

Account: W04238
 Site: 80402

Demographic and Income Forecast

5/23/2002

PREPARED FOR:

Martin Properties

Buck Jones Rd & Walnut Street
 Cary, NC
 Coords: 35.762841 -78.745668

Area 2: 3 Mile Radius

Snapshot	2000 Census	2001 Update	2006 Forecast
Population	57,409	59,017	66,744
Households	23,707	24,371	27,518
Families	13,605	13,828	14,718
Average Household Size	2.38	2.44	2.39
Owner-occupied HHs	13,522	13,940	15,808
Renter-occupied HHs	10,185	10,431	11,710
Median Age	33.3	33.4	33.9

Trends: 2001-2006 Annual Rate	Area	National
Population	2.62%	1.15%
Households	2.58%	1.21%
Families	1.29%	1.05%
Owner HHs	2.68%	1.35%
Median Household Income	1.85%	2.53%

Households by Income	1990 Census		2001 Update		2006 Forecast	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	2,668	14.6%	2,450	10.1%	2,672	10.0%
\$15,000 - \$24,999	2,767	15.1%	2,311	9.5%	2,318	8.6%
\$25,000 - \$34,999	2,834	15.5%	2,432	10.0%	2,585	9.6%
\$35,000 - \$49,999	3,700	20.2%	3,386	13.9%	3,662	13.7%
\$50,000 - \$74,999	3,677	20.1%	4,811	19.7%	4,627	17.2%
\$75,000 - \$99,999	1,587	8.7%	2,858	11.7%	3,218	12.0%
\$100,000 - \$149,999	777	4.2%	3,718	15.3%	4,529	16.9%
\$150,000+	269	1.5%	2,405	9.9%	3,215	12.0%
Median Household Income	\$40,243		\$61,753		\$64,158	
Average Household Income	\$45,238		\$76,924		\$84,242	
Per Capita Income	N/A		\$31,820		\$34,770	

Population by Age	2000 Census		2001 Update		2006 Forecast	
< 5	3,201	5.6%	3,243	5.5%	3,604	5.4%
5 - 14	6,968	12.1%	7,081	12.0%	7,556	11.3%
15 - 19	3,824	6.7%	3,917	6.6%	4,523	6.8%
20 - 24	7,491	13.0%	7,929	13.4%	9,492	14.2%
25 - 34	10,469	18.2%	10,504	17.8%	11,446	17.1%
35 - 44	9,278	16.2%	9,406	15.9%	9,475	14.2%
45 - 64	11,872	20.7%	12,501	21.2%	15,379	23.0%
65 - 74	2,498	4.4%	2,546	4.3%	3,078	4.6%
75 - 84	1,422	2.5%	1,468	2.5%	1,658	2.5%
85+	386	0.7%	421	0.7%	532	0.8%

Race and Ethnicity	2000 Census	2001 Update	2006 Forecast
White	45,758 79.7%	46,452 78.7%	50,252 75.3%
Black	4,948 8.6%	5,097 8.6%	5,917 8.9%
Asian/Pacific Islander	3,572 6.2%	3,903 6.6%	5,818 8.7%
Other Races	1,906 3.3%	2,265 3.8%	3,078 4.6%
2 or More Races	1,224 2.1%	1,300 2.2%	1,679 2.5%
Hispanic (Any Race)	4,141 7.2%	4,682 7.9%	6,256 9.4%
Diversity Index	39.9	41.6	46.7