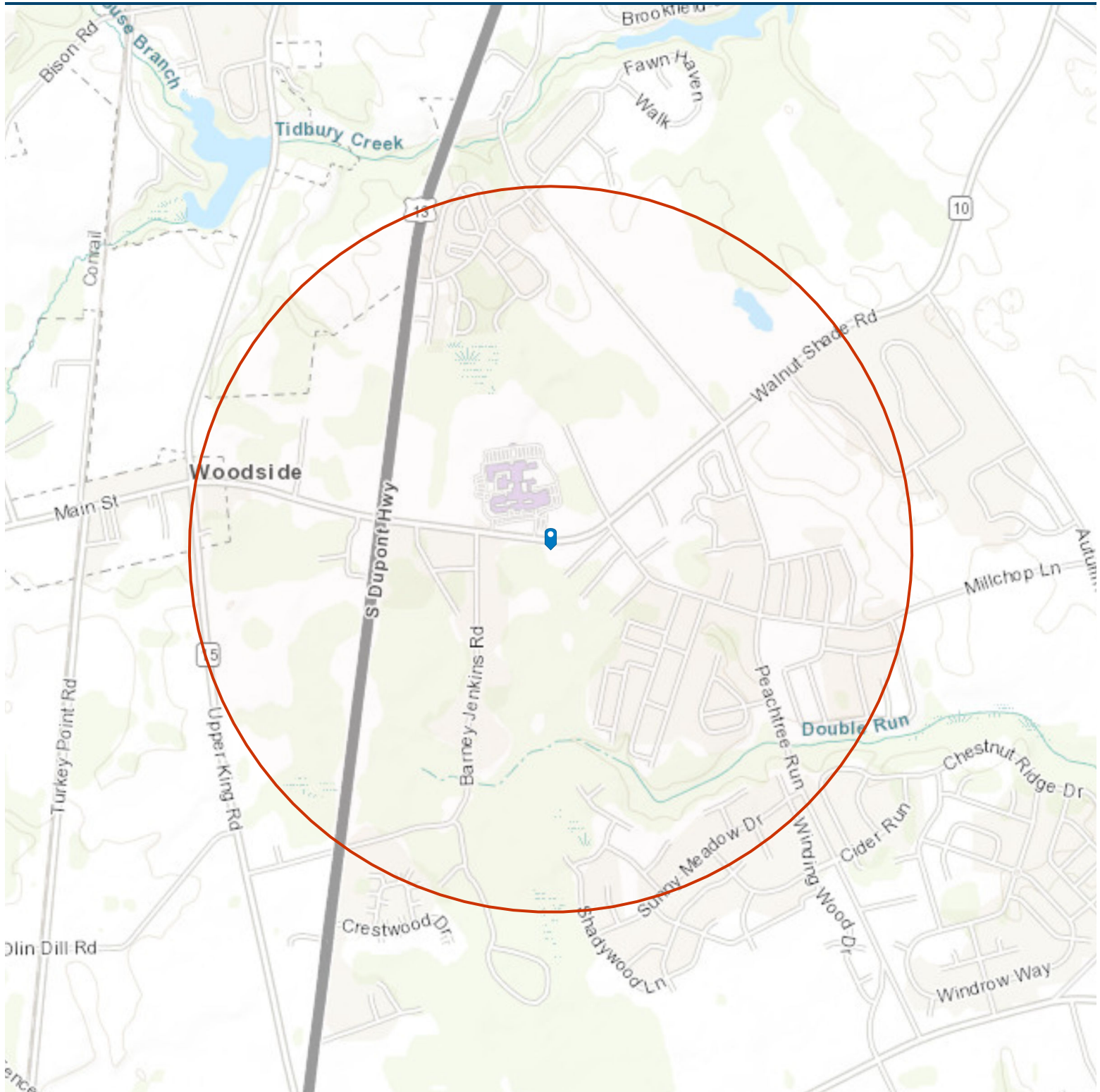


930 Walnut Shade Rd, Dover, Delaware, 19901
Ring: 1 mile radius

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Appraisal Specialty Report

930 Walnut Shade Rd, Dover, Delaware, 19901
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SUMMARY DATA	2010	2026	2031
Population	2,069	2,881	3,166
Households	747	1,156	1,285
Families	130	795	877
Household Size	2.77	2.49	2.46
Owner Occupied Housing Units	526	933	1,054
Renter-occupied Housing Units	221	223	231
Median Age	34.9	43.3	44.2

TRENDS: 2026 -2030 ANNUAL RATE	AREA	STATE	NATIONAL
Population	1.90%		0.77%
Households	2.14%		0.75%
Families	1.98%		0.68%
Owner HHs	2.47%		0.92%
Median Household Income	2.03%		2.70%

HOUSEHOLD BY INCOME	NUMBER	PERCENT	NUMBER	PERCENT
less than \$15,000	159	14%	144	11%
\$15,000-\$24,999	57	5%	48	4%
\$25,000-\$34,999	45	4%	40	3%
\$35,000-\$49,999	137	12%	139	11%
50,000-\$74,999	171	15%	178	14%
75,000-\$99,999	187	16%	215	17%
\$75,000-\$99,999	202	18%	239	19%
\$150,000-\$199,999	126	11%	170	13%
\$200,000 or greater	72	6%	113	9%
Median Household Income	\$76,023		\$84,040	
Average Household Income	\$89,966		\$102,463	
Per Capita Income	\$33,981		\$39,295	

POPULATION BY AGE	2010		2026		2031	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
0-4	167	8%	148	5%	162	5%
5-9	167	8%	181	6%	185	6%
10-14	182	9%	190	7%	199	6%
15-19	165	8%	171	6%	179	6%
20-24	141	7%	138	5%	151	5%
25-34	215	10%	338	12%	372	12%
35-44	268	13%	327	11%	365	12%
45-54	334	16%	312	11%	339	11%
55-64	188	9%	358	12%	371	12%
65-74	136	7%	431	15%	487	15%
75-84	75	4%	240	8%	290	9%
85+	13	1%	48	2%	66	2%

