

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 3: 5 Mile Radius

Snapshot	2000 Census	2001 Update	2006 Forecast
Population	139,863	145,134	168,336
Households	53,425	55,498	64,568
Families	31,293	32,194	35,506
Average Household Size	2.44	2.44	2.46
Owner-occupied HHs	30,495	31,791	37,412
Renter-occupied HHs	22,930	23,707	27,156
Median Age	32.1	32.3	32.8

Trends: 2001-2006 Annual Rate	Area	National
Population	3.20%	1.15%
Households	3.27%	1.21%
Families	2.06%	1.05%
Owner HHs	3.54%	1.35%
Median Household Income	2.60%	2.53%

Households by Income	1990 Census		2001 Update		2006 Forecast	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	5,674	15.1%	5,386	9.7%	6,235	9.6%
\$15,000 - \$24,999	5,733	15.2%	4,783	8.6%	4,935	7.6%
\$25,000 - \$34,999	5,770	15.3%	5,339	9.6%	5,934	9.2%
\$35,000 - \$49,999	7,678	20.4%	7,805	14.1%	8,803	13.6%
\$50,000 - \$74,999	7,786	20.7%	11,710	21.1%	11,839	18.3%
\$75,000 - \$99,999	2,992	7.9%	6,958	12.5%	8,419	13.0%
\$100,000 - \$149,999	1,531	4.1%	8,501	15.3%	11,152	17.2%
\$150,000+	519	1.4%	5,015	9.0%	7,335	11.3%
Median Household Income	\$39,379		\$60,956		\$65,485	
Average Household Income	\$44,584		\$76,320		\$86,132	
Per Capita Income	N/A		\$29,340		\$33,160	

Population by Age	2000 Census		2001 Update		2006 Forecast	
< 5	8,036	5.7%	8,261	5.7%	9,606	5.7%
5 - 14	17,136	12.3%	17,659	12.2%	19,719	11.7%
15 - 19	12,404	8.9%	12,680	8.7%	14,441	8.6%
20 - 24	19,150	13.7%	20,228	13.9%	23,929	14.2%
25 - 34	25,220	18.0%	25,601	17.6%	28,861	17.1%
35 - 44	23,203	16.6%	23,864	16.4%	25,153	14.9%
45 - 64	25,958	18.6%	27,717	19.1%	35,435	21.0%
65 - 74	4,868	3.5%	5,015	3.5%	6,278	3.7%
75 - 84	2,949	2.1%	3,079	2.1%	3,579	2.1%
85+	939	0.7%	1,030	0.7%	1,336	0.8%

Race and Ethnicity	2000 Census		2001 Update		2006 Forecast	
White	110,761	79.2%	113,714	78.4%	126,701	75.3%
Black	13,897	9.9%	14,427	9.9%	16,970	10.1%
Asian/Pacific Islander	8,907	6.4%	9,847	6.8%	15,098	9.0%
Other Races	3,586	2.6%	4,245	2.9%	5,755	3.4%
2 or More Races	2,713	1.9%	2,901	2.0%	3,812	2.3%
Hispanic (Any Race)	7,414	5.3%	8,421	5.8%	11,319	6.7%
Diversity Index	38.8		40.3		44.8	