

Account: W04238
 Site: 80334

Demographic and Income Forecast

5/22/2002

PREPARED FOR:
 Martin Properties

2201 Candun Dr
 Apex, NC
 Coords: 35.76094 -78.828918

Area 2: 3 Mile Radius

Snapshot	2000 Census	2001 Update	2006 Forecast
Population	60,229	64,138	79,993
Households	21,883	23,219	28,589
Families	16,373	17,187	19,937
Average Household Size	2.74	2.74	2.79
Owner-occupied HHs	17,020	17,964	22,211
Renter-occupied HHs	4,863	5,255	6,378
Median Age	34.1	34.3	34.4

Trends: 2001-2006 Annual Rate	Area	National
Population	4.94%	1.15%
Households	4.63%	1.21%
Families	3.20%	1.05%
Owner HHs	4.73%	1.35%
Median Household Income	2.32%	2.53%

Households by Income	1990 Census		2001 Update		2006 Forecast	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	779	7.7%	1,104	4.8%	1,367	4.8%
\$15,000 - \$24,999	966	9.6%	1,540	6.6%	1,714	6.0%
\$25,000 - \$34,999	1,352	13.4%	1,969	8.5%	2,253	7.8%
\$35,000 - \$49,999	2,288	22.7%	3,151	13.6%	3,621	12.6%
\$50,000 - \$74,999	2,813	28.0%	5,855	25.2%	6,167	21.5%
\$75,000 - \$99,999	1,077	10.7%	3,446	14.8%	4,560	15.9%
\$100,000 - \$149,999	521	5.2%	4,085	17.6%	5,670	19.7%
\$150,000+	266	2.6%	2,068	8.9%	3,356	11.7%
Median Household Income	\$48,563		\$67,574		\$73,315	
Average Household Income	\$54,808		\$82,507		\$93,287	
Per Capita Income	N/A		\$29,893		\$33,362	

Population by Age	2000 Census		2001 Update		2006 Forecast	
< 5	5,141	8.5%	5,448	8.5%	6,903	8.6%
5 - 14	10,375	17.2%	10,981	17.1%	13,286	16.6%
15 - 19	3,339	5.5%	3,546	5.5%	4,584	5.7%
20 - 24	2,483	4.1%	2,714	4.2%	3,625	4.5%
25 - 34	10,552	17.5%	11,057	17.2%	13,504	16.9%
35 - 44	13,275	22.0%	14,027	21.9%	16,002	20.0%
45 - 64	11,768	19.5%	12,850	20.0%	17,448	21.8%
65 - 74	1,881	3.1%	1,978	3.1%	2,648	3.3%
75 - 84	1,073	1.8%	1,148	1.8%	1,438	1.8%
85+	341	0.6%	387	0.6%	554	0.7%

Race and Ethnicity	2000 Census		2001 Update		2006 Forecast	
White	50,425	83.7%	53,119	82.8%	63,390	79.2%
Black	3,913	6.5%	4,224	6.6%	5,553	6.9%
Asian/Pacific Islander	4,033	6.7%	4,645	7.2%	7,882	9.9%
Other Races	883	1.5%	1,076	1.7%	1,643	2.1%
2 or More Races	976	1.6%	1,074	1.7%	1,525	1.9%
Hispanic (Any Race)	2,361	3.9%	2,728	4.3%	3,992	5.0%
Diversity Index	32.7		34.3		39.8	