Source: U.S. Census, Esri, Esri-U.S. BLS



Appraisal Specialty Report

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HOUSING UNIT SUMMARY	2010	2026	2031
Housing Units	842	1,239	1,344
Owner-occupied Housing Units	70%	81%	82%
Renter-occupied Housing Units	30%	19%	18%
Vacant Housing Units	11%	7%	4%
Median Home Value		\$358,755	\$415,723
Per Capita Income		\$33,981	\$39,295
Median Age	34.9	43.3	44.2

OWNER OCCUPIED HOUSING UNITS BY VALUE	2026	2031
Less than \$50,000	7%	5%
\$50,000-\$99,999	8%	5%
\$100,000-\$149,999	0%	0%
\$150,000-\$199,999	2%	0%
\$200,000-\$249,999	8%	3%
\$250,000-\$299,999	10%	6%
\$300,000-\$399,999	28%	24%
\$400,000-\$499,999	31%	45%
\$500,000-\$749,999	8%	12%
\$750,000-\$999,999	0%	0%
\$1,000,000-\$1,499,999	0%	0%
Average Home Value	\$337,882	\$388,480

POPULATION BY SEX	2010	2026	2031
Male	998	1,379	1,515
Female	1,126	1,502	1,651

POPULATIONS 15+ BY MARITAL STATUS	2026
Total	2,362
Never Married	832
Married	1,085
Widowed	159
Divorced	286

CIVILIAN POPULATION AGE 16+ IN THE LABOR FORCE	2026
Civilian Employed	984
Civilian Unemployed	197

EMPLOYED POPULATION 16+ BY INDUSTRY

Total	2026
Agriculture/Mining	0.5%
Construction	3.8%
Manufacturing	12.5%
Wholesale Trade	0.3%
Retail Trade	17.3%
Transportation/Utilities	5.9%
Information	0.0%
Finance/Insurance/Real Estate	4.6%
Services	47.3%
Public Administration	7.9%

EMPLOYED POPULATION 16+ BY OCCUPATION

Total	985
White Collar	52.0%
Management/Business/Financial	6.4%
Professional	22.2%
Administrative Support	12.5%
Services	21.9%
Blue Collar	26.1%
Farming/Forestry/Fishing	0.0%
Farming/Fishing/Forestry	0%
Construction/Extraction	1.0%
Installation/Maintenance/Repair	4.5%
Production	15.1%
Transportation/Material Moving	5.5%

HOUSEHOLD BY TYPE

Total	747
Households with 1 Person	145 19.4%
Households with 2+ People	206 80.6%
Family Households	567 75.9%
Husband-wife Families	359 48.1%
<i>With Related Children</i>	143 21.7%
Other Family (No Spouse Present)	730 27.7%
Other Family with Male Householder	40 5.4%
<i>With Related Children</i>	19 2.9%
Other Family with Female Householder	167 22.4%
<i>With Related Children</i>	99 15.9%
Nonfamily Households	181 4.7%
All Households with Children	261 41.4%
Multigenerational Households	42 5.6%
Unmarried Partner Households	56 7.5%
<i>Male-female</i>	52 7.0%
<i>Same-sex</i>	4 0.5%



Appraisal Specialty Report

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FAMILY HOUSEHOLD BY SIZE

Total	748
1 Person Household	19.4%
2 Person Household	31.3%
3 Person Household	18.9%
4 Person Household	15.2%
5 Person Household	9.0%
6 Person Household	3.5%
7 + Person Household	2.8%

POPULATION 25+ BY EDUCATIONAL ATTAINMENT

Education	2,053
Less than 9th Grade	1%
9-12th Grade/No Diploma	8%
High School Diploma	25%
GED/Alternative Credential	13%
Some College/No Degree	18%
Associate's Degree	11%
Bachelor's Degree	16%
Graduate/Professional Degree	176



