

THE NAIS DEMOGRAPHIC CENTER

Metropolitan Area Reports

CBSA¹: Washington-Arlington-Alexandria, DC-VA-MD-WV²

Metropolitan Area Reports summarize key demographic changes for a specific geographic region, suggest strategic considerations for schools given these changes, and offer resources that can help schools deal with an ever-changing marketplace. For specific demographic reports for your geographic region, please visit the NAIS Demographic Center at www.nais.org/go/demographics.

Key Findings

Increasing School Age Population

1. During 2000-2008, the metropolitan area of Washington-Arlington-Alexandria reported a small increase in the number of households with children of school age from 652,123 to 676,042 (3.67 percent). However, this number is expected to grow by 9.77 percent during the next five years, totaling 742,106 in 2013.
2. In addition, all but one of the school population groups are expected to increase slightly during the next five years. After recording a growth rate of 7.15 percent during the period 2000-2008, the school population age five to nine years is projected to decline by 1.62 percent from 377,831 in 2008 to 371,695 in 2013. All other groups expect a growth rate ranging from 2.44 percent (ages 10 to 13) to 4.84 percent (ages zero to four).
3. By gender, the female school population is expected to grow by 1.27 percent by the year 2013, from 644,735 to 652,916; while the male school population is predicted to grow by 2.95 percent from 693,385 in 2008 to 713,843 in 2013.

Rising Numbers of Younger and Older Children

4. In absolute numbers, the largest group in 2008 was children younger than five years old at 385,556, followed by children between five and nine years old at 377,831. In the next five years, the former group is predicted to drop by 0.55 percent, while the group of children younger than five years old is expected to grow at 4.84 percent, becoming the largest group at 404,214 by 2013.
5. By age and gender, the only fall in population is projected to be in the number of girls age five to nine years, from 181,256 in 2008 to 175,066 in 2013 (3.42 percent)

¹ CBSAs are Core Based Statistical Areas, a new census geographic area stemming from the results of the Census 2000. CBSAs combine both Metropolitan Areas (formerly MSAs) and new Micropolitan Areas.

² This CBSA area includes the following counties: District of Columbia, DC 11001; Calvert, MD 24009; Charles, MD 24017; Frederick, MD 24021; Montgomery, MD 24031; Prince George's, MD 24033; Arlington, VA 51013; Clarke, VA 51043; Fairfax, VA 51059; Fauquier, VA 51061; Loudoun, VA 51107; Prince William, VA 51153; Spotsylvania, VA 51177; Stafford, VA 51179; Warren, VA 51187; Alexandria City, VA 51510; Fairfax City, VA 51600; Falls Church City, VA 51610; Fredericksburg City, VA 51630; Manassas City, VA 51683; Manassas Park City, VA 51685; and Jefferson, WV 54037.

decline). All other populations are expected to show growth rates ranging from 0.03 percent (males, ages five to nine) to 5.45 percent (males, ages zero to four).

6. When broken down by grades, the most significant increases are projected for boys attending nursery or preschool at 9.07 percent during the period 2008-2013, and for girls also attending nursery or preschool at 7.77 percent. Given the previous findings, the nursery or preschool population and the population in grades nine to 12 are expected to be the most affected with a growth rate of 8.45 in nursery and 7.12 in grades 9 to 12 by the year 2013 (from 113,536 in 2008 to 123,125 in 2013 for nursery or preschool; and from 319,653 in 2008 to 338,560 in 2013 for grades nine to 12).
7. By contrast, school population attending kindergarten and grades one to four in Washington-Arlington-Alexandria are forecasted to barely grow at 2.14 percent in each case during the years 2008 to 2013, after reporting growth rates of 18.50 percent during the period 2000-2008.

