

Population and Households	2010	2015	2020	2015-2020 Rate
Population	5,661	5,611	5,573	-1%
Median Household Income		\$43,456	\$48,084	11%

Housing Units by Occupancy Status and Tenure	Census 2010		2015	
	Number	Percent	Number	Percent
Housing Units	2,774	100.0%	2,757	100.0%
Occupied	2,463	88.8%	2,440	88.5%
Owner	1,288	46.4%	1,277	46.3%
Renter	1,175	42.3%	1,163	42.2%
Vacant	312	11.2%	317	11.5%

Owner Occupied Housing Units by Value	2015	
	Number	Percent
Total	1,277	100.0%
<50,000	276	21.6%
50,000-99,999	514	40.2%
100,000-149,999	208	16.3%
150,000-199,999	129	10.1%
200,000-249,999	30	2.3%
250,000-299,999	10	0.8%
300,000-399,999	22	1.8%
400,000-499,999	26	2.0%
500,000-749,999	20	1.6%
750,000-999,999	42	3.3%
1,000,000+	0	0.0%
Median Value	\$82,565	
Average Value	\$148,359	

Census 2010 Owner Occupied Units by Mortgage Status	Number	Percent
Total	1,288	100.0%
Owned with a mortgage/loan	737	57.3%
Owned free and clear	550	42.7%

Census 2010 Vacant Housing Units by Status	Number	Percent
Total	312	100.0%
For rent	78	25.0%
Rented - Not Occupied	7	2.2%
For Sale Only	53	16.8%
Sold	15	4.7%
Seasonal/Recreational/Occasional Use	36	11.5%
For Migrant Workers	0	0.0%
Other	124	39.8%

Source: Synergos Technologies, Inc. forecasts. Consumer spending data are derived from the Consumer Expenditure Survey, Bureau of Labor Statistics, 2012 (2012/2013).

Census 2010 Occupied Housing Units by Age of Householder and Home			
	Occupied Units	Owner Occupied	Owner Occupied %
Total	2,463	1,288	52.3%
15-24	132	10	8.0%
25-34	336	102	30.4%
35-44	387	198	51.1%
45-54	482	291	60.4%
55-64	449	286	63.7%
65-74	303	192	63.2%
75-84	254	149	58.6%
85+	120	60	49.7%

Census 2010 Occupied Housing Units by Race-Ethnicity of Householder and Home			
	Occupied Units	Owner Occupied	% of Occupied
Total	2,463	1,288	52.3%
White Alone	2,391	1,256	52.5%
Black/African American	8	5	55.2%
American Indian/Alaska	22	8	38.9%
Asian Alone	20	11	57.3%
Pacific Islander Alone	0	0	
Other Race Alone	5	1	21.1%
Two or More Races	5	7	142.1%
Hispanic Origin	23	11	48.0%

Census 2010 Occupied Housing Units by Size and Home Ownership			Owner Occupied Units
	Occupied Units	Number	% of Occupied
Total	2,463	1,288	52.3%
1 person	925	327	35.3%
2 person	768	500	65.2%
3 person	357	209	58.5%
4 person	244	151	61.8%
5 person	99	56	56.4%
6 person	46	31	67.6%
7+ person	23	14	60.7%

Source: Synergos Technologies, Inc. forecasts. Consumer spending data are derived from the Consumer Expenditure Survey, Bureau of Labor Statistics, 2012 (2012/2013).

Population and Households	2010	2015	2020	2015-2020 Rate
Population	8,807	8,749	8,697	-1%
Median Household Income		\$44,505	\$49,195	11%

Housing Units by Occupancy Status and Tenure	Census 2010		2015	
	Number	Percent	Number	Percent
Housing Units	3,447	100.0%	3,424	100.0%
Occupied	3,072	89.1%	3,046	89.0%
Owner	1,703	49.4%	1,692	49.4%
Renter	1,369	39.7%	1,355	39.6%
Vacant	374	10.9%	378	11.0%

Owner Occupied Housing Units by Value	2015	
	Number	Percent
Total	1,692	100.0%
<50,000	338	20.0%
50,000-99,999	675	39.9%
100,000-149,999	287	17.0%
150,000-199,999	169	10.0%
200,000-249,999	49	2.9%
250,000-299,999	18	1.1%
300,000-399,999	41	2.5%
400,000-499,999	33	1.9%
500,000-749,999	22	1.3%
750,000-999,999	60	3.5%
1,000,000+	0	0.0%
Median Value	\$85,104	
Average Value	\$148,396	

Census 2010 Owner Occupied Units by Mortgage Status	Number	Percent
Total	1,703	100.0%
Owned with a mortgage/loan	966	56.7%
Owned free and clear	738	43.3%

Census 2010 Vacant Housing Units by Status	Number	Percent
Total	374	100.0%
For rent	92	24.5%
Rented - Not Occupied	9	2.5%
For Sale Only	62	16.4%
Sold	18	4.8%
Seasonal/Recreational/Occasional Use	48	12.9%
For Migrant Workers	1	0.3%
Other	145	38.6%

Source: Synergos Technologies, Inc. forecasts. Consumer spending data are derived from the Consumer Expenditure Survey, Bureau of Labor Statistics, 2012 (2012/2013).