Appraisal Specialty Report

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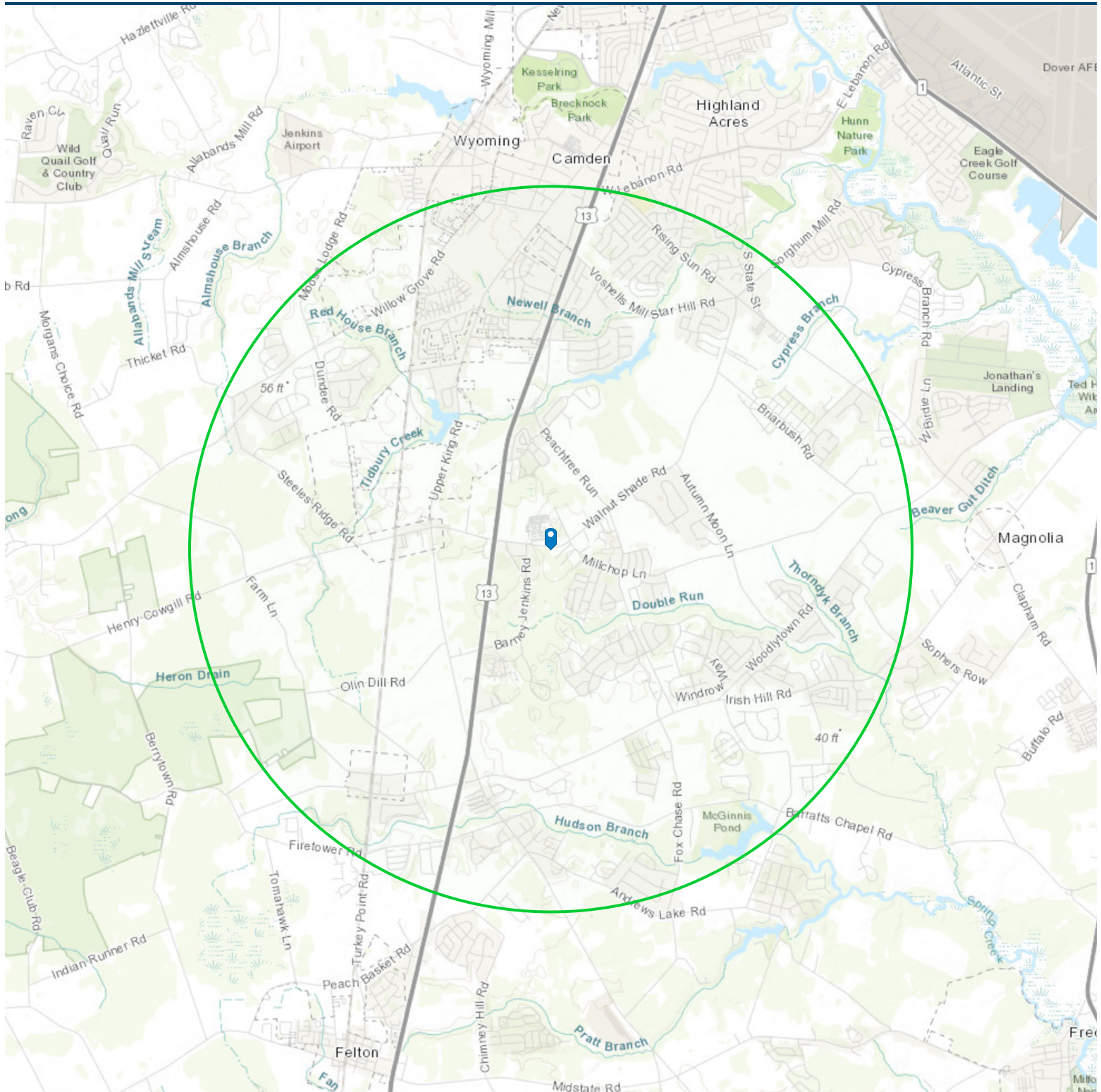
SPENDING POTENTIAL		AVERAGE AMOUNT	
	INDEX	SPENT	TOTAL
Apparel and Services	73	\$1,866.09	\$2,157,195
Men's	72	\$365.74	\$422,800
Women's	73	\$612.64	\$708,209
Children's	74	\$256.42	\$296,422
Footwear	80	\$472.86	\$546,623
Watches & Jewelry	60	\$101.32	\$117,125
Apparel Products and Services (1)	64	\$57.11	\$66,017
Computer			
Computers and Hardware for Home Use	61	\$135.18	\$156,263
Portable Memory	58	\$2.42	\$2,794
Computer Software	58	\$11.09	\$12,817
Computer Accessories	57	\$11.81	\$13,650
Entertainment & Recreation	73	\$3,160.99	\$3,654,099
Fees and Admissions	59	\$607.26	\$701,998
Membership Fees for Clubs (2)	57	\$199.96	\$231,150
Fees for Participant Sports, excl. Trips	61	\$116.87	\$135,107
Tickets to Theatre/Operas/Concerts	57	\$76.65	\$88,602
Tickets to Movies/Museums/Parks			
Admission to Sporting Events, excl. Trips	67	\$76.15	\$88,026
Fees for Recreational Lessons	55	\$82.78	\$95,690
Dating Services	50	\$0.67	\$772
TV/Video/Audio	82	\$1,004.74	\$1,161,474
Cable and Satellite Television Services	94	\$582.24	\$673,068
Televisions	72	\$78.33	\$90,547
Satellite Dishes	51	\$0.44	\$503
VCRs, Video Cameras, and DVD Players	130	\$4.48	\$5,178
Miscellaneous Video Equipment	69	\$21.25	\$24,564
Video Cassettes and DVDs	78	\$3.05	\$3,527
Video Game Hardware/Accessories	70	\$30.49	\$35,249
Video Game Software	60	\$13.56	\$15,679
Streaming/Downloaded Video			
Rental of Video Cassettes and DVDs			
Installation of Televisions	69	\$1.02	\$1,184
Audio (3)	69	\$106.48	\$123,094
Rental and Repair of TV/Radio/Sound Equipment			
Pets	80	\$909.96	\$1,051,909
Toys/Games/Crafts/Hobbies (4)	76	\$146.85	\$169,758
Recreational Vehicles and Fees (5)	70	\$116.28	\$134,424
Sports/Recreation/Exercise Equipment (6)	78	\$217.00	\$250,857
Photo Equipment and Supplies (7)	59	\$41.13	\$47,542
Reading (8)	59	\$81.86	\$94,627
Catered Affairs (9)	133	\$35.91	\$41,509
Food	81	\$9,977.07	\$11,533,498
Food at Home	84	\$6,638.49	\$7,674,089
Bakery and Cereal Products	86	\$901.20	\$1,041,788
Meats, Poultry, Fish, and Eggs	83	\$1,395.47	\$1,613,159
Dairy Products	84	\$676.86	\$782,455
Fruits and Vegetables	77	\$975.01	\$1,127,115
Snacks and Other Food at Home (10)	86	\$1,875.28	\$2,167,829
Food Away from Home	75	\$3,338.59	\$3,859,409
Financial			
Value of Stocks/Bonds/Mutual Funds	58	\$32,658.61	\$37,753,355
Value of Retirement Plans	66	\$108,092.03	\$124,954,385
Value of Other Financial Assets	92	\$13,206.98	\$15,267,266
Vehicle Loan Amount excluding Interest	87	\$3,413.95	\$3,946,525
Value of Credit Card Debt	76	\$2,539.46	\$2,935,618