Moderate Increase of Private School Enrollment

8. Population enrolled in private schools grew by almost 25.00 percent during the years 2000 to 2008; however, this growth rate is expected to diminish substantially to less than 5.00 percent by the year 2013. Such a low rate is expected mainly due to the anticipated growth of 1.94 percent in the elementary and high school population from 148,697 to 151,589 in the period 2008-2013, compared to 20.01 percent increase during the period 2000-2008.
9. By gender, during the period 2008 to 2013, male preprimary enrollment in private schools is anticipated to increase by 10.39 percent, down from 35.94 percent during 2000-2008, while the female preprimary enrollment is expected to increase by 9.07 percent, down from 31.67 percent. The anticipated 2008-2013 male and female enrollment growth rates for elementary and high school are only 2.84 percent and 0.98 percent, respectively, both of which show a drop of more than 19.00 percentage points, compared to their growth levels in 2000-2008.

Increasing Numbers of Minority Population

10. By race and ethnicity, the principal changes in the Washington-Arlington-Alexandria area are the declining growth rates of the white population, while 'Other'³ population, Hispanics, and Asians have increased substantially during the years 2000-2008 at 33.76 percent, 34.70 percent, and 30.70 percent, respectively.
11. While the white population is expected to continue growing at a lower rate of 0.79 percent during 2008-2013 (compared to 6.72 percent in 2000-2008), minorities are predicted to continue increasing by 2013, especially the 'Other' population that is forecasted to grow from 464,788 in 2008 to 560,535 in 2013 (20.60 percent). In the case of African Americans, their numbers are projected to increase from 1,400,340 in 2008 to 1,512,999 in 2013 (8.05 percent), a similar rate to the one recorded between

³ "Other race" includes all other responses not included in the "white", "black or African American", "American Indian and Alaska Native", "Asian" and "Native Hawaiian and Other Pacific Islander" race categories. Respondents providing write-in entries such as multiracial, mixed, interracial, or a Hispanic/Latino group (for example, Mexican, Puerto Rican, or Cuban) are included here.

2000 and 2008, at 10.34 percent. Given this trend, the percent of African Americans is anticipated to remain around 27 percent of the total population in this area.

Rising Numbers of Affluent Families

12. The number of families with school age children and incomes of at least \$100,000 per year is predicted to increase throughout 2013. In particular, families with children younger than five years old and incomes between \$200,000 and \$349,999 are expected to increase from 12,751 in 2008 to 20,061 in 2013 (57.33 percent), followed by families with children between 14 and 17 years old and incomes between \$200,000 and \$349,999 who are expected to grow from 9,383 in 2008 to 14,527 in 2013 (54.82 percent). In absolute numbers, the largest group is expected to be families with children younger than five years old and incomes between \$100,000 and \$199,999 at 93,687 by 2013.
13. The number of African American households with income of at least \$100,000 per year is projected to continue growing through 2013. In particular, households with annual incomes over \$200,000 are projected to record an increase of 53.29 percent, from 17,460 in 2008 to 26,764 in 2013. A similar trend is expected for Asian households with income of at least \$100,000 a year. The highest growth rate is projected for Asian households with annual incomes over \$200,000 at 115.21 percent from 8,395 in 2008 to 18,067 in 2013.
14. Although their numbers are not that large, 'Other households' with annual incomes of at least \$100,000 per year are also predicted to more than double their numbers by 2013, especially those households with incomes over \$200,000 who are expected to increase their numbers from 2,309 in 2008 to 7,167 in 2013 (155.78 percent).
15. Likewise, Hispanic households with annual incomes of at least \$100,000 per year are forecasted to expand in the Washington-Arlington-Alexandria metropolitan area. For example, Hispanic families with annual incomes over \$200,000 are projected to rise from 5,123 in 2008 to 9,062 in 2013 (76.89 percent).
16. In general, the number of households with home values over \$500,000 reported record growth numbers during the period 2000-2008. In particular, the number of households with homes valued between \$750,000 and \$999,999 increased by 675.97 percent during this period. This positive trend is projected to continue through 2013. For instance, the number of owner households with homes valued between \$500,000 and \$749,999 is expected to increase from 86,091 in 2008 to 221,472 in 2013 (157.25 percent).

Rising Numbers of Population with Higher Education

17. The number of people older than 25 years of age who hold a college degree in this area increased by 17.57 percent, from 738,490 in 2000 to 868,230 in 2008. This number is foreseen to grow at 7.28 percent by 2013. A similar pattern is observed for people older than 25 years old who hold a graduate degree. Their numbers increased from 605,732 in 2000 to 685,739 in 2008 (13.21 percent), and it is forecasted that their numbers will slightly rise by 5.10 percent by the year 2013.

