

Community Profile

Data Prepared by ESRI

Created: 2018-11-29

	<u>35 Mile Ring Study</u>	<u>45 Mile Ring Study</u>
Population Summary		
2010 Total Population	449,428	639,134
2018 Total Population	478,287	680,533
2023 Total Population (Projection)	494,377	703,551
2018 Total Daytime Population	495,363	686,034
Workers	229,650	302,733
Residents	265,713	383,301
Household Summary		
2010 Households	166,744	237,858
2010 Average Household Size	2.60	2.58
2018 Households	176,235	251,594
2018 Average Household Size	2.62	2.61
2023 Households	181,814	259,651
2023 Average Household Size	2.63	2.61
Housing Unit Summary		
2010 Housing Units	185,071	266,518
Owner Occupied Housing Units	60.4%	60.5%
Renter Occupied Housing Units	29.7%	28.7%
Vacant Housing Units	9.9%	10.8%
2018 Housing Units	195,553	281,477
Owner Occupied Housing Units	57.7%	58.0%
Renter Occupied Housing Units	32.4%	31.3%
Vacant Housing Units	9.9%	10.6%
2023 Housing Units	202,546	291,490
Owner Occupied Housing Units	58.7%	59.1%
Renter Occupied Housing Units	31.0%	30.0%
Vacant Housing Units	10.2%	10.9%
Median Household Income		
2018	\$50,602	\$49,299
2023	\$55,524	\$54,055
Median Home Value		
2018	\$146,030	\$139,889
2023	\$178,104	\$168,885

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Per Capita Income		
2018	\$27,107	\$26,187
2023	\$30,604	\$29,476
2018 Households by Income		
Household Income Base	176,232	251,590
<\$15,000	12.1%	12.9%
\$15,000 - \$24,999	11.4%	11.7%
\$25,000 - \$34,999	11.0%	11.1%
\$35,000 - \$49,999	14.8%	14.9%
\$50,000 - \$74,999	18.6%	18.6%
\$75,000 - \$99,999	11.6%	11.5%
\$100,000 - \$149,999	11.9%	11.5%
\$150,000 - \$199,999	4.0%	3.8%
\$200,000+	4.6%	4.1%
Average Household Income	\$71,015	\$68,628
2023 Households by Income		
Household Income Base	181,811	259,647
<\$15,000	10.1%	10.9%
\$15,000 - \$24,999	9.9%	10.3%
\$25,000 - \$34,999	10.1%	10.2%
\$35,000 - \$49,999	14.2%	14.3%
\$50,000 - \$74,999	18.8%	18.8%
\$75,000 - \$99,999	12.5%	12.5%
\$100,000 - \$149,999	14.2%	13.7%
\$150,000 - \$199,999	4.6%	4.3%
\$200,000+	5.5%	4.9%
Average Household Income	\$80,717	\$77,174

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2018 Owner Occupied Housing Units by Value		
Total	112,897	163,365
<\$50,000	13.8%	14.6%
\$50,000 - \$99,999	20.8%	22.2%
\$100,000 - \$149,999	16.8%	16.5%
\$150,000 - \$199,999	15.4%	15.0%
\$200,000 - \$249,999	8.4%	8.1%
\$250,000 - \$299,999	7.1%	6.9%
\$300,000 - \$399,999	8.9%	8.6%
\$400,000 - \$499,999	3.5%	3.2%
\$500,000 - \$749,999	3.4%	3.1%
\$750,000 - \$999,999	0.9%	0.8%
\$1,000,000 - \$1,499,999	1.0%	0.9%
\$1500,000 - \$1,999,999	0.0%	0.0%
\$2,000,000 +	0.1%	0.1%
Average Home Value	\$196,081	\$189,019
2023 Owner Occupied Housing Units by Value		
Total	118,961	172,253
<\$50,000	11.0%	12.0%
\$50,000 - \$99,999	16.7%	18.0%
\$100,000 - \$149,999	13.9%	14.5%
\$150,000 - \$199,999	15.0%	14.8%
\$200,000 - \$249,999	10.0%	9.4%
\$250,000 - \$299,999	8.2%	7.8%
\$300,000 - \$399,999	11.3%	10.7%
\$400,000 - \$499,999	5.7%	5.2%
\$500,000 - \$749,999	5.1%	4.9%
\$750,000 - \$999,999	1.4%	1.3%
\$1,000,000 - \$1,499,999	1.4%	1.2%
\$1500,000 - \$1,999,999	0.1%	0.1%
\$2,000,000 +	0.1%	0.1%
Average Home Value	\$234,670	\$225,452

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2018 Population by Age		
Total	478,286	680,532
0 - 4	6.6%	6.6%
5 - 9	6.7%	6.6%
10 - 14	6.6%	6.5%
15 - 24	13.3%	14.0%
25 - 34	13.9%	13.6%
35 - 44	12.1%	11.8%
45 - 54	11.8%	11.7%
55 - 64	12.4%	12.6%
65 - 84	9.4%	9.7%
75 - 84	4.9%	5.0%
85+	2.1%	2.1%
18+	76.4%	76.7%
2023 Population by Age		
Total	494,377	703,552
0 - 4	6.5%	6.4%
5 - 9	6.6%	6.5%
10 - 14	6.7%	6.7%
15 - 24	12.9%	13.6%
25 - 34	13.0%	12.6%
35 - 44	12.9%	12.6%
45 - 54	11.3%	11.2%
55 - 64	11.7%	11.8%
65 - 74	10.4%	10.7%
75 - 84	5.8%	5.9%
85+	2.2%	2.1%
18+	76.3%	76.6%
2018 Population by Sex		
Males	236,479	235,084
Females	241,808	345,448
2023 Population by Sex		
Males	245,204	347,681
Females	249,173	355,870

