35.3%
Households with 2+ People	55.6%	59.6%	64.7%
Family Households	51.6%	54.0%	58.1%
Husband-wife Families	48.2%	47.1%	48.0%
With Related Children	0.8%	5.3%	10.2%
Other Family (No Spouse Present)	3.4%	6.8%	10.1%
Other Family with Male Householder	0.6%	1.8%	2.7%
With Related Children	0.1%	0.6%	1.2%
Other Family with Female Householder	2.7%	5.0%	7.4%
With Related Children	0.2%	1.9%	3.7%
Nonfamily Households	4.0%	5.6%	6.6%
All Households with Children	1.0%	7.9%	15.4%
Multigenerational Households	0.3%	1.1%	2.0%
Unmarried Partner Households	2.6%	4.4%	5.3%
Male-female	2.1%	3.6%	4.4%
Same-sex	0.5%	0.8%	0.9%
<b>2010 Households by Size</b>			
Total	6,346	40,849	87,518
1 Person Household	44.4%	40.4%	35.3%
2 Person Household	51.9%	48.0%	44.6%
3 Person Household	2.7%	5.9%	9.0%
4 Person Household	0.6%	3.3%	6.4%
5 Person Household	0.2%	1.4%	2.7%
6 Person Household	0.1%	0.5%	1.1%
7 + Person Household	0.1%	0.5%	0.9%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	6,347	40,849	87,519
Owner Occupied	93.4%	87.4%	80.8%
Owned with a Mortgage/Loan	33.5%	38.7%	41.8%
Owned Free and Clear	59.9%	48.6%	39.1%
Renter Occupied	6.6%	12.6%	19.2%
<b>2021 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	122	106	109
Percent of Income for Mortgage	19.0%	21.6%	20.8%
Wealth Index	125	137	154
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	7,984	51,199	106,843
Housing Units Inside Urbanized Area	100.0%	99.9%	99.5%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.1%	0.5%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	10,277	74,596	180,568
Population Inside Urbanized Area	100.0%	99.8%	99.2%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.2%	0.8%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

	1 mile	3 miles	5 miles
<b>Top 3 Tapestry Segments</b>			
1. The Elders (9C)	The Elders (9C)	The Elders (9C)	The Elders (9C)
2. Silver & Gold (9A)	Golden Years (9B)	Silver & Gold (9A)	Silver & Gold (9A)
3. Retirement Communities (9E)			
<b>2021 Consumer Spending</b>			
Apparel & Services: Total \$	\$11,004,585	\$87,129,631	\$233,956,825
Average Spent	\$1,608.15	\$1,897.13	\$2,338.73
Spending Potential Index	76	89	110
Education: Total \$	\$7,830,364	\$64,661,824	\$184,096,870
Average Spent	\$1,144.29	\$1,407.93	\$1,840.31
Spending Potential Index	66	82	107
Entertainment/Recreation: Total \$	\$18,391,405	\$142,142,676	\$371,409,147
Average Spent	\$2,687.62	\$3,094.97	\$3,712.75
Spending Potential Index	83	96	115
Food at Home: Total \$	\$31,558,617	\$242,315,261	\$628,767,229
Average Spent	\$4,611.81	\$5,276.10	\$6,285.41
Spending Potential Index	85	97	115
Food Away from Home: Total \$	\$20,574,321	\$160,762,982	\$426,321,992
Average Spent	\$3,006.62	\$3,500.40	\$4,261.69
Spending Potential Index	79	92	112
Health Care: Total \$	\$42,216,478	\$313,921,206	\$782,580,149
Average Spent	\$6,169.29	\$6,835.22	\$7,822.99
Spending Potential Index	99	110	125
HH Furnishings & Equipment: Total \$	\$13,161,363	\$101,298,362	\$264,042,290
Average Spent	\$1,923.33	\$2,205.64	\$2,639.47
Spending Potential Index	85	98	117
Personal Care Products & Services: Total \$	\$5,732,383	\$43,271,275	\$110,388,205
Average Spent	\$837.70	\$942.18	\$1,103.48
Spending Potential Index	93	105	123
Shelter: Total \$	\$113,048,083	\$879,720,639	\$2,324,781,111
Average Spent	\$16,520.25	\$19,154.76	\$23,239.44
Spending Potential Index	82	95	115
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$17,473,284	\$128,042,581	\$316,945,430
Average Spent	\$2,553.45	\$2,787.96	\$3,168.31
Spending Potential Index	107	117	133
Travel: Total \$	\$15,670,193	\$119,231,842	\$308,546,924
Average Spent	\$2,289.96	\$2,596.12	\$3,084.36
Spending Potential Index	91	103	122
Vehicle Maintenance & Repairs: Total \$	\$6,556,740	\$50,060,960	\$129,300,508
Average Spent	\$958.17	\$1,090.01	\$1,292.54
Spending Potential Index	86	98	117

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.