Source: U.S. Census, Esri, Esri-U.S. BLS

Health			
Nonprescription Drugs	105	\$211.97	\$245,037
Prescription Drugs	101	\$461.44	\$533,425
Eyeglasses and Contact Lenses	74	\$104.52	\$120,820
Home			
Mortgage Payment and Basics (11)	73	\$9,956.34	\$11,509,528
Maintenance and Remodeling Services	74	\$3,511.57	\$4,059,379
Maintenance and Remodeling Materials (12)	111	\$837.61	\$968,278
Utilities, Fuel, and Public Services	89	\$5,488.23	\$6,344,393
Household Furnishings and Equipment			
Household Textiles (13)	70	\$75.02	\$86,722
Furniture	76	\$631.90	\$730,474
Rugs	73	\$27.54	\$31,837
Major Appliances (14)	88	\$434.38	\$502,148
Housewares (15)	130	\$143.23	\$165,575
Small Appliances	68	\$51.18	\$59,165
Luggage	60	\$14.89	\$17,208
Telephones and Accessories	66	\$44.03	\$50,896
Household Operations			
Child Care	63	\$378.87	\$437,970
Lawn and Garden (16)	88	\$634.07	\$732,986
Moving/Storage/Freight Express	61	\$60.95	\$70,463
Housekeeping Supplies (17)	93	\$874.38	\$1,010,789
Insurance			
Owners and Renters Insurance	101	\$970.88	\$1,122,343
Vehicle Insurance	90	\$2,223.21	\$2,570,029
Life/Other Insurance	92	\$676.74	\$782,306
Health Insurance	89	\$4,638.06	\$5,361,596
Transportation			
Payments on Vehicles excluding Leases	92	\$2,990.89	\$3,457,464
Gasoline and Motor Oil			
Vehicle Maintenance and Repairs	79	\$976.59	\$1,128,942
Travel			
Airline Fares	56	\$513.87	\$594,037
Lodging on Trips	70	\$810.74	\$937,218
Auto/Truck Rental on Trips			
Food and Drink on Trips	69	\$605.87	\$700,380

930 Walnut Shade Rd, Dover, Delaware, 19901
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Appraisal Specialty Report

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SUMMARY DATA	2010	2026	2031
Population	20,072	26,080	27,784
Households	7,236	9,661	10,408
Families	1,385	7,137	7,650
Household Size	2.77	2.70	2.67
Owner Occupied Housing Units	6,062	8,152	8,839
Renter-occupied Housing Units	1,173	1,509	1,569
Median Age	39.3	41.5	42.1

TRENDS: 2026 -2030 ANNUAL RATE	AREA	STATE	NATIONAL
Population	1.27%		0.77%
Households	1.50%		0.75%
Families	1.40%		0.68%
Owner HHs	1.63%		0.92%
Median Household Income	2.36%		2.70%

HOUSEHOLD BY INCOME	NUMBER	PERCENT	NUMBER	PERCENT
less than \$15,000	702	7%	635	6%
\$15,000-\$24,999	269	3%	220	2%
\$25,000-\$34,999	378	4%	317	3%
\$35,000-\$49,999	910	9%	868	8%
50,000-\$74,999	1,250	13%	1,196	11%
75,000-\$99,999	1,180	12%	1,237	12%
\$75,000-\$99,999	1,868	19%	2,022	19%
\$150,000-\$199,999	1,882	20%	2,246	22%
\$200,000 or greater	1,223	13%	1,668	16%
Median Household Income	\$103,010		\$115,759	
Average Household Income	\$121,175		\$134,336	
Per Capita Income	\$44,866		\$50,294	

POPULATION BY AGE	2010		2026		2031	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
0-4	1,273	6%	1,430	5%	1,501	5%
5-9	1,425	7%	1,532	6%	1,572	6%
10-14	1,553	8%	1,648	6%	1,643	6%
15-19	1,477	7%	1,674	6%	1,567	6%
20-24	1,084	5%	1,445	6%	1,499	5%
25-34	2,131	11%	3,242	12%	3,658	13%
35-44	2,760	14%	3,205	12%	3,436	12%
45-54	3,223	16%	3,038	12%	3,297	12%
55-64	2,402	12%	3,343	13%	3,194	11%
65-74	1,490	7%	3,087	12%	3,527	13%
75-84	830	4%	1,969	8%	2,253	8%
85+	180	1%	467	2%	638	2%

Source: U.S. Census, Esri, Esri-U.S. BLS



Appraisal Specialty Report

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HOUSING UNIT SUMMARY	2010	2026	2031
Housing Units	7,862	10,201	11,027
Owner-occupied Housing Units	84%	84%	85%
Renter-occupied Housing Units	16%	16%	15%
Vacant Housing Units	8%	5%	6%
Median Home Value		\$378,515	\$424,312
Per Capita Income		\$44,866	\$50,294
Median Age	39.3	41.5	42.1

OWNER OCCUPIED HOUSING UNITS BY VALUE	2026	2031
Less than \$50,000	2%	2%
\$50,000-\$99,999	2%	1%
\$100,000-\$149,999	1%	0%
\$150,000-\$199,999	3%	1%
\$200,000-\$249,999	5%	2%
\$250,000-\$299,999	9%	5%
\$300,000-\$399,999	36%	30%
\$400,000-\$499,999	29%	37%
\$500,000-\$749,999	13%	21%
\$750,000-\$999,999	0%	0%
\$1,000,000-\$1,499,999	1%	0%
Average Home Value	\$391,652	\$435,191

POPULATION BY SEX	2010	2026	2031
Male	10,025	12,789	13,589
Female	10,578	13,291	14,195

POPULATIONS 15+ BY MARITAL STATUS	2026
Total	21,470
Never Married	6,307
Married	12,075
Widowed	1,031
Divorced	2,057

CIVILIAN POPULATION AGE 16+ IN THE LABOR FORCE	2026
Civilian Employed	11,217
Civilian Unemployed	867

EMPLOYED POPULATION 16+ BY INDUSTRY

Total	2026
Agriculture/Mining	0.5%
Construction	4.8%
Manufacturing	6.6%
Wholesale Trade	3.0%
Retail Trade	12.9%
Transportation/Utilities	5.5%
Information	1.1%
Finance/Insurance/Real Estate	6.3%
Services	50.1%
Public Administration	9.3%

