



Housing Profile

MS_River_Edit2_2_Mile_Buffer

Prepared By Business Analyst Desktop

Population		Households	
2010 Total Population	622,642	2015 Median Household Income	\$47,423
2015 Total Population	633,377	2020 Median Household Income	\$52,898
2020 Total Population	647,567	2015-2020 Annual Rate	2.21%
2015-2020 Annual Rate	0.44%		

Housing Units by Occupancy Status and Tenure	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	264,497	100.0%	271,421	100.0%	277,182	100.0%
Occupied	236,179	89.3%	241,958	89.1%	247,593	89.3%
Owner	159,394	60.3%	155,525	57.3%	159,183	57.4%
Renter	76,785	29.0%	86,433	31.8%	88,410	31.9%
Vacant	28,318	10.7%	29,463	10.9%	29,589	10.7%

Owner Occupied Housing Units by Value	2015		2020	
	Number	Percent	Number	Percent
Total	155,522	100.0%	159,180	100.0%
<\$50,000	8,031	5.2%	6,565	4.1%
\$50,000-\$99,999	20,095	12.9%	14,819	9.3%
\$100,000-\$149,999	42,803	27.5%	32,940	20.7%
\$150,000-\$199,999	31,398	20.2%	35,118	22.1%
\$200,000-\$249,999	19,563	12.6%	25,336	15.9%
\$250,000-\$299,999	11,656	7.5%	15,959	10.0%
\$300,000-\$399,999	11,005	7.1%	13,572	8.5%
\$400,000-\$499,999	4,855	3.1%	6,106	3.8%
\$500,000-\$749,999	3,915	2.5%	5,525	3.5%
\$750,000-\$999,999	884	0.6%	1,634	1.0%
\$1,000,000+	1,317	0.8%	1,606	1.0%
Median Value	\$160,880		\$185,973	
Average Value	\$199,735		\$226,261	

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	159,394	100.0%
Owned with a Mortgage/Loan	99,425	62.4%
Owned Free and Clear	59,969	37.6%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	28,318	100.0%
For Rent	11,338	40.0%
Rented- Not Occupied	421	1.5%
For Sale Only	3,595	12.7%
Sold - Not Occupied	899	3.2%
Seasonal/Recreational/Occasional Use	3,428	12.1%
For Migrant Workers	169	0.6%
Other Vacant	8,468	29.9%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	236,179	159,394	67.5%
15-24	9,343	1,965	21.0%
25-34	36,772	16,079	43.7%
35-44	40,330	25,485	63.2%
45-54	52,086	37,693	72.4%
55-64	45,780	35,719	78.0%
65-74	27,763	22,958	82.7%
75-84	17,637	14,552	82.5%
85+	6,468	4,943	76.4%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	236,179	159,394	67.5%
White Alone	156,615	117,470	75.0%
Black/African American	63,575	33,735	53.1%
American Indian/Alaska	949	587	61.9%
Asian Alone	5,715	3,878	67.9%
Pacific Islander Alone	86	44	51.2%
Other Race Alone	5,962	2,020	33.9%
Two or More Races	3,277	1,660	50.7%
Hispanic Origin	19,276	9,286	48.2%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	236,179	159,394	67.5%
1-Person	61,554	34,550	56.1%
2-Person	73,426	53,945	73.5%
3-Person	42,603	29,916	70.2%
4-Person	32,914	23,778	72.2%
5-Person	15,658	10,778	68.8%
6-Person	5,933	3,880	65.4%
7+ Person	4,091	2,547	62.3%

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