

Population Demographics

	2000		2010		2015B		2020	Percent Change		
	Census		Census		Estimates	%		Projections	2000 to 2010	2015 to 2020
Total Population	47,177		46,964		49,151		49,956	-0.5%	1.6%	
Population Density(Pop/Sq Mi)	4,706.38		4,642.54		4,903.28		4,983.55	-1.4%	1.6%	
Total Households	20,263		21,016		22,046		22,567	3.7%	2.4%	
Population by Gender:										
Male	22,840	48.4%	22,319	47.5%	23,310	47.4%	23,754	47.6%	-2.3%	1.9%
Female	24,337	51.6%	24,644	52.5%	25,841	52.6%	26,202	52.5%	1.3%	1.4%

Population by Race

	2000		2010		2015B		2020	Percent Change		
	Census		Census		Estimates	%		Projections	2000 to 2010	2015 to 2020
White	41,384	87.7%	38,075	81.1%	38,868	79.1%	38,670	77.4%	-8.0%	-0.5%
Black	1,734	3.7%	3,276	7.0%	3,890	7.9%	4,110	8.2%	89.0%	5.6%
American Indian or Alaska Native	264	0.6%	259	0.6%	282	0.6%	288	0.6%	-1.9%	2.2%
Asian/Native Hawaiian/Other Pacific Islander	1,805	3.8%	2,268	4.8%	2,581	5.3%	2,940	5.9%	25.6%	13.9%
Some Other Race	1,067	2.3%	1,785	3.8%	1,999	4.1%	2,202	4.4%	67.3%	10.2%
Two or More Races	924	2.0%	1,300	2.8%	1,531	3.1%	1,746	3.5%	40.7%	14.0%
Hispanic	3,145	6.7%	5,880	12.5%	6,700	13.6%	7,388	14.8%	87.0%	10.3%
Not Hispanic or Latino	44,032	93.3%	41,083	87.5%	42,451	86.4%	42,567	85.2%	-6.7%	0.3%

Population by Age

	2000		2010		2015B		2020	Percent Change		
	Census		Census		Estimates	%		Projections	2000 to 2010	2015 to 2020
0 to 4	2,775	5.9%	2,472	5.3%	2,598	5.3%	2,715	5.4%	-10.9%	4.5%
5 to 14	5,707	12.1%	5,172	11.0%	5,140	10.5%	4,962	9.9%	-9.4%	-3.5%
15 to 19	3,279	7.0%	2,673	5.7%	2,650	5.4%	2,572	5.1%	-18.5%	-2.9%
20 to 24	3,272	6.9%	3,068	6.5%	3,080	6.3%	2,638	5.3%	-6.2%	-14.3%
25 to 34	7,357	15.6%	6,919	14.7%	7,440	15.1%	7,804	15.6%	-6.0%	4.9%
35 to 44	8,277	17.5%	6,205	13.2%	6,189	12.6%	6,347	12.7%	-25.0%	2.5%
45 to 54	7,812	16.6%	7,382	15.7%	7,086	14.4%	6,252	12.5%	-5.5%	-11.8%
55 to 64	4,552	9.6%	6,560	14.0%	7,122	14.5%	7,319	14.7%	44.1%	2.8%



65 to 74	2,279	4.8%	3,637	7.7%	4,553	9.3%	5,628	11.3%	59.6%	23.6%
75 to 84	1,303	2.8%	1,953	4.2%	2,192	4.5%	2,577	5.2%	49.9%	17.6%
85+	564	1.2%	923	2.0%	1,101	2.2%	1,143	2.3%	63.7%	3.8%
Median Age:										
Total Population	36.6		40.3		41.1		41.6			

Households by Income

	2000		2010		2015B		2020		Percent Change	
	Census	%	Census	%	Estimates	%	Projections	%	2000 to 2010	2010 to 2020
\$0 - \$15,000	1,310	6.5%	1,378	6.6%	1,459	6.6%	1,168	5.2%	5.2%	-19.9%
\$15,000 - \$24,999	1,904	9.4%	1,745	8.3%	1,828	8.3%	1,578	7.0%	-8.3%	-13.7%
\$25,000 - \$34,999	2,729	13.5%	2,396	11.4%	2,443	11.1%	2,148	9.5%	-12.2%	-12.1%
\$35,000 - \$49,999	3,309	16.3%	3,051	14.5%	3,007	13.6%	2,755	12.2%	-7.8%	-8.4%
\$50,000 - \$74,999	4,221	20.8%	4,099	19.5%	4,272	19.4%	3,718	16.5%	-2.9%	-13.0%
\$75,000 - \$99,999	2,957	14.6%	3,089	14.7%	3,285	14.9%	3,686	16.3%	4.5%	12.2%
\$100,000 - \$149,999	2,753	13.6%	3,567	17.0%	3,680	16.7%	4,710	20.9%	29.6%	28.0%
\$150,000 +	1,161	5.7%	1,691	8.0%	2,071	9.4%	2,804	12.4%	45.6%	35.4%
Average Hhld Income	\$67,699		\$79,125		\$81,051		\$93,284		16.9%	15.1%
Median Hhld Income	\$54,874		\$59,490		\$62,062		\$74,418		8.4%	19.9%
Per Capita Income	\$29,077		\$35,515		\$36,465		\$42,251		22.1%	15.9%