Strategic Considerations for Schools

Given the trends forecasted for the Washington-Arlington-Alexandria area, independent schools serving this metropolitan region need to consider what strategies they will implement at this time to deal with the demographic changes and ensure full classrooms not only now, but also in the years ahead. For example, this may mean new opportunities to diversify their enrollment in terms of ethnicity and income. Some of the questions that schools should consider are:

General Considerations

- Considering these demographic changes, on which areas does our school most need to focus?
- Have we benchmarked our school's admission statistics? How do they look in comparison to other schools in our community? Do we understand the strengths and weaknesses of our own numbers?
- How well do we know our market? Do we know who our competitors are (other independent schools, magnet schools, charter schools, Catholic schools, home schoolers, etc.)? How familiar are people in our community with our school mission and value proposition?
- If we have feeder schools, are we watching their enrollment changes to understand how our school could be impacted?

Responding to Increasing School Age Population

- Does our school have a waiting list? Is the school working at maximum enrollment capacity already? What do our admission statistics look like (inquiries, applications, acceptances, enrollees)? Are there changes that need our attention?
- If our school is in high demand, what tuition policy should it follow?
- What are the demographic changes in the geographic areas from which we recruit students? Are the statistics more favorable in surrounding areas from which we have not traditionally recruited students? Do we need to attract this population?
- What is the typical profile of families in our school? Do we know why are they enrolling their children in our school?

Responding to Racial/Ethnic Changes

- Given the demographic changes, what percentage of students of color should the school aim for? How do our diversity numbers compare to those of this geographic region?
- What are the key characteristics that parents of color are looking for in a school? Does the school highlight these characteristics in its messages?
- What communication channels should the school use to reach out to the people of color in its community? Should the school include other languages in its communications with parents?
- Do we know why families of color who can afford our tuitions are not enrolling their children in greater numbers? Do we know where these families are located?

Responding to Household Income Changes

- Do we need to attract more middle-class families? Can we increase financial aid or structure it to increase enrollment among middle-class families? If so, can wealthier families pay for higher tuitions?
- Are middle-class families aware of all the options offered to pursue an education in our school (need-based financial aid, merit awards, tuition payment plans, and tuition loan programs)?
- Are our students' grandparents nearby? What percentage of students have their tuitions paid for by their grandparents? How can we involve grandparents in the life of the school?

Financial Considerations

- If our school is facing high demand, what financial planning do we need to do to ensure a sound use of the resources?
- Are there any building maintenance or improvements that are needed? Can we afford to offer better salaries or benefits? What major investment projects are needed?
- What are the best/most profitable fund-raising activities? Is our school relying mainly on income as a source of revenues? Are there other opportunities for revenue enhancement (non-tuition options) that our school should implement?⁴
- Who are our best donors? What is their profile? Since we are dealing with different generations, do we understand how to attract them? Are they more responsive to mail or online solicitations?
- What types of causes are our donors more inclined to support? How should the school keep them informed about the use of charitable funds?

NAIS Resources that Can Help

1. **Trends** — To stay abreast of changing trends, in addition to the NAIS Demographic Center, school administrators can check the following websites: www.trendletter.com and/or www.hermangroup.com. Also, the *NAIS Opinion Leaders' Survey* (free to browse at www.nais.org or buy in bulk to share) identifies what demographic, social, economic, political, scientific, and technological trends opinion leaders in education, business, and the media believe will have the greatest impact on independent education. This report also suggests actions that schools should consider now to successfully manage these important trends.
2. **Benchmarking** — To gather data and conduct benchmark analysis, schools can participate in the StatsOnline⁵ annual survey (www.nais.org) that collects data on

⁴ The 2006 NAIS Non-Tuition Survey presents alternative sources of revenue different from tuitions, annual/capital giving, and investments that many schools have in place to achieve the balance between operating expenses and affordability. <http://www.nais.org/resources/seriesdoc.cfm?ItemNumber=148270>.

