



Executive Summary

Prepared By: STDBOnline.com

Site Type: Radius	29651 postal area, United States Radius: 1.0 mile	29651 postal area, United States Radius: 3.0 mile	29651 postal area, United States Radius: 5.0 mile
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2008 Population

Total Population	5,962	40,475	98,389
Male Population	48.6%	49.2%	49.2%
Female Population	51.4%	50.8%	50.8%
Median Age	38.4	37.1	38.0

2008 Income

Median HH Income	\$106,735	\$86,310	\$77,795
Per Capita Income	\$51,625	\$44,387	\$40,573
Average HH Income	\$145,417	\$115,349	\$101,277

2008 Households

Total Households	2,055	15,819	39,306
Average Household Size	2.88	2.53	2.49
1990-2000 Annual Rate	10.07%	6.35%	4.54%

2008 Housing

Owner Occupied Housing Units	81.8%	65.0%	63.9%
Renter Occupied Housing Units	10.9%	25.8%	27.4%
Vacant Housing Units	7.3%	9.3%	8.7%

Population

1990 Population	1,735	15,108	50,844
2000 Population	4,840	30,078	76,973
2008 Population	5,962	40,475	98,389
2013 Population	7,072	46,607	110,660
1990-2000 Annual Rate	10.8%	7.13%	4.23%
2000-2008 Annual Rate	2.56%	3.66%	3.02%
2008-2013 Annual Rate	3.47%	2.86%	2.38%

In the identified market area, the current year population is 98,389. In 2000, the Census count in the market area was 76,973. The rate of change since 2000 was 3.02 percent annually. The five-year projection for the population in the market area is 110,660, representing a change of 2.38 percent annually from 2008 to 2013. Currently, the population is 49.2 percent male and 50.8 percent female.

Households

1990 Households	658	6,355	19,468
2000 Households	1,717	11,759	30,342
2008 Households	2,055	15,819	39,306
2013 Households	2,445	18,245	44,419
1990-2000 Annual Rate	10.07%	6.35%	4.54%
2000-2008 Annual Rate	2.2%	3.66%	3.19%
2008-2013 Annual Rate	3.54%	2.89%	2.48%

The household count in this market area has changed from 30,342 in 2000 to 39,306 in the current year, a change of 3.19 percent annually. The five-year projection of households is 44,419, a change of 2.48 percent annually from the current year total. Average household size is currently 2.49, compared to 2.51 in the year 2000. The number of families in the current year is 26,758 in the market area.

Housing

Currently, 63.9 percent of the 43,045 housing units in the market area are owner occupied; 27.4 percent, renter occupied; and 8.7 percent are vacant. In 2000, there were 32,583 housing units— 65.2 percent owner occupied, 27.9 percent renter occupied and 6.9 percent vacant. The rate of change in housing units since 2000 is 3.43 percent. Median home value in the market area is \$195,860, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 0.48 percent annually to \$200,620. From 2000 to the current year, median home value changed by 2.93 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	\$43,177	\$41,098	\$43,684
2000 Median HH Income	\$79,374	\$67,332	\$60,563
2008 Median HH Income	\$106,735	\$86,310	\$77,795
2013 Median HH Income	\$126,777	\$100,302	\$85,325
1990-2000 Annual Rate	6.28%	5.06%	3.32%
2000-2008 Annual Rate	3.66%	3.06%	3.08%
2008-2013 Annual Rate	3.5%	3.05%	1.86%
Per Capita Income			
1990 Per Capita Income	\$20,318	\$19,808	\$19,361
2000 Per Capita Income	\$35,228	\$32,569	\$30,567
2008 Per Capita Income	\$51,625	\$44,387	\$40,573
2013 Per Capita Income	\$68,065	\$55,219	\$49,077
1990-2000 Annual Rate	5.66%	5.1%	4.67%
2000-2008 Annual Rate	4.74%	3.82%	3.49%
2008-2013 Annual Rate	5.69%	4.46%	3.88%
Average Household Income			
1990 Average Household Income	\$48,213	\$47,625	\$49,956
2000 Average Household Income	\$98,665	\$85,399	\$77,095
2008 Average HH Income	\$145,417	\$115,349	\$101,277
2013 Average HH Income	\$190,594	\$143,091	\$121,966
1990-2000 Annual Rate	7.42%	6.01%	4.43%
2000-2008 Annual Rate	4.81%	3.71%	3.36%
2008-2013 Annual Rate	5.56%	4.4%	3.79%

Households by Income

Current median household income is \$77,795 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$85,325 in five years. In 2000, median household income was \$60,563, compared to \$43,684 in 1990.

Current average household income is \$101,277 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$121,966 in five years. In 2000, average household income was \$77,095, compared to \$49,956 in 1990.

Current per capita income is \$40,573 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$49,077 in five years. In 2000, the per capita income was \$30,567, compared to \$19,361 in 1990.

Population by Employment

Total Businesses	218	2,657	6,258
Total Employees	1,973	52,390	99,785

Currently, 95.8 percent of the civilian labor force in the identified market area is employed and 4.2 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 96.1 percent of the civilian labor force, and unemployment will be 3.9 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, 72.4 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

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

- 74.9 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 10.5 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 14.6 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 87.5 percent of the market area population drove alone to work, and 3.0 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:

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