



# Executive Summary

48085 (Collin County)  
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Geography: County

Prepared by Esri

Collin County...

## Population

2000 Population	491,675
2010 Population	782,341
2021 Population	1,117,623
2026 Population	1,283,452
2000-2010 Annual Rate	4.75%
2010-2021 Annual Rate	3.22%
2021-2026 Annual Rate	2.81%
2021 Male Population	49.0%
2021 Female Population	51.0%
2021 Median Age	36.4

In the identified area, the current year population is 1,117,623. In 2010, the Census count in the area was 782,341. The rate of change since 2010 was 3.22% annually. The five-year projection for the population in the area is 1,283,452 representing a change of 2.81% annually from 2021 to 2026. Currently, the population is 49.0% male and 51.0% female.

## Median Age

The median age in this area is 36.4, compared to U.S. median age of 38.5.

## Race and Ethnicity

2021 White Alone	62.2%
2021 Black Alone	11.0%
2021 American Indian/Alaska Native Alone	0.5%
2021 Asian Alone	17.1%
2021 Pacific Islander Alone	0.1%
2021 Other Race	5.5%
2021 Two or More Races	3.6%
2021 Hispanic Origin (Any Race)	15.7%

Persons of Hispanic origin represent 15.7% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 68.6 in the identified area, compared to 65.4 for the U.S. as a whole.

## Households

2021 Wealth Index	137
2000 Households	181,970
2010 Households	283,759
2021 Total Households	399,654
2026 Total Households	457,027
2000-2010 Annual Rate	4.54%
2010-2021 Annual Rate	3.09%
2021-2026 Annual Rate	2.72%
2021 Average Household Size	2.79

The household count in this area has changed from 283,759 in 2010 to 399,654 in the current year, a change of 3.09% annually. The five-year projection of households is 457,027, a change of 2.72% annually from the current year total. Average household size is currently 2.79, compared to 2.74 in the year 2010. The number of families in the current year is 288,801 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

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## Mortgage Income

2021 Percent of Income for Mortgage 15.5%

## Median Household Income

2021 Median Household Income \$95,475

2026 Median Household Income \$102,909

2021-2026 Annual Rate 1.51%

## Average Household Income

2021 Average Household Income \$123,168

2026 Average Household Income \$134,154

2021-2026 Annual Rate 1.72%

## Per Capita Income

2021 Per Capita Income \$44,071

2026 Per Capita Income \$47,794

2021-2026 Annual Rate 1.64%

## Households by Income

Current median household income is \$95,475 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$102,909 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$123,168 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$134,154 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$44,071 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$47,794 in five years, compared to \$39,378 for all U.S. households

## Housing

2021 Housing Affordability Index 124

2000 Total Housing Units 194,892

2000 Owner Occupied Housing Units 124,916

2000 Renter Occupied Housing Units 57,054

2000 Vacant Housing Units 12,922

2010 Total Housing Units 300,960

2010 Owner Occupied Housing Units 193,043

2010 Renter Occupied Housing Units 90,716

2010 Vacant Housing Units 17,201

2021 Total Housing Units 420,282

2021 Owner Occupied Housing Units 257,449

2021 Renter Occupied Housing Units 142,205

2021 Vacant Housing Units 20,628

2026 Total Housing Units 479,414

2026 Owner Occupied Housing Units 295,020

2026 Renter Occupied Housing Units 162,007

2026 Vacant Housing Units 22,387

Currently, 61.3% of the 420,282 housing units in the area are owner occupied; 33.8%, renter occupied; and 4.9% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 300,960 housing units in the area - 64.1% owner occupied, 30.1% renter occupied, and 5.7% vacant. The annual rate of change in housing units since 2010 is 16.00%. Median home value in the area is \$352,703, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 1.19% annually to \$374,271.

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