



Site Type: Radius	Radius: 5 mile	Radius: 20 mile	Radius: 120 mile
<b>2008 Population</b>			
Total Population	125,532	181,977	769,299
Male Population	49.4%	49.3%	49.9%
Female Population	50.6%	50.7%	50.1%
Median Age	31.1	31.8	38.1
<b>2008 Income</b>			
Median HH Income	\$49,011	\$52,353	\$45,664
Per Capita Income	\$28,144	\$28,154	\$23,506
Average HH Income	\$61,536	\$64,761	\$56,059
<b>2008 Households</b>			
Total Households	56,158	77,560	315,929
Average Household Size	2.11	2.23	2.33
1990-2000 Annual Rate	2.31%	2.09%	0.96%
<b>2008 Housing</b>			
Owner Occupied Housing Units	47.6%	54.0%	57.3%
Renter Occupied Housing Units	47.2%	40.6%	24.3%
Vacant Housing Units	5.3%	5.4%	18.4%
<b>Population</b>			
1990 Population	96,406	140,001	707,266
2000 Population	114,034	161,205	740,266
2008 Population	125,532	181,977	769,299
2013 Population	132,671	194,974	786,068
1990-2000 Annual Rate	1.69%	1.42%	0.46%
2000-2008 Annual Rate	1.17%	1.48%	0.47%
2008-2013 Annual Rate	1.11%	1.39%	0.43%

In the identified market area, the current year population is 769,299. In 2000, the Census count in the market area was 740,266. The rate of change since 2000 was 0.47 percent annually. The five-year projection for the population in the market area is 786,068, representing a change of 0.43 percent annually from 2008 to 2013. Currently, the population is 49.9 percent male and 50.1 percent female.

Households	Radius: 5 mile	Radius: 20 mile	Radius: 120 mile
1990 Households	38,168	52,819	266,006
2000 Households	47,956	64,933	292,602
2008 Households	56,158	77,560	315,929
2013 Households	60,425	84,402	326,479
1990-2000 Annual Rate	2.31%	2.09%	0.96%
2000-2008 Annual Rate	1.93%	2.18%	0.93%
2008-2013 Annual Rate	1.48%	1.71%	0.66%

The household count in this market area has changed from 292,602 in 2000 to 315,929 in the current year, a change of 0.93 percent annually. The five-year projection of households is 326,479, a change of 0.66 percent annually from the current year total. Average household size is currently 2.33, compared to 2.43 in the year 2000. The number of families in the current year is 195,733 in the market area.

### Housing

Currently, 57.3 percent of the 387,006 housing units in the market area are owner occupied; 24.3 percent, renter occupied; and 18.4 percent are vacant. In 2000, there were 352,581 housing units— 58.9 percent owner occupied, 24.1 percent renter occupied and 17.0 percent vacant. The rate of change in housing units since 2000 is 1.14 percent. Median home value in the market area is \$121,186, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 0.88 percent annually to \$126,586. From 2000 to the current year, median home value changed by 5.77 percent annually.

Site Type: Radius	Radius: 5 mile	Radius: 20 mile	Radius: 120 mile
<b>Median Household Income</b>			
1990 Median HH Income	\$25,145	\$26,660	\$22,327
2000 Median HH Income	\$35,686	\$37,987	\$35,187
2008 Median HH Income	\$49,011	\$52,353	\$45,664
2013 Median HH Income	\$59,083	\$61,872	\$53,638
1990-2000 Annual Rate	3.56%	3.6%	4.65%
2000-2008 Annual Rate	3.92%	3.96%	3.21%
2008-2013 Annual Rate	3.81%	3.4%	3.27%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$12,648	\$12,562	\$10,579
2000 Per Capita Income	\$20,010	\$20,068	\$17,738
2008 Per Capita Income	\$28,144	\$28,154	\$23,506
2013 Per Capita Income	\$33,839	\$33,706	\$27,288
1990-2000 Annual Rate	4.69%	4.8%	5.3%
2000-2008 Annual Rate	4.22%	4.19%	3.47%
2008-2013 Annual Rate	3.75%	3.67%	3.03%
<b>Average Household Income</b>			
1990 Average Household Income	\$31,185	\$32,483	\$27,492
2000 Average Household Income	\$46,500	\$48,856	\$44,012
2008 Average HH Income	\$61,536	\$64,761	\$56,059
2013 Average HH Income	\$72,825	\$76,518	\$64,412
1990-2000 Annual Rate	4.08%	4.17%	4.92%
2000-2008 Annual Rate	3.45%	3.48%	2.98%
2008-2013 Annual Rate	3.43%	3.39%	2.82%

#### Households by Income

Current median household income is \$45,664 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$53,638 in five years. In 2000, median household income was \$35,187, compared to \$22,327 in 1990.

Current average household income is \$56,059 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$64,412 in five years. In 2000, average household income was \$44,012, compared to \$27,492 in 1990.

Current per capita income is \$23,506 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$27,288 in five years. In 2000, the per capita income was \$17,738, compared to \$10,579 in 1990.

#### Population by Employment

Total Businesses	7,609	9,649	43,893
Total Employees	95,675	110,665	359,998

Currently, 95.3 percent of the civilian labor force in the identified market area is employed and 4.7 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 95.6 percent of the civilian labor force, and unemployment will be 4.4 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 66.1 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.5 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 56.1 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 18.6 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 25.3 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 76.9 percent of the market area population drove alone to work, and 6.1 percent worked at home. The average travel time to work in 2000 was 17.5 minutes in the market area, compared to the U.S. average of 25.5 minutes.

#### Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 13.4 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 31.4 percent were high school graduates only (29.6 percent in the U.S.)
- 9.5 percent had completed an Associate degree (7.2 percent in the U.S.)
- 15.9 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 6.3 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)