EMPLOYED POPULATION 16+ BY OCCUPATION

Total	11,215
White Collar	63.7%
Management/Business/Financial	13.7%
Professional	30.1%
Administrative Support	11.5%
Services	16.8%
Blue Collar	19.4%
Farming/Forestry/Fishing	1.1%
Farming/Fishing/Forestry	1%
Construction/Extraction	3.5%
Installation/Maintenance/Repair	3.7%
Production	3.5%
Transportation/Material Moving	7.7%

HOUSEHOLD BY TYPE

Total	7,236
Households with 1 Person	1,290 17.8%
Households with 2+ People	2,326 82.2%
Family Households	5,614 77.6%
Husband-wife Families	4,306 59.5%
<i>With Related Children</i>	1,662 25.0%
Other Family (No Spouse Present)	4,423 18.1%
Other Family with Male Householder	336 4.6%
<i>With Related Children</i>	174 2.8%
Other Family with Female Householder	972 13.4%
<i>With Related Children</i>	548 9.2%
Nonfamily Households	1,622 4.6%
All Households with Children	2,384 37.6%
Multigenerational Households	386 5.3%
Unmarried Partner Households	514 7.1%
<i>Male-female</i>	472 6.5%
<i>Same-sex</i>	42 0.6%



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FAMILY HOUSEHOLD BY SIZE

Total	7,235
1 Person Household	17.8%
2 Person Household	35.9%
3 Person Household	17.9%
4 Person Household	15.6%
5 Person Household	8.0%
6 Person Household	2.9%
7 + Person Household	1.8%

POPULATION 25+ BY EDUCATIONAL ATTAINMENT

Education	18,352
Less than 9th Grade	2%
9-12th Grade/No Diploma	4%
High School Diploma	24%
GED/Alternative Credential	5%
Some College/No Degree	17%
Associate's Degree	11%
Bachelor's Degree	21%
Graduate/Professional Degree	2,853



Appraisal Specialty Report

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	SPENDING POTENTIAL	AVERAGE AMOUNT	
	INDEX	SPENT	TOTAL
Apparel and Services	97	\$2,479.12	\$23,950,824
Men's	95	\$485.27	\$4,688,222
Women's	99	\$837.78	\$8,093,795
Children's	97	\$336.74	\$3,253,219
Footwear	97	\$576.15	\$5,566,185
Watches & Jewelry	95	\$160.53	\$1,550,836
Apparel Products and Services (1)	93	\$82.66	\$798,568
Computer			
Computers and Hardware for Home Use	94	\$207.05	\$2,000,306
Portable Memory	95	\$3.95	\$38,125
Computer Software	94	\$17.97	\$173,587
Computer Accessories	91	\$18.81	\$181,705
Entertainment & Recreation	100	\$4,319.18	\$41,727,628
Fees and Admissions	98	\$999.34	\$9,654,598
Membership Fees for Clubs (2)	95	\$334.80	\$3,234,466
Fees for Participant Sports, excl. Trips	102	\$195.02	\$1,884,101
Tickets to Theatre/Operas/Concerts	93	\$126.07	\$1,217,989
Tickets to Movies/Museums/Parks			
Admission to Sporting Events, excl. Trips	102	\$116.38	\$1,124,366
Fees for Recreational Lessons	98	\$145.97	\$1,410,177
Dating Services	87	\$1.18	\$11,403
TV/Video/Audio	101	\$1,227.81	\$11,861,906
Cable and Satellite Television Services	103	\$641.44	\$6,196,966
Televisions	98	\$106.68	\$1,030,635
Satellite Dishes	107	\$0.92	\$8,854
VCRs, Video Cameras, and DVD Players	110	\$3.79	\$36,594
Miscellaneous Video Equipment	107	\$32.99	\$318,716
Video Cassettes and DVDs	92	\$3.63	\$35,085
Video Game Hardware/Accessories	91	\$40.03	\$386,713
Video Game Software	88	\$20.08	\$194,035
Streaming/Downloaded Video			
Rental of Video Cassettes and DVDs			
Installation of Televisions	104	\$1.53	\$14,813
Audio (3)	98	\$150.32	\$1,452,219
Rental and Repair of TV/Radio/Sound Equipment			
Pets	103	\$1,177.63	\$11,377,130
Toys/Games/Crafts/Hobbies (4)	100	\$194.61	\$1,880,109
Recreational Vehicles and Fees (5)	105	\$175.49	\$1,695,425
Sports/Recreation/Exercise Equipment (6)	103	\$287.61	\$2,778,637
Photo Equipment and Supplies (7)	94	\$66.15	\$639,060
Reading (8)	95	\$131.16	\$1,267,092
Catered Affairs (9)	220	\$59.38	\$573,671
Food	99	\$12,191.87	\$117,785,700
Food at Home	100	\$7,862.83	\$75,962,758
Bakery and Cereal Products	100	\$1,053.58	\$10,178,626
Meats, Poultry, Fish, and Eggs	99	\$1,665.73	\$16,092,572
Dairy Products	101	\$808.32	\$7,809,188
Fruits and Vegetables	97	\$1,235.34	\$11,934,651
Snacks and Other Food at Home (10)	101	\$2,200.23	\$21,256,442
Food Away from Home	97	\$4,329.05	\$41,822,942
Financial			
Value of Stocks/Bonds/Mutual Funds	99	\$55,706.54	\$538,180,886
Value of Retirement Plans	102	\$166,726.65	\$1,610,746,183
Value of Other Financial Assets	109	\$15,528.73	\$150,023,072
Vehicle Loan Amount excluding Interest	105	\$4,133.71	\$39,935,775
Value of Credit Card Debt	101	\$3,349.42	\$32,358,703