Census 2010 Occupied Housing Units by Age of Householder and Home			
	Occupied Units	Owner Occupied	Owner Occupied %
Total	3,072	1,703	55.4%
15-24	161	15	9.1%
25-34	418	135	32.3%
35-44	484	265	54.7%
45-54	616	395	64.1%
55-64	563	376	66.7%
65-74	382	254	66.7%
75-84	311	192	61.8%
85+	138	72	52.2%

Census 2010 Occupied Housing Units by Race-Ethnicity of Householder and Home			
	Occupied Units	Owner Occupied	% of Occupied
Total	3,072	1,703	55.4%
White Alone	2,987	1,665	55.7%
Black/African American	10	5	50.8%
American Indian/Alaska	26	10	40.7%
Asian Alone	22	13	57.2%
Pacific Islander Alone	0	0	
Other Race Alone	6	2	27.6%
Two or More Races	6	9	157.0%
Hispanic Origin	28	14	52.0%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Number	Owner Occupied Units % of Occupied
Total	3,072	1,703	55.4%
1 person	1,098	421	38.3%
2 person	982	664	67.6%
3 person	459	277	60.4%
4 person	318	209	65.7%
5 person	127	74	58.5%
6 person	59	40	68.2%
7+ person	29	18	61.8%

Source: Synergos Technologies, Inc. forecasts. Consumer spending data are derived from the Consumer Expenditure Survey, Bureau of Labor Statistics, 2012 (2012/2013).

Population and Households	2010	2015	2020	2015-2020 Rate
Population	9,803	9,745	9,689	-1%
Median Household Income		\$45,022	\$49,750	11%

Housing Units by Occupancy Status and Tenure	Census 2010		2015	
	Number	Percent	Number	Percent
Housing Units	3,852	100.0%	3,828	100.0%
Occupied	3,443	89.4%	3,418	89.3%
Owner	2,004	52.0%	1,992	52.0%
Renter	1,439	37.4%	1,425	37.2%
Vacant	409	10.6%	410	10.7%

Owner Occupied Housing Units by Value	2015	
	Number	Percent
Total	1,992	100.0%
<50,000	390	19.6%
50,000-99,999	780	39.2%
100,000-149,999	351	17.6%
150,000-199,999	199	10.0%
200,000-249,999	62	3.1%
250,000-299,999	24	1.2%
300,000-399,999	56	2.8%
400,000-499,999	38	1.9%
500,000-749,999	23	1.2%
750,000-999,999	69	3.5%
1,000,000+	0	0.0%
Median Value	\$86,549	
Average Value	\$148,615	

Census 2010 Owner Occupied Units by Mortgage Status	Number	Percent
Total	2,004	100.0%
Owned with a mortgage/loan	1,129	56.3%
Owned free and clear	875	43.7%

Census 2010 Vacant Housing Units by Status	Number	Percent
Total	409	100.0%
For rent	97	23.8%
Rented - Not Occupied	11	2.6%
For Sale Only	65	15.9%
Sold	21	5.1%
Seasonal/Recreational/Occasional Use	57	14.0%
For Migrant Workers	2	0.5%
Other	156	38.1%

Source: Synergos Technologies, Inc. forecasts. Consumer spending data are derived from the Consumer Expenditure Survey, Bureau of Labor Statistics, 2012 (2012/2013).

Census 2010 Occupied Housing Units by Age of Householder and Home			
	Occupied Units	Owner Occupied	Owner Occupied %
Total	3,443	2,004	58.2%
15-24	174	18	10.5%
25-34	460	158	34.3%
35-44	545	315	57.8%
45-54	708	474	67.0%
55-64	636	441	69.3%
65-74	429	298	69.6%
75-84	344	220	64.0%
85+	147	80	54.2%

Census 2010 Occupied Housing Units by Race-Ethnicity of Householder and Home			
	Occupied Units	Owner Occupied	% of Occupied
Total	3,443	2,004	58.2%
White Alone	3,352	1,961	58.5%
Black/African American	11	6	51.6%
American Indian/Alaska	28	12	43.6%
Asian Alone	23	13	58.0%
Pacific Islander Alone	0	0	
Other Race Alone	6	2	29.9%
Two or More Races	6	10	176.2%
Hispanic Origin	30	16	54.3%

Census 2010 Occupied Housing Units by Size and Home Ownership			Owner Occupied Units
	Occupied Units	Number	% of Occupied
Total	3,443	2,004	58.2%
1 person	1,187	486	41.0%
2 person	1,123	784	69.8%
3 person	520	326	62.6%
4 person	367	252	68.6%
5 person	146	89	61.0%
6 person	67	47	69.2%
7+ person	33	21	62.8%

Source: Synergos Technologies, Inc. forecasts. Consumer spending data are derived from the Consumer Expenditure Survey, Bureau of Labor Statistics, 2012 (2012/2013).