



Site Type: Geography

2009 Population

Total Population	290,881
Male Population	49.6%
Female Population	50.4%
Median Age	33.8

2009 Income

Median HH Income	\$70,110
Per Capita Income	\$29,205
Average HH Income	\$86,477

2009 Households

Total Households	97,626
Average Household Size	2.94

2009 Housing

Owner Occupied Housing Units	71.0%
Renter Occupied Housing Units	23.0%
Vacant Housing Units	6.0%

Population

1990 Population	155,943
2000 Population	201,401
2009 Population	290,881
2014 Population	338,022
1990-2000 Annual Rate	2.59%
2000-2009 Annual Rate	4.05%
2009-2014 Annual Rate	3.05%

In the identified market area, the current year population is 290,881. In 2000, the Census count in the market area was 201,401. The rate of change since 2000 was 4.05 percent annually. The five-year projection for the population in the market area is 338,022, representing a change of 3.05 percent annually from 2009 to 2014. Currently, the population is 49.6 percent male and 50.4 percent female.

Households

1990 Households	51,079
2000 Households	67,454
2009 Households	97,626
2014 Households	113,556
1990-2000 Annual Rate	2.82%
2000-2009 Annual Rate	4.08%
2009-2014 Annual Rate	3.07%

The household count in this market area has changed from 67,454 in 2000 to 97,626 in the current year, a change of 4.08 percent annually. The five-year projection of households is 113,556, a change of 3.07 percent annually from the current year total. Average household size is currently 2.94, compared to 2.94 in the year 2000. The number of families in the current year is 76,699 in the market area.

Housing

Currently, 71.0 percent of the 103,901 housing units in the market area are owner occupied; 23.0 percent, renter occupied; and 6.0 percent are vacant. In 2000, there were 71,062 housing units—71.8 percent owner occupied, 23.2 percent renter occupied and 5.1 percent vacant. The rate of change in housing units since 2000 is 4.19 percent. Median home value in the market area is \$124,071, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 3.1 percent annually to \$144,540. From 2000 to the current year, median home value changed by 3.52 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.



Site Type: Geography

Median Household Income

1990 Median HH Income	\$41,268
2000 Median HH Income	\$57,316
2009 Median HH Income	\$70,110
2014 Median HH Income	\$69,724
1990-2000 Annual Rate	3.34%
2000-2009 Annual Rate	2.2%
2009-2014 Annual Rate	-0.11%

Per Capita Income

1990 Per Capita Income	\$15,965
2000 Per Capita Income	\$23,580
2009 Per Capita Income	\$29,205
2014 Per Capita Income	\$29,579
1990-2000 Annual Rate	3.98%
2000-2009 Annual Rate	2.34%
2009-2014 Annual Rate	0.25%

Average Household Income

1990 Average Household Income	\$48,318
2000 Average Household Income	\$69,685
2009 Average HH Income	\$86,477
2014 Average HH Income	\$87,523
1990-2000 Annual Rate	3.73%
2000-2009 Annual Rate	2.36%
2009-2014 Annual Rate	0.24%

Households by Income

Current median household income is \$70,110 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$69,724 in five years. In 2000, median household income was \$57,316, compared to \$41,268 in 1990.

Current average household income is \$86,477 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$87,523 in five years. In 2000, average household income was \$69,685, compared to \$48,318 in 1990.

Current per capita income is \$29,205 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$29,579 in five years. In 2000, the per capita income was \$23,580, compared to \$15,965 in 1990.

Population by Employment

Total Businesses	9,471
Total Employees	99,324

Currently, 92.0 percent of the civilian labor force in the identified market area is employed and 8.0 percent are unemployed. In comparison, 89.4 percent of the U.S. civilian labor force is employed, and 10.6 percent are unemployed. In five years the rate of employment in the market area will be 94.0 percent of the civilian labor force, and unemployment will be 6.0 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 92.9 percent, and 7.1 percent will be unemployed. In 2000, 69.0 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:

- 64.2 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 15.0 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 20.7 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 81.4 percent of the market area population drove alone to work, and 2.8 percent worked at home. The average travel time to work in 2000 was 32.1 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2009, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 14.8 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 29.0 percent were high school graduates only (29.8 percent in the U.S.)
- 6.2 percent had completed an Associate degree (7.2 percent in the U.S.)
- 18.3 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 7.7 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography. Business data provided by InfoUSA, Omaha NE Copyright 2009, all rights reserved.