



# Housing Profile

Polygon  
Area: 0.93 square miles

Prepared by Esri

Population		Households	
2010 Total Population	5,283	2015 Median Household Income	\$48,264
2015 Total Population	5,113	2020 Median Household Income	\$59,657
2020 Total Population	5,059	2015-2020 Annual Rate	4.33%
2015-2020 Annual Rate	-0.21%		

Housing Units by Occupancy Status and Tenure	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	2,424	100.0%	2,423	100.0%	2,427	100.0%
Occupied	2,250	92.8%	2,218	91.5%	2,204	90.8%
Owner	1,279	52.8%	1,190	49.1%	1,169	48.2%
Renter	971	40.1%	1,028	42.4%	1,035	42.6%
Vacant	174	7.2%	205	8.5%	223	9.2%

Owner Occupied Housing Units by Value	2015		2020	
	Number	Percent	Number	Percent
Total	1,191	100.0%	1,169	100.0%
<\$50,000	5	0.4%	3	0.3%
\$50,000-\$99,999	47	3.9%	18	1.5%
\$100,000-\$149,999	252	21.2%	116	9.9%
\$150,000-\$199,999	542	45.5%	521	44.6%
\$200,000-\$249,999	250	21.0%	358	30.6%
\$250,000-\$299,999	71	6.0%	114	9.8%
\$300,000-\$399,999	20	1.7%	30	2.6%
\$400,000-\$499,999	4	0.3%	9	0.8%
\$500,000-\$749,999	0	0.0%	0	0.0%
\$750,000-\$999,999	0	0.0%	0	0.0%
\$1,000,000+	0	0.0%	0	0.0%
Median Value		\$176,891		\$192,946
Average Value		\$180,164		\$199,786

**Data Note:** Persons of Hispanic Origin may be of any race.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1.



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Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	1,279	100.0%
Owned with a Mortgage/Loan	922	72.1%
Owned Free and Clear	357	27.9%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	174	100.0%
For Rent	99	56.9%
Rented- Not Occupied	1	0.6%
For Sale Only	32	18.4%
Sold - Not Occupied	9	5.2%
Seasonal/Recreational/Occasional Use	9	5.2%
For Migrant Workers	0	0.0%
Other Vacant	15	8.6%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	2,248	1,279	56.9%
15-24	376	17	4.5%
25-34	373	137	36.7%
35-44	285	186	65.3%
45-54	368	286	77.7%
55-64	386	313	81.1%
65-74	213	158	74.2%
75-84	165	130	78.8%
85+	82	52	63.4%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	2,251	1,279	56.8%
White Alone	1,745	1,176	67.4%
Black/African American	318	65	20.4%
American Indian/Alaska	10	3	30.0%
Asian Alone	139	24	17.3%
Pacific Islander Alone	0	0	0.0%
Other Race Alone	8	3	37.5%
Two or More Races	31	8	25.8%
Hispanic Origin	37	21	56.8%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	2,250	1,279	56.8%
1-Person	759	334	44.0%
2-Person	854	525	61.5%
3-Person	322	192	59.6%
4-Person	208	149	71.6%
5-Person	80	61	76.3%
6-Person	22	14	63.6%
7+ Person	5	4	80.0%

**Data Note:** Persons of Hispanic Origin may be of any race.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1.



# Demographic and Income Profile

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Summary	Census 2010	2015	2020
Population	5,283	5,113	5,059
Households	2,250	2,218	2,204
Families	1,142	1,083	1,055
Average Household Size	2.10	2.06	2.05
Owner Occupied Housing Units	1,279	1,190	1,169
Renter Occupied Housing Units	971	1,028	1,035
Median Age	31.8	32.4	33.5
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	-0.21%	0.21%	0.75%
Households	-0.13%	0.25%	0.77%
Families	-0.52%	0.03%	0.69%
Owner HHs	-0.36%	0.19%	0.70%
Median Household Income	4.33%	2.86%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	413	18.6%	385	17.5%
\$15,000 - \$24,999	294	13.3%	229	10.4%
\$25,000 - \$34,999	164	7.4%	146	6.6%
\$35,000 - \$49,999	262	11.8%	228	10.3%
\$50,000 - \$74,999	267	12.0%	246	11.2%
\$75,000 - \$99,999	213	9.6%	255	11.6%
\$100,000 - \$149,999	397	17.9%	479	21.7%
\$150,000 - \$199,999	146	6.6%	168	7.6%
\$200,000+	63	2.8%	68	3.1%
Median Household Income	\$48,264		\$59,657	
Average Household Income	\$68,463		\$77,500	
Per Capita Income	\$30,335		\$34,365	

