

<b>Population and Households</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2015-2020 Rate</b>
Population	14,502	14,341	14,226	-1%
Median Household Income		\$35,765	\$39,545	11%

  

<b>Housing Units by Occupancy Status and Tenure</b>	<b>Census 2010</b>		<b>2015</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Housing Units	5,953	100.0%	5,869	100.0%
Occupied	5,576	93.7%	5,506	93.8%
Owner	2,004	33.7%	2,027	34.5%
Renter	3,572	60.0%	3,479	59.3%
Vacant	377	6.3%	363	6.2%

  

<b>Owner Occupied Housing Units by Value</b>	<b>2015</b>	
	<b>Number</b>	<b>Percent</b>
Total	2,027	100.0%
<50,000	148	7.3%
50,000-99,999	386	19.0%
100,000-149,999	693	34.2%
150,000-199,999	421	20.8%
200,000-249,999	169	8.3%
250,000-299,999	79	3.9%
300,000-399,999	25	1.2%
400,000-499,999	46	2.3%
500,000-749,999	57	2.8%
750,000-999,999	4	0.2%
1,000,000+	0	0.0%
Median Value	\$122,266	
Average Value	\$152,231	

  

<b>Census 2010 Owner Occupied Units by Mortgage Status</b>	<b>Number</b>	<b>Percent</b>
Total	2,004	100.0%
Owned with a mortgage/loan	1,296	64.7%
Owned free and clear	708	35.3%

  

<b>Census 2010 Vacant Housing Units by Status</b>	<b>Number</b>	<b>Percent</b>
Total	377	100.0%
For rent	170	45.0%
Rented - Not Occupied	6	1.6%
For Sale Only	40	10.6%
Sold	12	3.1%
Seasonal/Recreational/Occasional Use	43	11.3%
For Migrant Workers	2	0.4%
Other	106	28.1%

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

<b>Census 2010 Occupied Housing Units by Age of Householder and Home</b>			
	<b>Occupied Units</b>	<b>Owner Occupied</b>	<b>Owner Occupied %</b>
Total	5,576	2,004	35.9%
15-24	951	23	2.4%
25-34	1,017	193	19.0%
35-44	724	272	37.6%
45-54	964	437	45.3%
55-64	808	470	58.1%
65-74	477	266	55.7%
75-84	440	249	56.6%
85+	195	95	48.6%

<b>Census 2010 Occupied Housing Units by Race-Ethnicity of Householder and Home</b>			
	<b>Occupied Units</b>	<b>Owner Occupied</b>	<b>% of Occupied</b>
Total	5,576	2,004	35.9%
White Alone	5,218	1,925	36.9%
Black/African American	144	31	21.7%
American Indian/Alaska	25	3	13.6%
Asian Alone	67	24	36.2%
Pacific Islander Alone	0	0	
Other Race Alone	35	4	10.9%
Two or More Races	35	16	45.6%
Hispanic Origin	123	20	15.9%

<b>Census 2010 Occupied Housing Units by Size and Home Ownership</b>			
	<b>Occupied Units</b>	<b>Number</b>	<b>Owner Occupied Units % of Occupied</b>
Total	5,576	2,004	35.9%
1 person	2,273	605	26.6%
2 person	1,820	773	42.5%
3 person	778	293	37.7%
4 person	466	223	47.8%
5 person	160	77	47.8%
6 person	53	27	51.7%
7+ person	25	5	21.3%

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

<b>Population and Households</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2015-2020 Rate</b>
Population	21,252	21,128	21,011	-1%
Median Household Income		\$43,755	\$48,347	10%

  

<b>Housing Units by Occupancy Status and Tenure</b>	<b>Census 2010</b>		<b>2015</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Housing Units	9,260	100.0%	9,188	100.0%
Occupied	8,674	93.7%	8,627	93.9%
Owner	3,539	38.2%	3,595	39.1%
Renter	5,135	55.5%	5,032	54.8%
Vacant	586	6.3%	561	6.1%

  

<b>Owner Occupied Housing Units by Value</b>	<b>2015</b>	
	<b>Number</b>	<b>Percent</b>
Total	3,595	100.0%
<50,000	324	9.0%
50,000-99,999	579	16.1%
100,000-149,999	1,083	30.1%
150,000-199,999	761	21.2%
200,000-249,999	400	11.1%
250,000-299,999	171	4.8%
300,000-399,999	64	1.8%
400,000-499,999	67	1.9%
500,000-749,999	110	3.0%
750,000-999,999	23	0.6%
1,000,000+	13	0.4%
Median Value	\$132,002	
Average Value	\$160,248	

  

<b>Census 2010 Owner Occupied Units by Mortgage Status</b>	<b>Number</b>	<b>Percent</b>
Total	3,539	100.0%
Owned with a mortgage/loan	2,231	63.0%
Owned free and clear	1,308	37.0%

  

<b>Census 2010 Vacant Housing Units by Status</b>	<b>Number</b>	<b>Percent</b>
Total	586	100.0%
For rent	257	43.8%
Rented - Not Occupied	11	1.9%
For Sale Only	68	11.6%
Sold	19	3.3%
Seasonal/Recreational/Occasional Use	78	13.3%
For Migrant Workers	2	0.3%
Other	151	25.7%