admissions, annual giving, financial aid, financial operations, salaries, schools, students, staff, and tuition. Available tools include:

- ✓ **Benchmarking tools** to create custom groups and reports based upon any of the survey variables.
- ✓ **Financing Schools Calculator** to project budgets based on various preferred and possible scenarios to see the impact on the "bottom line" of changes in some of the variables.
- ✓ **Executive Compensation Reports** that you can provide to your board or compensation committee so they can either authorize or perform a comparative compensation study (of salary, other forms of compensation, and benefits) and create a documented "rebuttable presumption" of the reasonableness of the compensation (available only to heads and business managers).

3. **Market Research** — The report, *Marketing Independent Schools to Generation X and Minority Parents* (free to download at www.nais.org/go/advocacy), provides information on the factors that are relevant to families of color and Generation X parents when selecting schools for their children. It also gives specific advice on which messages to consider when reaching out to particular groups of families. In addition, the NAIS Public Opinion Poll (free to download at www.nais.org/go/advocacy) provides information on characteristics the American public associates with a quality education and their perceptions of independent schools. The members-only version of the document also includes implications and recommendations for ways schools can communicate with constituents about the value of independent education.

4. **Advocacy and Marketing** — NAIS has created several resources to help you in communicating with important constituents like prospective students and families, prospective teachers, the media, and policymakers. They can help you explain the value of independent education and of your school:

- ✓ *Values Added: The Lifelong Returns of an Independent School Education* (free to download at www.nais.org/go/advocacy).
- ✓ Admission and Marketing Tools (brochures, ad templates, video clips, etc. at www.nais.org/advocacy).
- ✓ *Communications Handbook* (free to download at www.nais.org/go/advocacy)
- ✓ Parent Admission Brochure (view a sample as a pdf or purchase copies from the online bookstore at <http://transact.nais.org/Purchase/SearchCatalog.aspx>).

⁵ StatsOnline is available to the five key administrators at each participating school who are responsible for providing the statistical data each year. The five administrators include: head, business manager, director of admission, director of development, and director of financial aid.



EASI NAIS Detailed Trend Report & Analysis - 2008

CBSA Name: Washington-Arlington-Alexandria, DC-VA-MD-WV

CBSA Code: 47900

CBSA Type (1=Metro, 2=Micro): 1

State Name: District of Columbia

Dominant Profile: AB_AV_EDU

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Description	2000	2008	2013	% Growth (2000-2008)	% Growth Forecast (2008-2013)
Total Population and Households					
Population	4,796,183	5,335,996	5,617,640	11.26	5.28
Households	1,800,263	2,045,237	2,192,633	13.61	7.21
Households with School Age Population					
Households with Children Age 0 to 17 Years	652,123	676,042	742,106	3.67	9.77
Percent of Households with Children Age 0 to 17 Years	36.22	33.05	33.85	-8.75	2.42
School Age Population					
Population Age 0 to 17 Years	1,213,021	1,338,120	1,367,767	10.31	2.22
Population Age 0 to 4 Years	335,003	385,556	404,214	15.09	4.84
Population Age 5 to 9 Years	352,618	377,831	371,695	7.15	-1.62
Population Age 10 to 13 Years	269,048	291,029	298,134	8.17	2.44
Population Age 14 to 17 Years	256,352	283,704	292,716	10.67	3.18
School Age Population by Gender					
Male Population Age 0 to 17 Years	620,246	693,385	713,843	11.79	2.95
Female Population Age 0 to 17 Years	592,775	644,735	652,916	8.77	1.27
Male School Age Population by Age					
Male Population Age 0 to 4 Years	171,152	200,054	210,948	16.89	5.45
Male Population Age 5 to 9 Years	179,896	196,575	196,629	9.27	0.03
Male Population Age 10 to 13 Years	137,589	149,759	153,990	8.85	2.83
Male Population Age 14 to 17 Years	131,609	146,997	152,276	11.69	3.59
Female School Age Population by Age					
Female Population Age 0 to 4 Years	163,851	185,502	193,266	13.21	4.19

