



## 2008 Population

Total Population	5,729
Male Population	49.1%
Female Population	50.9%
Median Age	46.5

## 2008 Income

Median HH Income	\$67,167
Per Capita Income	\$34,772
Average HH Income	\$79,407

## 2008 Households

Total Households	2,501
Average Household Size	2.29
1990-2000 Annual Rate	6.8%

## 2008 Housing

Owner Occupied Housing Units	65.2%
Renter Occupied Housing Units	21.7%
Vacant Housing Units	13.0%

## Population

1990 Population	2,269
2000 Population	4,507
2008 Population	5,729
2013 Population	6,498
1990-2000 Annual Rate	7.1%
2000-2008 Annual Rate	2.95%
2008-2013 Annual Rate	2.55%

In the identified market area, the current year population is 5,729. In 2000, the Census count in the market area was 4,507. The rate of change since 2000 was 2.95 percent annually. The five-year projection for the population in the market area is 6,498, representing a change of 2.55 percent annually from 2008 to 2013. Currently, the population is 49.1 percent male and 50.9 percent female.

## Households

1990 Households	1,007
2000 Households	1,944
2008 Households	2,501
2013 Households	2,844
1990-2000 Annual Rate	6.8%
2000-2008 Annual Rate	3.1%
2008-2013 Annual Rate	2.6%

The household count in this market area has changed from 1,944 in 2000 to 2,501 in the current year, a change of 3.1 percent annually. The five-year projection of households is 2,844, a change of 2.6 percent annually from the current year total. Average household size is currently 2.29, compared to 2.32 in the year 2000. The number of families in the current year is 1,673 in the market area.

## Housing

Currently, 65.2 percent of the 2,875 housing units in the market area are owner occupied; 21.7 percent, renter occupied; and 13.0 percent are vacant. In 2000, there were 2,155 housing units— 67.1 percent owner occupied, 23.1 percent renter occupied and 9.8 percent vacant. The rate of change in housing units since 2000 is 3.56 percent. Median home value in the market area is \$188,651, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 0.61 percent annually to \$194,511. From 2000 to the current year, median home value changed by 4.02 percent annually.



## Median Household Income

1990 Median HH Income	\$35,233
2000 Median HH Income	\$57,099
2008 Median HH Income	\$67,167
2013 Median HH Income	\$77,586
1990-2000 Annual Rate	4.95%
2000-2008 Annual Rate	1.99%
2008-2013 Annual Rate	2.93%

## Per Capita Income

1990 Per Capita Income	\$18,246
2000 Per Capita Income	\$28,438
2008 Per Capita Income	\$34,772
2013 Per Capita Income	\$40,363
1990-2000 Annual Rate	4.54%
2000-2008 Annual Rate	2.47%
2008-2013 Annual Rate	3.03%

## Average Household Income

1990 Average Household Income	\$40,816
2000 Average Household Income	\$65,191
2008 Average HH Income	\$79,407
2013 Average HH Income	\$91,861
1990-2000 Annual Rate	4.79%
2000-2008 Annual Rate	2.42%
2008-2013 Annual Rate	2.96%

## Households by Income

Current median household income is \$67,167 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$77,586 in five years. In 2000, median household income was \$57,099, compared to \$35,233 in 1990.

Current average household income is \$79,407 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$91,861 in five years. In 2000, average household income was \$65,191, compared to \$40,816 in 1990.

Current per capita income is \$34,772 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$40,363 in five years. In 2000, the per capita income was \$28,438, compared to \$18,246 in 1990.

## Population by Employment

Currently, 95.2 percent of the civilian labor force in the identified market area is employed and 4.8 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 95.4 percent of the civilian labor force, and unemployment will be 4.6 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 60.1 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 66.9 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 14.1 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 18.9 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 78.2 percent of the market area population drove alone to work, and 5.8 percent worked at home. The average travel time to work in 2000 was 35.5 minutes in the market area, compared to the U.S. average of 25.5 minutes.

## Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 8.6 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 19.9 percent were high school graduates only (29.6 percent in the U.S.)
- 5.9 percent had completed an Associate degree (7.2 percent in the U.S.)
- 25.4 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 9.0 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)