



Executive Summary

VOL_MUNI
Area: 4.7 square miles

Prepared by Esri

Population

2000 Population	6,020
2010 Population	7,282
2019 Population	7,393
2024 Population	7,393
2000-2010 Annual Rate	1.92%
2010-2019 Annual Rate	0.16%
2019-2024 Annual Rate	0.00%
2019 Male Population	48.3%
2019 Female Population	51.7%
2019 Median Age	53.5

In the identified area, the current year population is 7,393. In 2010, the Census count in the area was 7,282. The rate of change since 2010 was 0.16% annually. The five-year projection for the population in the area is 7,393 representing a change of 0.00% annually from 2019 to 2024. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 53.5, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	84.0%
2019 Black Alone	1.1%
2019 American Indian/Alaska Native Alone	0.0%
2019 Asian Alone	13.0%
2019 Pacific Islander Alone	0.0%
2019 Other Race	0.5%
2019 Two or More Races	1.4%
2019 Hispanic Origin (Any Race)	3.4%

Persons of Hispanic origin represent 3.4% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 32.5 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	316
2000 Households	2,130
2010 Households	3,020
2019 Total Households	3,159
2024 Total Households	3,180
2000-2010 Annual Rate	3.55%
2010-2019 Annual Rate	0.49%
2019-2024 Annual Rate	0.13%
2019 Average Household Size	2.28

The household count in this area has changed from 3,020 in 2010 to 3,159 in the current year, a change of 0.49% annually. The five-year projection of households is 3,180, a change of 0.13% annually from the current year total. Average household size is currently 2.28, compared to 2.34 in the year 2010. The number of families in the current year is 2,143 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



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Mortgage Income

2019 Percent of Income for Mortgage 21.7%

Median Household Income

2019 Median Household Income \$126,685

2024 Median Household Income \$135,772

2019-2024 Annual Rate 1.40%

Average Household Income

2019 Average Household Income \$196,535

2024 Average Household Income \$207,828

2019-2024 Annual Rate 1.12%

Per Capita Income

2019 Per Capita Income \$84,764

2024 Per Capita Income \$89,882

2019-2024 Annual Rate 1.18%

Households by Income

Current median household income is \$126,685 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$135,772 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$196,535 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$207,828 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$84,764 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$89,882 in five years, compared to \$36,530 for all U.S. households

Housing

2019 Housing Affordability Index 94

2000 Total Housing Units 2,191

2000 Owner Occupied Housing Units 2,041

2000 Renter Occupied Housing Units 89

2000 Vacant Housing Units 61

2010 Total Housing Units 3,402

2010 Owner Occupied Housing Units 2,335

2010 Renter Occupied Housing Units 685

2010 Vacant Housing Units 382

2019 Total Housing Units 3,511

2019 Owner Occupied Housing Units 2,309

2019 Renter Occupied Housing Units 850

2019 Vacant Housing Units 352

2024 Total Housing Units 3,608

2024 Owner Occupied Housing Units 2,346

2024 Renter Occupied Housing Units 834

2024 Vacant Housing Units 428

Currently, 65.8% of the 3,511 housing units in the area are owner occupied; 24.2%, renter occupied; and 10.0% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 3,402 housing units in the area - 68.6% owner occupied, 20.1% renter occupied, and 11.2% vacant. The annual rate of change in housing units since 2010 is 1.41%. Median home value in the area is \$560,541, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 0.67% annually to \$579,545.

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