Female Population Age 5 to 9 Years	172,722	181,256	175,066	4.94	-3.42
Female Population Age 10 to 13 Years	131,459	141,270	144,144	7.46	2.03
Female Population Age 14 to 17 Years	124,743	136,707	140,440	9.59	2.73
Population in School					
Nursery or Preschool	94,190	113,536	123,125	20.54	8.45
Kindergarten	71,851	85,141	86,962	18.50	2.14
Grades 1 to 4	287,402	340,566	347,846	18.50	2.14
Grades 5 to 8	274,110	327,906	348,756	19.63	6.36
Grades 9 to 12	261,176	319,653	342,419	22.39	7.12
Population in School by Gender					
Male Enrolled in School	505,666	614,753	652,541	21.57	6.15
Female Enrolled in School	483,063	572,050	596,567	18.42	4.29
Male Population in School by Grade					
Male Nursery or Preschool	48,121	58,911	64,255	22.42	9.07
Male Kindergarten	36,656	44,297	46,003	20.85	3.85
Male Grades 1 to 4	146,625	177,187	184,013	20.84	3.85
Male Grades 5 to 8	140,178	168,736	180,137	20.37	6.76
Male Grades 9 to 12	134,086	165,623	178,133	23.52	7.55
Female Population in School by Grade					
Female Nursery or Preschool	46,069	54,625	58,870	18.57	7.77
Female Kindergarten	35,194	40,845	40,958	16.06	0.28
Female Grades 1 to 4	140,778	163,379	163,833	16.05	0.28
Female Grades 5 to 8	133,933	159,170	168,619	18.84	5.94
Female Grades 9 to 12	127,090	154,030	164,286	21.20	6.66
Population in School					
Education, Total Enrollment (Pop 3+)	988,729	1,186,803	1,249,108	20.03	5.25
Education, Not Enrolled in School (Pop 3+)	3,259,377	3,561,413	3,753,440	9.27	5.39
Population in Public vs Private School					
Education, Enrolled Private Schools (Pop 3+)	181,648	226,579	237,067	24.74	4.63
Education, Enrolled Private Preprimary (Pop 3+)	58,186	77,882	85,478	33.85	9.75
Education, Enrolled Private Elementary or High School (Pop 3+)	123,462	148,697	151,589	20.44	1.94

Education, Enrolled Public Schools (Pop 3+)	807,081	960,224	1,012,041	18.97	5.40
Education, Enrolled Public Preprimary (Pop 3+)	36,004	35,654	37,647	-0.97	5.59
Education, Enrolled Public Elementary or High School (Pop 3+)	771,077	924,570	974,394	19.91	5.39
Population in Public vs Private School by Gender					
Male Population in Public vs Private School					
Male Education, Enrolled Private Schools (Pop 3+)	92,876	117,421	123,808	26.43	5.44
Male Education, Enrolled Private Preprimary (Pop 3+)	29,727	40,411	44,609	35.94	10.39
Male Education, Enrolled Private Elementary or High School (Pop 3+)	63,149	77,010	79,200	21.95	2.84
Male Education, Enrolled Public Schools (Pop 3+)	412,789	497,333	528,733	20.48	6.31
Male Education, Enrolled Public Preprimary (Pop 3+)	18,394	18,500	19,647	0.58	6.20
Male Education, Enrolled Public Elementary or High School (Pop 3+)	394,395	478,833	509,086	21.41	6.32
Female Population in Public vs Private School					
Female Education, Enrolled Private Schools (Pop 3+)	88,772	109,158	113,259	22.96	3.76
Female Education, Enrolled Private Preprimary (Pop 3+)	28,459	37,471	40,869	31.67	9.07
Female Education, Enrolled Private Elementary or High School (Pop 3+)	60,313	71,687	72,389	18.86	0.98
Female Education, Enrolled Public Schools (Pop 3+)	394,292	462,891	483,308	17.40	4.41
Female Education, Enrolled Public Preprimary (Pop 3+)	17,610	17,154	18,000	-2.59	4.93
Female Education, Enrolled Public Elementary or High School (Pop 3+)	376,682	445,737	465,308	18.33	4.39
Population by Race					
White Population, Alone	2,847,435	3,038,752	3,062,689	6.72	0.79
Black Population, Alone	1,269,131	1,400,340	1,512,999	10.34	8.05
Asian Population, Alone	332,141	432,116	481,417	30.10	11.41
Other Population	347,476	464,788	560,535	33.76	20.60
Population by Ethnicity					
Hispanic Population	429,688	578,805	676,130	34.70	16.81
White Non-Hispanic Population	2,653,239	2,774,774	2,767,120	4.58	-0.28
Population by Race As Percent of Total Population					
Percent of White Population, Alone	59.37	56.95	54.52	-4.08	-4.27
Percent of Black Population, Alone	26.46	26.24	26.93	-0.83	2.63