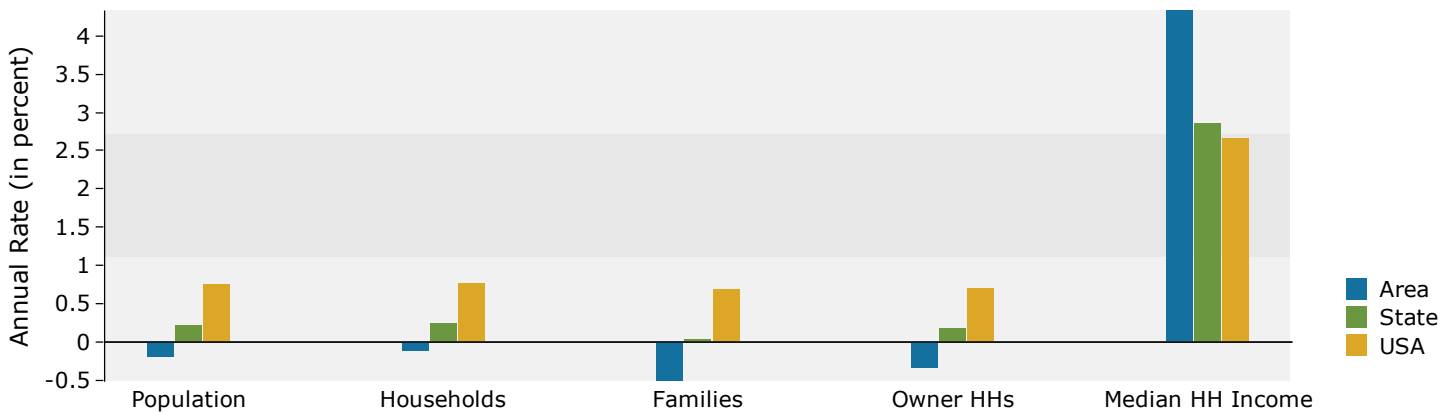
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	268	5.1%	245	4.8%	248	4.9%
5 - 9	227	4.3%	224	4.4%	215	4.2%
10 - 14	210	4.0%	193	3.8%	206	4.1%
15 - 19	607	11.5%	544	10.6%	534	10.6%
20 - 24	837	15.8%	846	16.5%	759	15.0%
25 - 34	663	12.5%	664	13.0%	653	12.9%
35 - 44	466	8.8%	464	9.1%	500	9.9%
45 - 54	624	11.8%	473	9.2%	416	8.2%
55 - 64	648	12.3%	639	12.5%	558	11.0%
65 - 74	336	6.4%	426	8.3%	552	10.9%
75 - 84	256	4.8%	246	4.8%	266	5.3%
85+	141	2.7%	150	2.9%	154	3.0%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,895	73.7%	3,643	71.3%	3,499	69.2%
Black Alone	870	16.5%	904	17.7%	943	18.6%
American Indian Alone	15	0.3%	15	0.3%	15	0.3%
Asian Alone	335	6.3%	365	7.1%	396	7.8%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	32	0.6%	36	0.7%	40	0.8%
Two or More Races	135	2.6%	149	2.9%	166	3.3%
Hispanic Origin (Any Race)	127	2.4%	140	2.7%	158	3.1%