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2018 Population by Race/Ethnicity		
Total	478,288	680,533
White Alone	69.0%	69.0%
Black Alone	17.1%	17.4%
American Indian Alone	0.6%	0.6%
Asian Alone	1.3%	1.2%
Pacific Islander Alone	0.1%	0.1%
Some Other Race Alone	9.4%	9.3%
Two or More Races	2.5%	2.5%
Hispanic Origin	18.8%	18.2%
Diversity Index	64.8	64.4
2023 Population by Race/Ethnicity		
Total	494,376	703,551
White Alone	67.6%	67.5%
Black Alone	16.7%	17.0%
American Indian Alone	0.6%	0.6%
Asian Alone	1.5%	1.4%
Pacific Islander Alone	0.1%	0.1%
Some Other Race Alone	10.6%	10.5%
Two or More Races	2.9%	2.8%
Hispanic Origin	21.3%	20.6%
Diversity Index	67.8	67.4
2010 Population by Relationship and Household Type		
Total	449,428	639,134
In Households	96.3%	96.2%
In Family Households	82.7%	82.4%
Householder	25.8%	25.8%
Spouse	18.9%	19.0%
Child	32.0%	31.6%
Other Relative	3.9%	3.9%
Nonrelative	2.0%	2.0%
In Nonfamily Households	13.6%	13.8%
In Group Quarters	3.7%	3.8%
Institutionalized Population	2.6%	2.2%
Noninstitutionalized Population	1.1%	1.7%

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2018 Population 25+ by Educational Attainment		
Total	319,234	451,568
Less than 9th Grade	6.4%	6.3%
9th - 12th Grade, No Diploma	9.7%	9.9%
High School Graduate	23.2%	24.0%
GED/Alternative Credential	5.0%	5.2%
Some College, No Degree	24.7%	24.2%
Associate Degree	8.9%	8.6%
Bachelor's Degree	15.1%	14.9%
Graduate/Professional Degree	6.9%	7.0%
2018 Population 15+ by Marital Status		
Total	392,973	546,580
Never Married	29.7%	30.0%
Married	51.3%	51.1%
Widowed	6.9%	7.0%
Divorced	12.1%	11.9%
2018 Civilian Population 16+ in Labor Force		
Civilian Employed	95.7%	95.2%
Civilian Unemployed (Unemployment Rate)	4.3%	4.8%
2018 Employed Population 16+ by Industry		
Total	210,387	25,804
Agriculture/Mining	5.0%	5.0%
Construction	8.3%	8.6%
Manufacturing	9.4%	9.8%
Wholesale Trade	3.0%	2.9%
Retail Trade	12.1%	12.1%
Transportation/Utilities	4.6%	4.5%
Information	1.4%	1.3%
Finance/Insurance/Real Estate	5.1%	4.9%
Services	47.7%	47.6%
Public Administration	3.4%	3.4%

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2018 Employed Population 16+ by Occupation		
Total	210,387	295,802
White Collar	54.6%	54.1%
Management/Business/Financial	11.6%	11.2%
Professional	19.3%	19.5%
Sales	10.8%	10.6%
Administrative Support	12.9%	12.8%
Services	18.5%	18.5%
Blue Collar	26.9%	27.4%
Farming/Forestry/Fishing	0.8%	0.8%
Construction/Extraction	7.5%	7.6%
Installation/Maintenance/Repair	4.1%	4.2%
Production	7.4%	7.6%
Transportation/Material Moving	7.0%	7.2%
2010 Population by Urban / Rural Status		
Total Population	449,428	639,134
Population Inside Urbanized Area	49.3%	35.9%
Population Inside Urbanized Cluster	13.6%	22.0%
Rural Population	37.0%	42.1%
2010 Households by Type		
Total	166,745	237,858
Households with 1 Person	25.7%	25.7%
Households with 2+ People	74.3%	74.3%
Family Households	69.6%	69.4%
Husband-wife Families	51.0%	51.0%
With Related Children	22.7%	22.3%
Other Family (No Spouse Present)	18.6%	18.3%
Other Family with Male Householde	4.8%	4.7%
With Related Children	2.8%	2.8%
Other Family with Female Householde	13.8%	13.6%
With Related Children	9.3%	9.2%
NonFamily Households	4.7%	4.9%
All Households with Children	35.3%	34.7%
Multigenerational Households	4.8%	4.8%
Unmarried Partner Households	5.1%	5.1%
Male-female	4.5%	4.5%
Same-sex	0.6%	0.6%

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2010 Households by Size		
Total	166,744	237,859
1 Person Household	25.7%	25.7%
2 Person Household	33.5%	33.9%
3 Person Household	16.3%	16.2%
4 Person Household	13.1%	12.8%
5 Person Household	6.8%	6.7%
6 Person Household	2.7%	2.7%
7 + Person Household	1.9%	1.9%
2010 Households by Tenure and Mortgage Status		
Total	166,744	237,858
Owner Occupied	67.1%	67.8%
Owned with a Mortgage/Loan	37.0%	36.4%
Owned Free and Clear	30.1%	31.4%
Renter Occupied	32.9%	32.2%
2010 Housing Units by Urban/Rural Status		
Total Housing Units	185,071	266,518
Housing Units Inside Urbanized Area	49.3%	35.3%
Housing Units Inside Urbanized Cluster	12.1%	21.0%
Rural Housing Units	38.6%	43.7%
Top 3 Tapestry Segments		
1	Heartland Communities	Diners & Miners
2	Comfortable Empty Nesters	Southern Satellites
3	Small Town Simplicity	Rooted Rural