Employment

	2000		2010		2015B		2020		Percent Change	
	Census	%	Census	%	Estimates	%	Projections	%	2000 to 2010	2010 to 2020
Total Population 16+	38,043		38,760		40,851		41,757		1.9%	7.7%
Total Labor Force	28,879	75.9%	28,697	74.0%	29,653	72.6%	30,693	73.5%	-0.6%	3.5%
Civilian, Employed	28,194	97.6%	27,558	96.0%	28,932	97.6%	29,963	97.6%	-2.3%	3.6%
Civilian, Unemployed	657	2.3%	1,124	3.9%	706	2.4%	715	2.3%	71.3%	1.3%
In Armed Forces	28	0.1%	14	0.1%	14	0.1%	14	0.1%	-49.4%	0.0%
Not In Labor Force	9,164	24.1%	10,063	26.0%	11,199	27.4%	11,065	26.5%	9.8%	-1.2%
% Blue Collar	6,593	23.4%	7,999	29.0%	8,419	29.1%	8,683	30.0%	21.3%	3.1%
% White Collar	21,594	76.6%	19,559	71.0%	20,513	70.9%	21,280	73.6%	-9.4%	3.7%



Housing Units

	2000 Census		2010 Census		2015B Estimates	%	2020 Projections		Percent Change	
									2000 to 2010	2015 to 2020
Total Housing Units	21,142		22,294		22,487		22,975		5.4%	2.2%
Total Occupied Housing Units	n/a	n/a	21,016	94.3%	22,046	98.0%	22,567	98.2%	n/a	2.4%
Owner Occupied:Owned with a mortgage or loan	n/a	n/a	8,853	42.1%	8,723	39.6%	8,861	39.3%	n/a	1.6%
Owner Occupied:Owned free and clear	n/a	n/a	2,941	14.0%	3,363	15.3%	3,465	15.4%	n/a	3.0%
Renter Occupied	n/a	n/a	9,221	43.9%	9,960	45.2%	10,240	45.4%	n/a	2.8%
Vacant	879	4.2%	1,278	5.7%	441	2.0%	408	1.8%	45.4%	-7.4%

Vehicles Available

	2000 Census		2010 Census		2015B Estimates	%	2020 Projections		Percent Change	
									2000 to 2010	2015 to 2020
0 Vehicles Available	642	3.2%	1,007	4.8%	1,022	4.6%	1,063	4.7%	57.0%	4.0%
1 Vehicle Available	7,860	38.8%	8,167	38.9%	8,622	39.1%	8,826	39.1%	3.9%	2.4%
2+ Vehicles Available	11,761	58.0%	11,842	56.3%	12,402	56.3%	12,678	56.2%	0.7%	2.2%
Average Vehicles Per Household	1.70		1.81		1.80		1.80		9.0%	-0.1%

Marital Status

	2000 Census		2010 Census		2015B Estimates	%	2020 Projections		Percent Change	
									2000 to 2010	2015 to 2020
Married, Spouse Present	20,658	53.4%	20,430	52.0%	18,822	45.5%	18,916	44.7%	-1.1%	0.5%
Married, Spouse Absent	1,295	3.4%	1,353	3.4%	2,011	4.9%	2,123	5.0%	4.5%	5.6%
Divorced	5,102	13.2%	5,292	13.5%	5,940	14.3%	6,117	14.5%	3.7%	3.0%
Widowed	2,046	5.3%	2,242	5.7%	2,657	6.4%	2,742	6.5%	9.6%	3.2%
Never Married	9,544	24.7%	10,001	25.4%	11,983	28.9%	12,380	29.3%	4.8%	3.3%
Age 15+ Population	38,695		39,319		41,414		42,279		1.6%	2.1%



Educational Attainment

	2000		2010		2015B		2020	Percent Change		
	Census		Census		Estimates	%		Projections	2000 to 2010	2010 to 2020
Grade K - 8	396	1.2%	620	1.8%	592	1.7%	608	1.6%	56.4%	2.7%
Grade 9 - 11	1,624	5.1%	1,743	5.2%	1,793	5.0%	1,845	5.0%	7.3%	2.9%
High School Graduate	6,521	20.3%	6,242	18.6%	6,826	19.1%	7,070	19.1%	-4.3%	3.6%
Some College, No Degree	9,391	29.3%	10,112	30.1%	10,842	30.4%	11,255	30.4%	7.7%	3.8%
Associates Degree	2,685	8.4%	3,752	11.2%	3,712	10.4%	3,802	10.3%	39.7%	2.4%
Bachelor's Degree	8,011	25.0%	7,782	23.2%	8,359	23.4%	8,752	23.6%	-2.9%	4.7%
Graduate Degree	3,312	10.3%	3,008	9.0%	3,252	9.1%	3,402	9.2%	-9.2%	4.6%
No Schooling Completed	142	0.4%	318	0.9%	308	0.9%	334	0.9%	124.0%	8.4%
Age 25+ Population	32,082		33,578		35,684		37,069		4.7%	3.9%

Seasonal Population by Quarter

	2015 Estimates
Q2 2013	53
Q3 2013	53
Q4 2013	51
Q1 2014	47
Q2 2014	47
Q3 2014	50
Q4 2014	42
Q1 2015	40
Q2 2015	48

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