



Housing Profile

MS_River_Edit2_5_Mile_Buffer

Prepared By Business Analyst Desktop

Population		Households	
2010 Total Population	1,226,157	2015 Median Household Income	\$41,526
2015 Total Population	1,273,680	2020 Median Household Income	\$47,128
2020 Total Population	1,335,529	2015-2020 Annual Rate	2.56%
2015-2020 Annual Rate	0.95%		

Housing Units by Occupancy Status and Tenure	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	567,443	100.0%	601,049	100.0%	631,093	100.0%
Occupied	476,290	83.9%	500,384	83.3%	528,701	83.8%
Owner	291,621	51.4%	288,587	48.0%	302,502	47.9%
Renter	184,669	32.5%	211,797	35.2%	226,199	35.8%
Vacant	91,153	16.1%	100,665	16.7%	102,392	16.2%

Owner Occupied Housing Units by Value	2015		2020	
	Number	Percent	Number	Percent
Total	288,536	100.0%	302,445	100.0%
<\$50,000	23,801	8.2%	19,140	6.3%
\$50,000-\$99,999	45,525	15.8%	35,519	11.7%
\$100,000-\$149,999	68,755	23.8%	56,994	18.8%
\$150,000-\$199,999	52,801	18.3%	61,452	20.3%
\$200,000-\$249,999	33,241	11.5%	44,056	14.6%
\$250,000-\$299,999	19,542	6.8%	26,970	8.9%
\$300,000-\$399,999	20,301	7.0%	25,176	8.3%
\$400,000-\$499,999	9,885	3.4%	12,499	4.1%
\$500,000-\$749,999	8,915	3.1%	12,445	4.1%
\$750,000-\$999,999	2,492	0.9%	4,439	1.5%
\$1,000,000+	3,278	1.1%	3,755	1.2%
Median Value		\$155,859		\$182,195
Average Value		\$201,364		\$228,611

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	291,621	100.0%
Owned with a Mortgage/Loan	176,815	60.6%
Owned Free and Clear	114,806	39.4%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	91,153	100.0%
For Rent	30,122	33.0%
Rented- Not Occupied	1,211	1.3%
For Sale Only	8,129	8.9%
Sold - Not Occupied	2,855	3.1%
Seasonal/Recreational/Occasional Use	10,666	11.7%
For Migrant Workers	262	0.3%
Other Vacant	37,908	41.6%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	476,290	291,621	61.2%
15-24	22,795	3,731	16.4%
25-34	78,610	28,482	36.2%
35-44	80,221	45,630	56.9%
45-54	102,116	68,052	66.6%
55-64	92,161	67,317	73.0%
65-74	54,610	42,702	78.2%
75-84	33,520	26,593	79.3%
85+	12,257	9,114	74.4%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	476,290	291,621	61.2%
White Alone	261,023	184,522	70.7%
Black/African American	189,466	94,592	49.9%
American Indian/Alaska	1,615	867	53.7%
Asian Alone	9,358	5,958	63.7%
Pacific Islander Alone	142	56	39.4%
Other Race Alone	8,605	2,763	32.1%
Two or More Races	6,081	2,863	47.1%
Hispanic Origin	26,986	12,057	44.7%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	476,290	291,621	61.2%
1-Person	139,207	69,932	50.2%
2-Person	146,654	99,437	67.8%
3-Person	81,660	52,622	64.4%
4-Person	59,726	39,813	66.7%
5-Person	29,332	18,464	62.9%
6-Person	11,488	6,786	59.1%
7+ Person	8,223	4,567	55.5%

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