



# Housing Profile

MS\_River\_Edit2\_1\_Mile\_Buffer

Prepared By Business Analyst Desktop

Population		Households	
2010 Total Population	536,475	2015 Median Household Income	\$46,705
2015 Total Population	544,210	2020 Median Household Income	\$52,222
2020 Total Population	554,701	2015-2020 Annual Rate	2.26%
2015-2020 Annual Rate	0.38%		

Housing Units by Occupancy Status and Tenure	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	231,894	100.0%	237,223	100.0%	241,411	100.0%
Occupied	206,550	89.1%	211,029	89.0%	215,197	89.1%
Owner	136,257	58.8%	132,213	55.7%	134,779	55.8%
Renter	70,293	30.3%	78,816	33.2%	80,418	33.3%
Vacant	25,344	10.9%	26,194	11.0%	26,214	10.9%

Owner Occupied Housing Units by Value	2015		2020	
	Number	Percent	Number	Percent
Total	132,210	100.0%	134,776	100.0%
<\$50,000	5,885	4.5%	4,921	3.7%
\$50,000-\$99,999	16,454	12.4%	12,305	9.1%
\$100,000-\$149,999	38,707	29.3%	29,918	22.2%
\$150,000-\$199,999	27,679	20.9%	30,943	23.0%
\$200,000-\$249,999	16,757	12.7%	21,674	16.1%
\$250,000-\$299,999	9,330	7.1%	12,734	9.4%
\$300,000-\$399,999	8,597	6.5%	10,514	7.8%
\$400,000-\$499,999	3,744	2.8%	4,642	3.4%
\$500,000-\$749,999	3,106	2.3%	4,318	3.2%
\$750,000-\$999,999	766	0.6%	1,389	1.0%
\$1,000,000+	1,185	0.9%	1,418	1.1%
Median Value	\$159,139		\$182,712	
Average Value	\$198,063		\$222,848	

**Data Note:** Persons of Hispanic Origin may be of any race.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1.



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Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	136,257	100.0%
Owned with a Mortgage/Loan	85,274	62.6%
Owned Free and Clear	50,983	37.4%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	25,344	100.0%
For Rent	10,725	42.3%
Rented- Not Occupied	362	1.4%
For Sale Only	3,347	13.2%
Sold - Not Occupied	841	3.3%
Seasonal/Recreational/Occasional Use	2,723	10.7%
For Migrant Workers	50	0.2%
Other Vacant	7,296	28.8%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	206,550	136,257	66.0%
15-24	8,534	1,651	19.3%
25-34	32,513	13,500	41.5%
35-44	34,862	21,305	61.1%
45-54	44,808	31,802	71.0%
55-64	40,019	30,853	77.1%
65-74	24,393	20,011	82.0%
75-84	15,613	12,767	81.8%
85+	5,808	4,368	75.2%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	206,550	136,257	66.0%
White Alone	137,115	100,824	73.5%
Black/African American	54,156	27,702	51.2%
American Indian/Alaska	859	518	60.3%
Asian Alone	5,575	3,777	67.7%
Pacific Islander Alone	83	41	49.4%
Other Race Alone	5,723	1,892	33.1%
Two or More Races	3,039	1,503	49.5%
Hispanic Origin	18,391	8,697	47.3%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	206,550	136,257	66.0%
1-Person	55,310	30,241	54.7%
2-Person	64,280	46,412	72.2%
3-Person	36,822	25,325	68.8%
4-Person	28,055	19,804	70.6%
5-Person	13,366	9,029	67.6%
6-Person	5,150	3,296	64.0%
7+ Person	3,567	2,150	60.3%

**Data Note:** Persons of Hispanic Origin may be of any race.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1.