Percent of Asian Population, Alone	6.93	8.10	8.57	16.88	5.80
Percent of Other Population	7.24	8.71	9.98	20.30	14.58
Population by Ethnicity As Percent of Total Population					
Percent of Hispanic Population	8.96	10.85	12.04	21.09	10.97
Percent of White Non-Hispanic Population	55.32	52.00	49.26	-6.00	-5.27
Educational Attainment					
Education Attainment, College (Pop 25+)	738,490	868,230	931,110	17.57	7.24
Education Attainment, Graduate Degree (Pop 25+)	605,732	685,739	720,706	13.21	5.10
Household Income					
Household Income, Median (\$)	64,055	78,051	96,149	21.85	23.19
Household Income, Average (\$)	80,677	100,858	136,792	25.01	35.63
Households by Income					
Households with Income Less than \$25,000	272,668	247,646	194,302	-9.18	-21.54
Households with Income \$25,000 to \$49,999	413,313	363,544	273,132	-12.04	-24.87
Households with Income \$50,000 to \$74,999	380,903	372,255	322,954	-2.27	-13.24
Households with Income \$75,000 to \$99,999	272,969	320,992	361,629	17.59	12.66
Households with Income \$100,000 to \$124,999	174,712	243,627	323,078	39.44	32.61
Households with Income \$125,000 to \$149,999	102,645	170,535	247,203	66.14	44.96
Households with Income \$150,000 to \$199,999	97,894	154,484	205,719	57.81	33.17
Households with Income \$200,000 and Over	85,159	172,154	264,616	102.16	53.71
Families by Age of Children and Income					
Families with one or more children aged 0-4 and Income \$100,000 to \$124,999	21,516	28,358	36,725	31.80	29.50
Families with one or more children aged 5-9 and Income \$100,000 to \$124,999	22,647	27,790	33,770	22.71	21.52
Families with one or more children aged 10-13 and Income \$100,000 to \$124,999	17,280	21,406	27,087	23.88	26.54
Families with one or more children aged 14-17 and Income \$100,000 to \$124,999	16,464	20,867	26,595	26.74	27.45
Families with one or more children aged 0-4 and Income \$125,000 to \$149,999	13,044	20,935	30,281	60.50	44.64
Families with one or more children aged 5-9 and Income \$125,000 to \$149,999	13,730	20,515	27,845	49.42	35.73
Families with one or more children aged 10-13 and Income \$125,000 to \$149,999	10,476	15,802	22,334	50.84	41.34