Source: U.S. Census, Esri, Esri-U.S. BLS

08/15



Appraisal Specialty Report

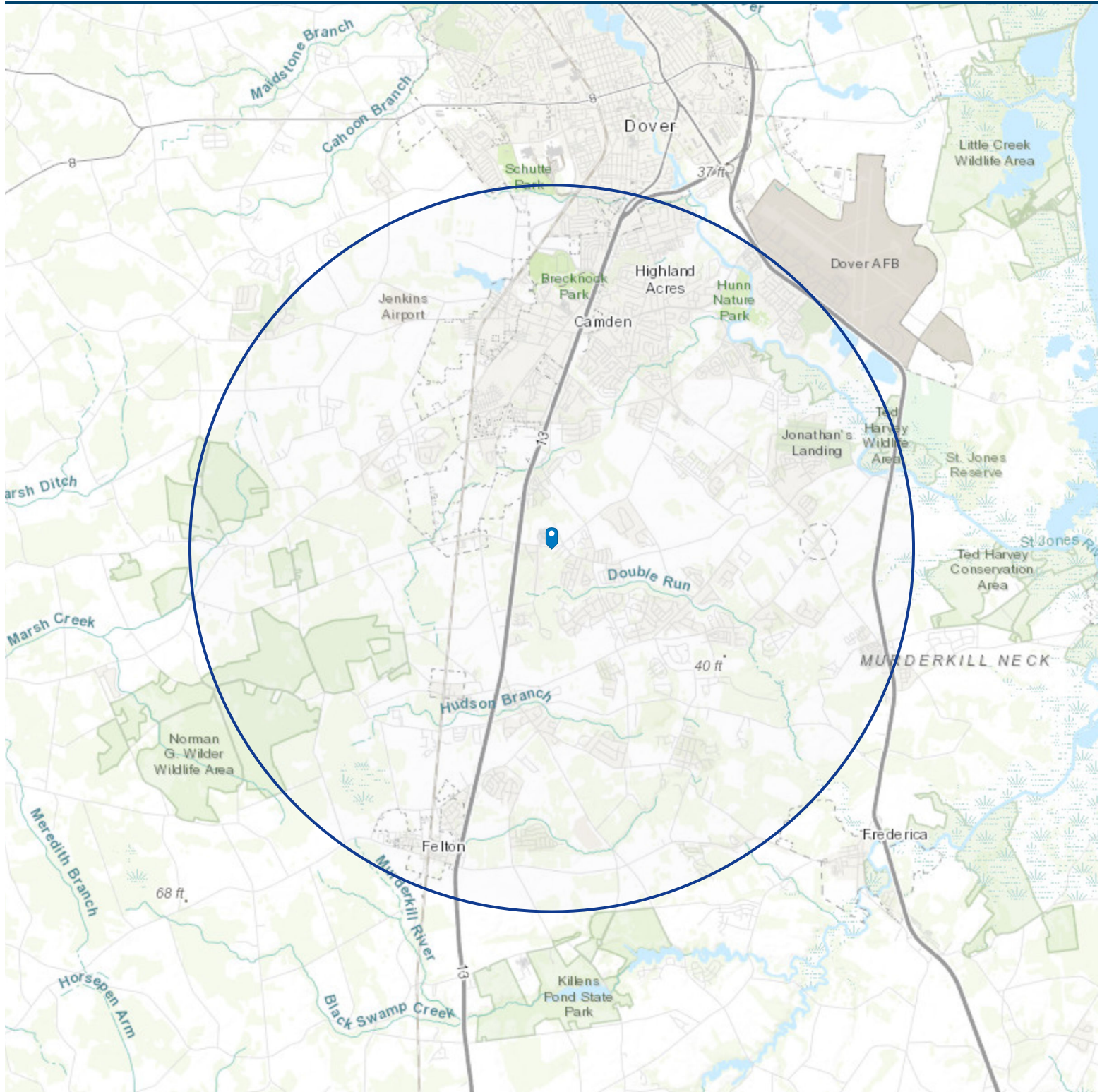
930 Walnut Shade Rd, Dover, Delaware, 19901
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Health			
Nonprescription Drugs	108	\$219.01	\$2,115,898
Prescription Drugs	107	\$488.42	\$4,718,646
Eyeglasses and Contact Lenses	100	\$141.57	\$1,367,666
Home			
Mortgage Payment and Basics (11)	105	\$14,414.77	\$139,261,065
Maintenance and Remodeling Services	105	\$4,992.04	\$48,228,060
Maintenance and Remodeling Materials (12)	114	\$859.49	\$8,303,503
Utilities, Fuel, and Public Services	102	\$6,274.36	\$60,616,614
Household Furnishings and Equipment			
Household Textiles (13)	97	\$103.99	\$1,004,687
Furniture	100	\$830.87	\$8,027,022
Rugs	102	\$38.24	\$369,477
Major Appliances (14)	105	\$521.77	\$5,040,836
Housewares (15)	108	\$119.07	\$1,150,353
Small Appliances	93	\$70.39	\$679,993
Luggage	96	\$23.93	\$231,150
Telephones and Accessories	98	\$65.04	\$628,346
Household Operations			
Child Care	98	\$592.24	\$5,721,615
Lawn and Garden (16)	107	\$770.72	\$7,445,891
Moving/Storage/Freight Express	89	\$89.03	\$860,114
Housekeeping Supplies (17)	103	\$964.09	\$9,314,111
Insurance			
Owners and Renters Insurance	111	\$1,061.57	\$10,255,876
Vehicle Insurance	102	\$2,527.25	\$24,415,806
Life/Other Insurance	106	\$784.17	\$7,575,827
Health Insurance	105	\$5,446.46	\$52,618,293
Transportation			
Payments on Vehicles excluding Leases	105	\$3,433.29	\$33,168,995
Gasoline and Motor Oil			
Vehicle Maintenance and Repairs	101	\$1,252.77	\$12,103,047
Travel			
Airline Fares	95	\$863.48	\$8,342,102
Lodging on Trips	101	\$1,174.44	\$11,346,263
Auto/Truck Rental on Trips			
Food and Drink on Trips	100	\$876.21	\$8,465,104