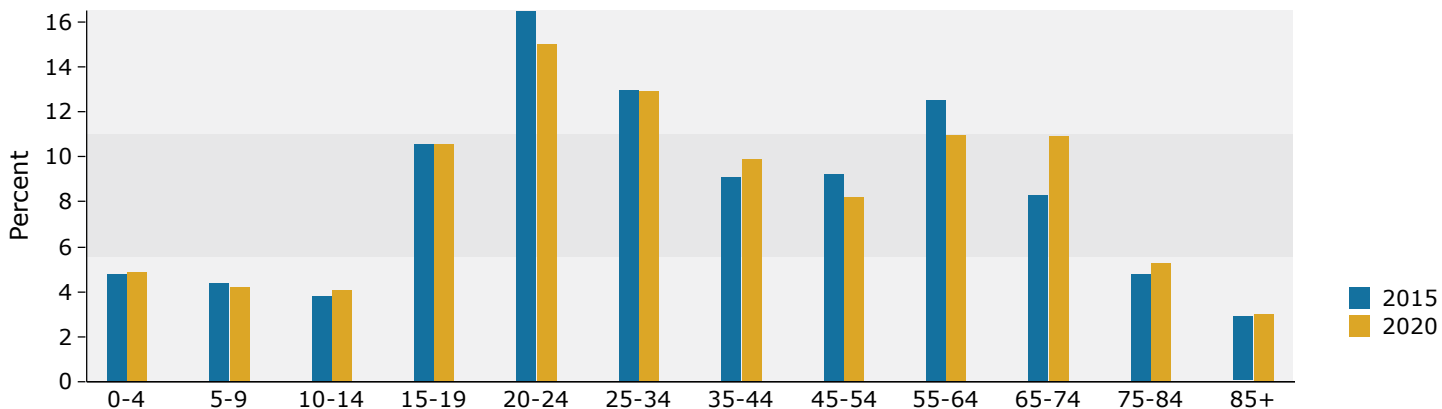
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