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

<b>Census 2010 Occupied Housing Units by Age of Householder and Home</b>			
	<b>Occupied Units</b>	<b>Owner Occupied</b>	<b>Owner Occupied %</b>
Total	8,674	3,539	40.8%
15-24	1,140	42	3.7%
25-34	1,479	313	21.2%
35-44	1,136	467	41.1%
45-54	1,561	792	50.7%
55-64	1,391	834	59.9%
65-74	859	506	58.9%
75-84	781	438	56.0%
85+	327	147	44.9%

<b>Census 2010 Occupied Housing Units by Race-Ethnicity of Householder and Home</b>			
	<b>Occupied Units</b>	<b>Owner Occupied</b>	<b>% of Occupied</b>
Total	8,674	3,539	40.8%
White Alone	8,144	3,398	41.7%
Black/African American	207	49	23.7%
American Indian/Alaska	33	4	13.2%
Asian Alone	118	53	45.1%
Pacific Islander Alone	0	0	
Other Race Alone	42	6	13.2%
Two or More Races	42	29	68.3%
Hispanic Origin	179	37	20.9%

<b>Census 2010 Occupied Housing Units by Size and Home Ownership</b>			
	<b>Occupied Units</b>	<b>Number</b>	<b>Owner Occupied Units % of Occupied</b>
Total	8,674	3,539	40.8%
1 person	3,381	993	29.4%
2 person	2,913	1,385	47.5%
3 person	1,233	553	44.8%
4 person	758	412	54.3%
5 person	265	141	53.2%
6 person	83	48	57.4%
7+ person	40	8	20.7%

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

<b>Population and Households</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2015-2020 Rate</b>
Population	25,229	25,163	25,018	-1%
Median Household Income		\$48,967	\$54,159	11%

  

<b>Housing Units by Occupancy Status and Tenure</b>	<b>Census 2010</b>		<b>2015</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Housing Units	10,974	100.0%	10,913	100.0%
Occupied	10,199	92.9%	10,176	93.3%
Owner	4,726	43.1%	4,795	43.9%
Renter	5,473	49.9%	5,381	49.3%
Vacant	775	7.1%	736	6.7%

  

<b>Owner Occupied Housing Units by Value</b>	<b>2015</b>	
	<b>Number</b>	<b>Percent</b>
Total	4,795	100.0%
<50,000	569	11.9%
50,000-99,999	826	17.2%
100,000-149,999	1,363	28.4%
150,000-199,999	900	18.8%
200,000-249,999	481	10.0%
250,000-299,999	229	4.8%
300,000-399,999	124	2.6%
400,000-499,999	92	1.9%
500,000-749,999	157	3.3%
750,000-999,999	28	0.6%
1,000,000+	27	0.6%
Median Value	\$131,629	
Average Value	\$165,106	

  

<b>Census 2010 Owner Occupied Units by Mortgage Status</b>	<b>Number</b>	<b>Percent</b>
Total	4,726	100.0%
Owned with a mortgage/loan	2,973	62.9%
Owned free and clear	1,753	37.1%

  

<b>Census 2010 Vacant Housing Units by Status</b>	<b>Number</b>	<b>Percent</b>
Total	775	100.0%
For rent	285	36.8%
Rented - Not Occupied	13	1.7%
For Sale Only	97	12.5%
Sold	24	3.1%
Seasonal/Recreational/Occasional Use	179	23.1%
For Migrant Workers	2	0.3%
Other	174	22.5%

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

<b>Census 2010 Occupied Housing Units by Age of Householder and Home</b>			
	<b>Occupied Units</b>	<b>Owner Occupied</b>	<b>Owner Occupied %</b>
Total	10,199	4,726	46.3%
15-24	1,203	60	5.0%
25-34	1,719	440	25.6%
35-44	1,364	644	47.2%
45-54	1,901	1,072	56.4%
55-64	1,685	1,097	65.1%
65-74	1,073	699	65.1%
75-84	907	552	60.9%
85+	346	163	47.0%

<b>Census 2010 Occupied Housing Units by Race-Ethnicity of Householder and Home</b>			
	<b>Occupied Units</b>	<b>Owner Occupied</b>	<b>% of Occupied</b>
Total	10,199	4,726	46.3%
White Alone	9,617	4,555	47.4%
Black/African American	226	58	25.8%
American Indian/Alaska	38	7	17.4%
Asian Alone	127	60	47.1%
Pacific Islander Alone	0	0	
Other Race Alone	48	8	17.2%
Two or More Races	48	38	78.1%
Hispanic Origin	201	50	24.8%

<b>Census 2010 Occupied Housing Units by Size and Home Ownership</b>			
	<b>Occupied Units</b>	<b>Number</b>	<b>Owner Occupied Units % of Occupied</b>
Total	10,199	4,726	46.3%
1 person	3,755	1,267	33.7%
2 person	3,509	1,868	53.2%
3 person	1,497	754	50.4%
4 person	942	557	59.1%
5 person	343	202	58.8%
6 person	102	64	62.2%
7+ person	51	15	30.0%

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