



Executive Summary

Prepared By: STDBOnline.com

Site Type: Radius	Lat: 44.746827 Lon: -93.207027 Radius: 1.0 mile	Lat: 44.746827 Lon: -93.207027 Radius: 3.0 mile	Lat: 44.746827 Lon: -93.207027 Radius: 5.0 mile
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2008 Population

Total Population	9,905	84,342	194,091
Male Population	48.8%	49.2%	49.4%
Female Population	51.2%	50.8%	50.6%
Median Age	37.7	35.7	34.3

2008 Income

Median HH Income	\$104,652	\$95,922	\$89,469
Per Capita Income	\$43,278	\$41,016	\$39,353
Average HH Income	\$121,335	\$111,602	\$105,712

2008 Households

Total Households	3,537	30,786	72,406
Average Household Size	2.74	2.73	2.67
1990-2000 Annual Rate	5%	3.61%	3.54%

2008 Housing

Owner Occupied Housing Units	85.3%	82.4%	77.1%
Renter Occupied Housing Units	12.8%	15.1%	20.0%
Vacant Housing Units	1.9%	2.5%	2.9%

Population

1990 Population	6,422	57,878	127,130
2000 Population	9,517	76,193	171,677
2008 Population	9,905	84,342	194,091
2013 Population	10,347	90,374	209,081
1990-2000 Annual Rate	4.01%	2.79%	3.05%
2000-2008 Annual Rate	0.49%	1.24%	1.5%
2008-2013 Annual Rate	0.88%	1.39%	1.5%

In the identified market area, the current year population is 194,091. In 2000, the Census count in the market area was 171,677. The rate of change since 2000 was 1.5 percent annually. The five-year projection for the population in the market area is 209,081, representing a change of 1.5 percent annually from 2008 to 2013. Currently, the population is 49.4 percent male and 50.6 percent female.

Households

1990 Households	2,014	18,730	43,946
2000 Households	3,281	26,703	62,245
2008 Households	3,537	30,786	72,406
2013 Households	3,733	33,387	78,626
1990-2000 Annual Rate	5%	3.61%	3.54%
2000-2008 Annual Rate	0.91%	1.74%	1.85%
2008-2013 Annual Rate	1.08%	1.64%	1.66%

The household count in this market area has changed from 62,245 in 2000 to 72,406 in the current year, a change of 1.85 percent annually. The five-year projection of households is 78,626, a change of 1.66 percent annually from the current year total. Average household size is currently 2.67, compared to 2.75 in the year 2000. The number of families in the current year is 51,044 in the market area.

Housing

Currently, 77.1 percent of the 74,567 housing units in the market area are owner occupied; 20.0 percent, renter occupied; and 2.9 percent are vacant. In 2000, there were 63,238 housing units— 79.9 percent owner occupied, 18.4 percent renter occupied and 1.6 percent vacant. The rate of change in housing units since 2000 is 2.02 percent. Median home value in the market area is \$240,032, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 0.49 percent annually to \$246,021. From 2000 to the current year, median home value changed by 5.67 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.



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Site Type: Radius

Median Household Income

1990 Median HH Income	\$52,827	\$48,957	\$46,081
2000 Median HH Income	\$75,415	\$69,300	\$65,243
2008 Median HH Income	\$104,652	\$95,922	\$89,469
2013 Median HH Income	\$116,436	\$108,984	\$104,610
1990-2000 Annual Rate	3.62%	3.54%	3.54%
2000-2008 Annual Rate	4.05%	4.02%	3.9%
2008-2013 Annual Rate	2.16%	2.59%	3.18%

Per Capita Income

1990 Per Capita Income	\$18,237	\$17,934	\$17,775
2000 Per Capita Income	\$29,218	\$28,736	\$27,586
2008 Per Capita Income	\$43,278	\$41,016	\$39,353
2013 Per Capita Income	\$54,990	\$51,439	\$48,839
1990-2000 Annual Rate	4.83%	4.83%	4.49%
2000-2008 Annual Rate	4.88%	4.41%	4.4%
2008-2013 Annual Rate	4.91%	4.63%	4.41%

Average Household Income

1990 Average Household Income	\$58,671	\$54,385	\$51,387
2000 Average Household Income	\$85,183	\$81,369	\$75,845
2008 Average HH Income	\$121,335	\$111,602	\$105,712
2013 Average HH Income	\$152,385	\$138,320	\$130,171
1990-2000 Annual Rate	3.8%	4.11%	3.97%
2000-2008 Annual Rate	4.38%	3.9%	4.11%
2008-2013 Annual Rate	4.66%	4.39%	4.25%

Households by Income

Current median household income is \$89,469 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$104,610 in five years. In 2000, median household income was \$65,243, compared to \$46,081 in 1990.

Current average household income is \$105,712 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$130,171 in five years. In 2000, average household income was \$75,845, compared to \$51,387 in 1990.

Current per capita income is \$39,353 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$48,839 in five years. In 2000, the per capita income was \$27,586, compared to \$17,775 in 1990.

Population by Employment

Total Businesses	644	2,790	7,265
Total Employees	6,481	25,885	68,303

Currently, 95.8 percent of the civilian labor force in the identified market area is employed and 4.2 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 96.1 percent of the civilian labor force, and unemployment will be 3.9 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, 81.1 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.2 percent were in the Armed Forces.

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

- 71.7 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 12.9 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 15.5 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 83.8 percent of the market area population drove alone to work, and 3.5 percent worked at home. The average travel time to work in 2000 was 23.3 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:

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