930 Walnut Shade Rd, Dover, Delaware, 19901
Ring: 5 mile radius

Prepared by Intellisite
Latitude: 39.07006
Longitude: -75.54460





Appraisal Specialty Report

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SUMMARY DATA	2010	2026	2031
Population	49,439	59,663	63,035
Households	18,089	22,330	23,807
Families	3,067	16,133	17,144
Household Size	2.73	2.67	2.65
Owner Occupied Housing Units	13,397	17,285	18,707
Renter-occupied Housing Units	4,691	5,045	5,100
Median Age	36.5	39.4	40.3

TRENDS: 2026 -2030 ANNUAL RATE	AREA	STATE	NATIONAL
Population	1.11%		0.77%
Households	1.29%		0.75%
Families	1.22%		0.68%
Owner HHs	1.59%		0.92%
Median Household Income	2.46%		2.70%

HOUSEHOLD BY INCOME	NUMBER	PERCENT	NUMBER	PERCENT
less than \$15,000	1,459	7%	1,317	6%
\$15,000-\$24,999	667	3%	535	2%
\$25,000-\$34,999	1,002	5%	831	3%
\$35,000-\$49,999	2,407	11%	2,257	9%
50,000-\$74,999	3,119	14%	2,904	12%
75,000-\$99,999	2,705	12%	2,818	12%
\$75,000-\$99,999	4,581	21%	5,012	21%
\$150,000-\$199,999	3,662	16%	4,351	18%
\$200,000 or greater	2,730	12%	3,782	16%
Median Household Income	\$97,744		\$110,351	
Average Household Income	\$118,281		\$132,274	
Per Capita Income	\$44,405		\$50,172	

POPULATION BY AGE	2010		2026		2031	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
0-4	3,584	7%	3,569	6%	3,709	6%
5-9	3,591	7%	3,766	6%	3,827	6%
10-14	3,644	7%	3,933	7%	3,895	6%
15-19	3,554	7%	3,652	6%	3,662	6%
20-24	3,426	7%	3,521	6%	3,459	5%
25-34	5,975	12%	7,897	13%	8,501	13%
35-44	6,429	13%	7,715	13%	8,347	13%
45-54	7,349	15%	6,510	11%	7,220	11%
55-64	5,583	11%	7,264	12%	6,749	11%
65-74	3,386	7%	6,575	11%	7,350	12%
75-84	1,987	4%	4,168	7%	4,842	8%
85+	494	1%	1,092	2%	1,471	2%

Source: U.S. Census, Esri, Esri-U.S. BLS



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HOUSING UNIT SUMMARY	2010	2026	2031
Housing Units	19,463	23,791	25,463
Owner-occupied Housing Units	74%	77%	79%
Renter-occupied Housing Units	26%	23%	21%
Vacant Housing Units	7%	6%	7%
Median Home Value		\$367,020	\$414,167
Per Capita Income		\$44,405	\$50,172
Median Age	36.5	39.4	40.3

OWNER OCCUPIED HOUSING UNITS BY VALUE	2026	2031
Less than \$50,000	4%	3%
\$50,000-\$99,999	2%	1%
\$100,000-\$149,999	1%	0%
\$150,000-\$199,999	4%	1%
\$200,000-\$249,999	6%	2%
\$250,000-\$299,999	10%	6%
\$300,000-\$399,999	35%	31%
\$400,000-\$499,999	25%	33%
\$500,000-\$749,999	13%	21%
\$750,000-\$999,999	0%	0%
\$1,000,000-\$1,499,999	0%	0%
Average Home Value	\$379,044	\$424,199

POPULATION BY SEX	2010	2026	2031
Male	24,637	29,048	30,636
Female	26,142	30,615	32,399

POPULATIONS 15+ BY MARITAL STATUS	2026
Total	48,395
Never Married	14,610
Married	26,312
Widowed	2,396
Divorced	5,077

CIVILIAN POPULATION AGE 16+ IN THE LABOR FORCE	2026
Civilian Employed	25,044
Civilian Unemployed	1,531

EMPLOYED POPULATION 16+ BY INDUSTRY

Total	2026
Agriculture/Mining	0.7%
Construction	5.7%
Manufacturing	6.2%
Wholesale Trade	3.0%
Retail Trade	12.1%
Transportation/Utilities	4.3%
Information	0.8%
Finance/Insurance/Real Estate	5.9%
Services	54.0%
Public Administration	7.4%

EMPLOYED POPULATION 16+ BY OCCUPATION

Total	2026
White Collar	62.0%
Management/Business/Financial	14.3%
Professional	28.4%
Administrative Support	10.9%
Services	18.0%
Blue Collar	19.9%
Farming/Forestry/Fishing	0.6%
Farming/Fishing/Forestry	1%
Construction/Extraction	4.1%
Installation/Maintenance/Repair	3.6%
Production	3.7%
Transportation/Material Moving	7.9%

HOUSEHOLD BY TYPE

Total	2026
Households with 1 Person	3,523 19.5%
Households with 2+ People	5,549 80.5%
Family Households	13,623 75.3%
Husband-wife Families	10,272 56.8%
<i>With Related Children</i>	4,238 25.2%
Other Family (No Spouse Present)	10,933 18.5%
Other Family with Male Householder	873 4.8%
<i>With Related Children</i>	459 3.0%
Other Family with Female Householder	2,479 13.7%
<i>With Related Children</i>	1,453 9.4%
Nonfamily Households	4,465 5.2%
All Households with Children	6,150 38.2%
Multigenerational Households	872 4.8%
Unmarried Partner Households	1,237 6.8%
<i>Male-female</i>	1,132 6.3%
<i>Same-sex</i>	105 0.6%



FAMILY HOUSEHOLD BY SIZE

Total	18,089
1 Person Household	19.5%
2 Person Household	35.0%
3 Person Household	18.2%
4 Person Household	15.5%
5 Person Household	7.5%
6 Person Household	2.7%
7 + Person Household	1.6%

POPULATION 25+ BY EDUCATIONAL ATTAINMENT

Education	41,222
Less than 9th Grade	2%
9-12th Grade/No Diploma	5%
High School Diploma	25%
GED/Alternative Credential	5%
Some College/No Degree	18%
Associate's Degree	9%
Bachelor's Degree	21%
Graduate/Professional Degree	5,864



