



Executive Summary

2017_CLF_MUNI_POLY
Area: 17.26 square miles

Prepared by Esri

Population

2000 Population	20,288
2010 Population	19,378
2017 Population	19,272
2022 Population	19,381
2000-2010 Annual Rate	-0.46%
2010-2017 Annual Rate	-0.08%
2017-2022 Annual Rate	0.11%
2017 Male Population	48.6%
2017 Female Population	51.4%
2017 Median Age	47.4

In the identified area, the current year population is 19,272. In 2010, the Census count in the area was 19,378. The rate of change since 2010 was -0.08% annually. The five-year projection for the population in the area is 19,381 representing a change of 0.11% annually from 2017 to 2022. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 47.4, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	90.3%
2017 Black Alone	1.3%
2017 American Indian/Alaska Native Alone	0.2%
2017 Asian Alone	5.8%
2017 Pacific Islander Alone	0.0%
2017 Other Race	0.8%
2017 Two or More Races	1.6%
2017 Hispanic Origin (Any Race)	3.5%

Persons of Hispanic origin represent 3.5% of the population in the identified area compared to 18.1% 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 23.7 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	6,719
2010 Households	6,764
2017 Total Households	6,868
2022 Total Households	6,936
2000-2010 Annual Rate	0.07%
2010-2017 Annual Rate	0.21%
2017-2022 Annual Rate	0.20%
2017 Average Household Size	2.65

The household count in this area has changed from 6,764 in 2010 to 6,868 in the current year, a change of 0.21% annually. The five-year projection of households is 6,936, a change of 0.20% annually from the current year total. Average household size is currently 2.65, compared to 2.68 in the year 2010. The number of families in the current year is 5,230 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

October 10, 2017



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Median Household Income

2017 Median Household Income	\$165,240
2022 Median Household Income	\$169,897
2017-2022 Annual Rate	0.56%

Average Household Income

2017 Average Household Income	\$235,688
2022 Average Household Income	\$251,796
2017-2022 Annual Rate	1.33%

Per Capita Income

2017 Per Capita Income	\$85,765
2022 Per Capita Income	\$91,825
2017-2022 Annual Rate	1.37%

Households by Income

Current median household income is \$165,240 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$169,897 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$235,688 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$251,796 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$85,765 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$91,825 in five years, compared to \$34,828 for all U.S. households

Housing

2000 Total Housing Units	7,030
2000 Owner Occupied Housing Units	5,869
2000 Renter Occupied Housing Units	850
2000 Vacant Housing Units	311
2010 Total Housing Units	7,445
2010 Owner Occupied Housing Units	5,874
2010 Renter Occupied Housing Units	890
2010 Vacant Housing Units	681
2017 Total Housing Units	7,588
2017 Owner Occupied Housing Units	5,829
2017 Renter Occupied Housing Units	1,038
2017 Vacant Housing Units	720
2022 Total Housing Units	7,703
2022 Owner Occupied Housing Units	5,867
2022 Renter Occupied Housing Units	1,069
2022 Vacant Housing Units	767

Currently, 76.8% of the 7,588 housing units in the area are owner occupied; 13.7%, renter occupied; and 9.5% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 7,445 housing units in the area - 78.9% owner occupied, 12.0% renter occupied, and 9.1% vacant. The annual rate of change in housing units since 2010 is 0.85%. Median home value in the area is \$928,980, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.48% annually to \$1,000,001.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.