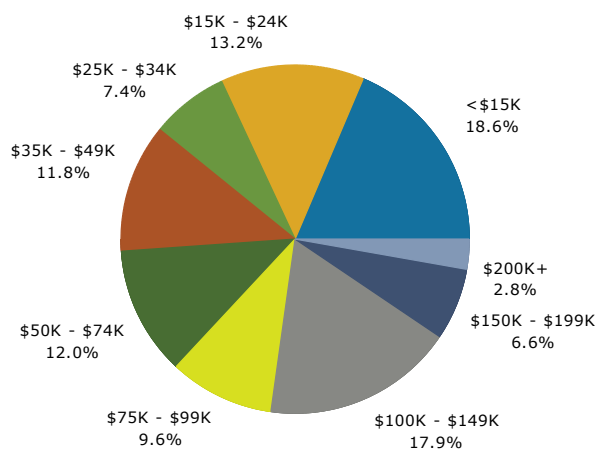
## Trends 2015-2020



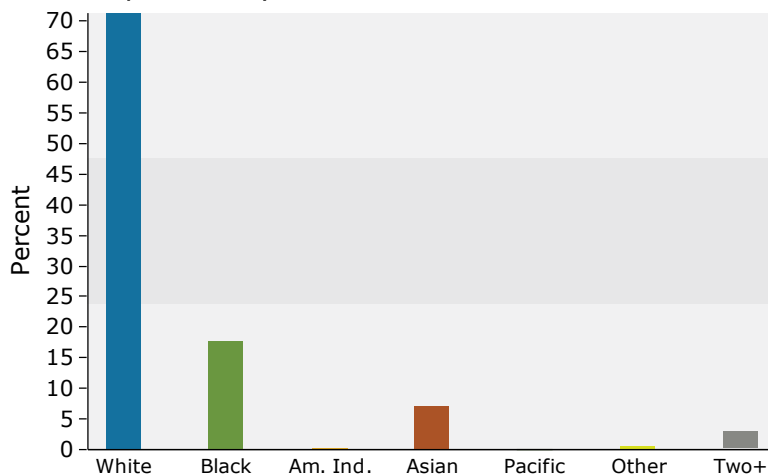
## Population by Age



## 2015 Household Income



## 2015 Population by Race



2015 Percent Hispanic Origin: 2.7%



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	2009-2013 ACS Estimate	Percent	MOE(±)	Reliability
<b>TOTALS</b>				
Total Population	4,781		325	High
Total Households	2,168		123	High
Total Housing Units	2,345		119	High
<b>OWNER-OCCUPIED HOUSING UNITS BY VALUE</b>				
Total	1,230	100.0%	107	High
Less than \$10,000	10	0.8%	16	Low
\$10,000 to \$14,999	6	0.5%	25	Low
\$15,000 to \$19,999	12	1.0%	18	Low
\$20,000 to \$24,999	0	0.0%	0	
\$25,000 to \$29,999	0	0.0%	0	
\$30,000 to \$34,999	0	0.0%	0	
\$35,000 to \$39,999	0	0.0%	0	
\$40,000 to \$49,999	11	0.9%	25	Low
\$50,000 to \$59,999	0	0.0%	0	
\$60,000 to \$69,999	3	0.2%	23	Low
\$70,000 to \$79,999	0	0.0%	0	
\$80,000 to \$89,999	2	0.2%	8	Low
\$90,000 to \$99,999	55	4.5%	36	Medium
\$100,000 to \$124,999	134	10.9%	49	Medium
\$125,000 to \$149,999	204	16.6%	63	Medium
\$150,000 to \$174,999	341	27.7%	81	Medium
\$175,000 to \$199,999	230	18.7%	81	Medium
\$200,000 to \$249,999	164	13.3%	64	Medium
\$250,000 to \$299,999	41	3.3%	31	Low
\$300,000 to \$399,999	18	1.5%	22	Low
\$400,000 to \$499,999	0	0.0%	0	
\$500,000 to \$749,999	0	0.0%	0	
\$750,000 to \$999,999	0	0.0%	0	
\$1,000,000 or more	0	0.0%	0	
Median Home Value	\$163,087		N/A	
Average Home Value	N/A		N/A	
<b>OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS</b>				
Total	1,230	100.0%	107	High
Housing units with a mortgage/contract to purchase/similar debt	795	64.6%	104	High
Second mortgage only	13	1.1%	19	Low
Home equity loan only	203	16.5%	62	Medium
Both second mortgage and home equity loan	25	2.0%	36	Low
No second mortgage and no home equity loan	554	45.0%	102	High
Housing units without a mortgage	435	35.4%	89	Medium
<b>AVERAGE VALUE BY MORTGAGE STATUS</b>				
Housing units with a mortgage	N/A		N/A	
Housing units without a mortgage	N/A		N/A	



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	2009-2013 ACS Estimate	Percent	MOE(±)	Reliability
<b>RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT</b>				
Total	938	100.0%	110	High
With cash rent	893	95.2%	112	High
Less than \$100	11	1.2%	13	Low
\$100 to \$149	3	0.3%	9	Low
\$150 to \$199	9	1.0%	13	Low
\$200 to \$249	0	0.0%	0	
\$250 to \$299	44	4.7%	41	Low
\$300 to \$349	25	2.7%	25	Low
\$350 to \$399	73	7.8%	51	Low
\$400 to \$449	151	16.1%	92	Medium
\$450 to \$499	173	18.4%	73	Medium
\$500 to \$549	72	7.7%	47	Medium
\$550 to \$599	52	5.5%	25	Medium
\$600 to \$649	36	3.8%	55	Low
\$650 to \$699	54	5.8%	33	Medium
\$700 to \$749	38	4.1%	29	Low
\$750 to \$799	21	2.2%	35	Low
\$800 to \$899	34	3.6%	18	Medium
\$900 to \$999	23	2.5%	22	Low
\$1,000 to \$1,249	37	3.9%	47	Low
\$1,250 to \$1,499	11	1.2%	14	Low
\$1,500 to \$1,999	26	2.8%	38	Low
\$2,000 or more	0	0.0%	0	
No cash rent	45	4.8%	40	Low
Median Contract Rent	\$488		N/A	
Average Contract Rent	N/A		N/A	
<b>RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT</b>				
Total	938	100.0%	110	High
Pay extra for one or more utilities	823	87.7%	107	High
No extra payment for any utilities	115	12.3%	54	Medium
<b>HOUSING UNITS BY UNITS IN STRUCTURE</b>				
Total	2,345	100.0%	119	High
1, detached	1,463	62.4%	109	High
1, attached	2	0.1%	7	Low
2	93	4.0%	51	Medium
3 or 4	30	1.3%	31	Low
5 to 9	468	20.0%	90	High
10 to 19	103	4.4%	55	Medium
20 to 49	49	2.1%	35	Low
50 or more	117	5.0%	37	Medium
Mobile home	21	0.9%	35	Low
Boat, RV, van, etc.	0	0.0%	0	