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SPENDING POTENTIAL		AVERAGE AMOUNT	
	INDEX	SPENT	TOTAL
Apparel and Services	95	\$2,422.85	\$54,102,191
Men's	94	\$477.40	\$10,660,412
Women's	97	\$815.26	\$18,204,763
Children's	95	\$328.93	\$7,344,985
Footwear	94	\$558.85	\$12,479,144
Watches & Jewelry	95	\$160.21	\$3,577,594
Apparel Products and Services (1)	92	\$82.19	\$1,835,293
Computer			
Computers and Hardware for Home Use	93	\$206.02	\$4,600,497
Portable Memory	93	\$3.88	\$86,568
Computer Software	95	\$17.99	\$401,798
Computer Accessories	91	\$18.74	\$418,366
Entertainment & Recreation	97	\$4,174.48	\$93,216,127
Fees and Admissions	96	\$986.65	\$22,031,934
Membership Fees for Clubs (2)	95	\$332.38	\$7,421,966
Fees for Participant Sports, excl. Trips	100	\$191.25	\$4,270,647
Tickets to Theatre/Operas/Concerts	93	\$125.27	\$2,797,176
Tickets to Movies/Museums/Parks			
Admission to Sporting Events, excl. Trips	100	\$113.69	\$2,538,734
Fees for Recreational Lessons	97	\$145.14	\$3,240,877
Dating Services	87	\$1.17	\$26,231
TV/Video/Audio	97	\$1,181.97	\$26,393,359
Cable and Satellite Television Services	98	\$611.55	\$13,655,879
Televisions	95	\$103.80	\$2,317,908
Satellite Dishes	97	\$0.83	\$18,521
VCRs, Video Cameras, and DVD Players	101	\$3.48	\$77,801
Miscellaneous Video Equipment	98	\$30.34	\$677,469
Video Cassettes and DVDs	90	\$3.52	\$78,595
Video Game Hardware/Accessories	90	\$39.49	\$881,905
Video Game Software	89	\$20.13	\$449,486
Streaming/Downloaded Video			
Rental of Video Cassettes and DVDs			
Installation of Televisions	102	\$1.50	\$33,567
Audio (3)	96	\$146.55	\$3,272,568
Rental and Repair of TV/Radio/Sound Equipment			
Pets	98	\$1,126.66	\$25,158,247
Toys/Games/Crafts/Hobbies (4)	97	\$188.38	\$4,206,561
Recreational Vehicles and Fees (5)	100	\$167.40	\$3,738,058
Sports/Recreation/Exercise Equipment (6)	97	\$271.08	\$6,053,127
Photo Equipment and Supplies (7)	92	\$64.88	\$1,448,881
Reading (8)	93	\$129.11	\$2,882,945
Catered Affairs (9)	217	\$58.35	\$1,303,015
Food	96	\$11,841.17	\$264,413,333
Food at Home	96	\$7,600.92	\$169,728,570
Bakery and Cereal Products	97	\$1,016.79	\$22,704,820
Meats, Poultry, Fish, and Eggs	96	\$1,616.13	\$36,088,174
Dairy Products	97	\$778.12	\$17,375,522
Fruits and Vegetables	95	\$1,204.13	\$26,888,244
Snacks and Other Food at Home (10)	97	\$2,118.75	\$47,311,605
Food Away from Home	95	\$4,240.25	\$94,684,763
Financial			
Value of Stocks/Bonds/Mutual Funds	96	\$54,320.31	\$1,212,972,614
Value of Retirement Plans	99	\$161,132.15	\$3,598,080,881
Value of Other Financial Assets	104	\$14,794.50	\$330,361,082
Vehicle Loan Amount excluding Interest	101	\$3,982.84	\$88,936,760
Value of Credit Card Debt	98	\$3,246.49	\$72,494,162

Source: U.S. Census, Esri, Esri-U.S. BLS

Health			
Nonprescription Drugs	102	\$206.24	\$4,605,365
Prescription Drugs	101	\$462.32	\$10,323,644
Eyeglasses and Contact Lenses	97	\$136.65	\$3,051,463
Home			
Mortgage Payment and Basics (11)	102	\$13,925.49	\$310,956,130
Maintenance and Remodeling Services	101	\$4,821.80	\$107,670,825
Maintenance and Remodeling Materials (12)	104	\$789.71	\$17,634,291
Utilities, Fuel, and Public Services	98	\$6,044.53	\$134,974,245
Household Furnishings and Equipment			
Household Textiles (13)	95	\$101.71	\$2,271,183
Furniture	97	\$809.48	\$18,075,669
Rugs	99	\$37.23	\$831,323
Major Appliances (14)	101	\$500.96	\$11,186,533
Housewares (15)	101	\$110.67	\$2,471,343
Small Appliances	91	\$69.13	\$1,543,587
Luggage	95	\$23.66	\$528,325
Telephones and Accessories	96	\$63.47	\$1,417,197
Household Operations			
Child Care	98	\$590.99	\$13,196,771
Lawn and Garden (16)	102	\$734.10	\$16,392,448
Moving/Storage/Freight Express	89	\$88.76	\$1,982,015
Housekeeping Supplies (17)	99	\$923.10	\$20,612,762
Insurance			
Owners and Renters Insurance	104	\$1,000.45	\$22,340,013
Vehicle Insurance	99	\$2,447.32	\$54,648,760
Life/Other Insurance	101	\$745.80	\$16,653,614
Health Insurance	100	\$5,211.57	\$116,374,253
Transportation			
Payments on Vehicles excluding Leases	101	\$3,286.50	\$73,387,450
Gasoline and Motor Oil			
Vehicle Maintenance and Repairs	98	\$1,209.27	\$27,003,026
Travel			
Airline Fares	94	\$855.23	\$19,097,185
Lodging on Trips	98	\$1,143.41	\$25,532,412
Auto/Truck Rental on Trips			
Food and Drink on Trips	97	\$851.99	\$19,024,948