



Study Area: Custom Shapes

2008 Population

Total Population	102,295
Male Population	48.7%
Female Population	51.3%
Median Age	38.9

2008 Income

Median HH Income	\$35,857
Per Capita Income	\$18,944
Average HH Income	\$46,467

2008 Households

Total Households	41,343
Average Household Size	2.44
1990-2000 Annual Rate	0.86%

2008 Housing

Owner Occupied Housing Units	62.7%
Renter Occupied Housing Units	25.1%
Vacant Housing Units	12.1%

Population

1990 Population	92,518
2000 Population	99,583
2008 Population	102,295
2013 Population	104,556
1990-2000 Annual Rate	0.74%
2000-2008 Annual Rate	0.33%
2008-2013 Annual Rate	0.44%

In the identified market area, the current year population is 102,295. In 2000, the Census count in the market area was 99,583. The rate of change since 2000 was 0.33 percent annually. The five-year projection for the population in the market area is 104,556, representing a change of 0.44 percent annually from 2008 to 2013. Currently, the population is 48.7 percent male and 51.3 percent female.

Households

1990 Households	36,606
2000 Households	39,881
2008 Households	41,343
2013 Households	42,401
1990-2000 Annual Rate	0.86%
2000-2008 Annual Rate	0.44%
2008-2013 Annual Rate	0.51%

The household count in this market area has changed from 39,881 in 2000 to 41,343 in the current year, a change of 0.44 percent annually. The five-year projection of households is 42,401, a change of 0.51 percent annually from the current year total. Average household size is currently 2.44, compared to 2.46 in the year 2000. The number of families in the current year is 28,279 in the market area.

Housing

Currently, 62.7 percent of the 47,055 housing units in the market area are owner occupied; 25.1 percent, renter occupied; and 12.1 percent are vacant. In 2000, there were 44,107 housing units— 63.7 percent owner occupied, 26.6 percent renter occupied and 9.6 percent vacant. The rate of change in housing units since 2000 is 0.79 percent. Median home value in the market area is \$77,388, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 0.79 percent annually to \$80,503. From 2000 to the current year, median home value changed by 4.84 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.



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Median Household Income

1990 Median HH Income	\$17,605
2000 Median HH Income	\$28,003
2008 Median HH Income	\$35,857
2013 Median HH Income	\$41,395
1990-2000 Annual Rate	4.75%
2000-2008 Annual Rate	3.04%
2008-2013 Annual Rate	2.91%

Per Capita Income

1990 Per Capita Income	\$9,265
2000 Per Capita Income	\$15,082
2008 Per Capita Income	\$18,944
2013 Per Capita Income	\$21,867
1990-2000 Annual Rate	4.99%
2000-2008 Annual Rate	2.8%
2008-2013 Annual Rate	2.91%

Average Household Income

1990 Average Household Income	\$23,185
2000 Average Household Income	\$37,348
2008 Average HH Income	\$46,467
2013 Average HH Income	\$53,475
1990-2000 Annual Rate	4.88%
2000-2008 Annual Rate	2.68%
2008-2013 Annual Rate	2.85%

Households by Income

Current median household income is \$35,857 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$41,395 in five years. In 2000, median household income was \$28,003, compared to \$17,605 in 1990.

Current average household income is \$46,467 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$53,475 in five years. In 2000, average household income was \$37,348, compared to \$23,185 in 1990.

Current per capita income is \$18,944 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$21,867 in five years. In 2000, the per capita income was \$15,082, compared to \$9,265 in 1990.

Population by Employment

Total Businesses	4,405
Total Employees	33,326

Currently, 90.4 percent of the civilian labor force in the identified market area is employed and 9.6 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 91.2 percent of the civilian labor force, and unemployment will be 8.8 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, 58.9 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:

- 46.7 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 14.7 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 38.5 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 81.9 percent of the market area population drove alone to work, and 2.7 percent worked at home. The average travel time to work in 2000 was 20.3 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:

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

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.