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	2009-2013 ACS Estimate	Percent	MOE(±)	Reliability
<b>HOUSING UNITS BY YEAR STRUCTURE BUILT</b>				
Total	2,345	100.0%	119	High
Built 2010 or later	0	0.0%	0	Low
Built 2000 to 2009	14	0.6%	16	Low
Built 1990 to 1999	105	4.5%	52	Medium
Built 1980 to 1989	95	4.1%	37	Medium
Built 1970 to 1979	140	6.0%	52	Medium
Built 1960 to 1969	215	9.2%	70	Medium
Built 1950 to 1959	722	30.8%	102	High
Built 1940 to 1949	314	13.4%	74	Medium
Built 1939 or earlier	740	31.6%	97	High
Median Year Structure Built	1952		N/A	
<b>OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT</b>				
Total	2,168	100.0%	123	High
Owner occupied				
Moved in 2010 or later	70	3.2%	42	Medium
Moved in 2000 to 2009	457	21.1%	92	Medium
Moved in 1990 to 1999	276	12.7%	71	Medium
Moved in 1980 to 1989	233	10.7%	72	Medium
Moved in 1970 to 1979	99	4.6%	49	Medium
Moved in 1969 or earlier	95	4.4%	45	Medium
Renter occupied				
Moved in 2010 or later	421	19.4%	87	Medium
Moved in 2000 to 2009	470	21.7%	97	Medium
Moved in 1990 to 1999	32	1.5%	34	Low
Moved in 1980 to 1989	7	0.3%	12	Low
Moved in 1970 to 1979	3	0.1%	13	Low
Moved in 1969 or earlier	5	0.2%	13	Low
Median Year Householder Moved Into Unit	2004		N/A	
<b>OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL</b>				
Total	2,168	100.0%	123	High
Utility gas	1,912	88.2%	125	High
Bottled, tank, or LP gas	10	0.5%	7	Low
Electricity	219	10.1%	63	Medium
Fuel oil, kerosene, etc.	5	0.2%	13	Low
Coal or coke	0	0.0%	0	
Wood	0	0.0%	0	
Solar energy	0	0.0%	0	
Other fuel	16	0.7%	17	Low
No fuel used	6	0.3%	9	Low



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	2009-2013 ACS Estimate	Percent	MOE(±)	Reliability
<b>OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE</b>				
Total	2,168	100.0%	123	
Owner occupied				
No vehicle available	38	1.8%	26	
1 vehicle available	432	19.9%	82	
2 vehicles available	578	26.7%	90	
3 vehicles available	156	7.2%	59	
4 vehicles available	25	1.2%	25	
5 or more vehicles available	0	0.0%	0	
Renter occupied				
No vehicle available	219	10.1%	66	
1 vehicle available	426	19.6%	102	
2 vehicles available	259	11.9%	86	
3 vehicles available	35	1.6%	38	
4 vehicles available	0	0.0%	0	
5 or more vehicles available	0	0.0%	0	
Average Number of Vehicles Available	N/A		N/A	

**Data Note:** N/A means not available.

**2009-2013 ACS Estimate:** The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2009-2013 ACS estimates, five-year period data collected monthly from January 1, 2009 through December 31, 2013. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

**Margin of error (MOE):** The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

**Reliability:** These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow-use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.