Families with one or more children aged 14-17 and Income \$125,000 to \$149,999	9,982	15,404	21,928	54.32	42.35
Families with one or more children aged 0-4 and Income \$150,000 to \$199,999	12,649	19,440	26,681	53.69	37.25
Families with one or more children aged 5-9 and Income \$150,000 to \$199,999	13,314	19,051	24,534	43.09	28.78
Families with one or more children aged 10-13 and Income \$150,000 to \$199,999	10,159	14,674	19,679	44.44	34.11
Families with one or more children aged 14-17 and Income \$150,000 to \$199,999	9,679	14,305	19,321	47.79	35.06
Families with one or more children aged 0-4 and Income \$200,000 to \$349,999	6,405	12,751	20,061	99.08	57.33
Families with one or more children aged 5-9 and Income \$200,000 to \$349,999	6,742	12,496	18,447	85.35	47.62
Families with one or more children aged 10-13 and Income \$200,000 to \$349,999	5,144	9,625	14,796	87.11	53.72
Families with one or more children aged 14-17 and Income \$200,000 to \$349,999	4,901	9,383	14,527	91.45	54.82
Families with one or more children aged 0-4 and Income \$350,000 and over	4,590	9,428	14,932	105.40	58.38
Families with one or more children aged 5-9 and Income \$350,000 and over	4,832	9,239	13,730	91.20	48.61
Families with one or more children aged 10-13 and Income \$350,000 and over	3,687	7,117	11,013	93.03	54.74
Families with one or more children aged 14-17 and Income \$350,000 and over	3,513	6,938	10,813	97.50	55.85
Households by Home Value					
Housing, Owner Households Valued Less than \$250,000	836,502	524,201	335,091	-37.33	-36.08
Housing, Owner Households Valued \$250,000-\$299,999	102,154	245,301	135,328	140.13	-44.83
Housing, Owner Households Valued \$300,000-\$399,999	104,033	112,939	222,415	8.56	96.93
Housing, Owner Households Valued \$400,000-\$499,999	46,981	238,610	201,973	407.89	-15.35
Housing, Owner Households Valued \$500,000-\$749,999	37,585	86,091	221,472	129.06	157.25
Housing, Owner Households Valued \$750,000-\$999,999	12,219	94,816	218,714	675.97	130.67
Housing, Owner Households Valued More than \$1,000,000	8,880	35,697	124,156	301.99	247.81
Households by Length of Residence					
Length of Residence Less than 2 Years	109,615	182,284	228,027	66.29	25.09
Length of Residence 3 to 5 Years	164,423	273,426	342,040	66.29	25.09
Length of Residence 6 to 10 Years	525,260	596,347	640,008	13.53	7.32
Length of Residence More than 10 Years	1,000,965	993,180	982,558	-0.78	-1.07
Households by Race and Income					

White Households by Income					
White Households with Income Less than \$25,000	122,640	100,457	70,124	-18.09	-30.20
White Households with Income \$25,000 to \$49,999	224,299	176,267	114,414	-21.41	-35.09
White Households with Income \$50,000 to \$74,999	242,127	210,608	159,036	-13.02	-24.49
White Households with Income \$75,000 to \$99,999	188,947	200,216	198,718	5.96	-0.75
White Households with Income \$100,000 to \$124,999	128,187	164,486	197,248	28.32	19.92
White Households with Income \$125,000 to \$149,999	79,185	121,273	164,921	53.15	35.99
White Households with Income \$150,000 to \$199,999	79,826	117,857	152,058	47.64	29.02
White Households with Income \$200,000 and Over	73,627	143,497	212,618	94.90	48.17
Black Households by Income					
Black Households with Income Less than \$25,000	116,367	103,792	89,844	-10.81	-13.44
Black Households with Income \$25,000 to \$49,999	138,350	122,458	107,635	-11.49	-12.10
Black Households with Income \$50,000 to \$74,999	96,747	105,088	108,961	8.62	3.69
Black Households with Income \$75,000 to \$99,999	56,979	81,297	103,941	42.68	27.85
Black Households with Income \$100,000 to \$124,999	30,839	54,551	78,994	76.89	44.81
Black Households with Income \$125,000 to \$149,999	14,784	34,338	52,216	132.26	52.06
Black Households with Income \$150,000 to \$199,999	10,335	23,292	33,884	125.37	45.47
Black Households with Income \$200,000 and Over	6,040	17,460	26,764	189.07	53.29
Asian Households by Income					
Asian Households with Income Less than \$25,000	16,132	19,064	14,388	18.18	-24.53
Asian Households with Income \$25,000 to \$49,999	22,868	26,515	20,885	15.95	-21.23
Asian Households with Income \$50,000 to \$74,999	21,549	26,568	21,146	23.29	-20.41
Asian Households with Income \$75,000 to \$99,999	15,763	21,778	28,561	38.16	31.15
Asian Households with Income \$100,000 to \$124,999	10,228	15,611	25,822	52.63	65.41
Asian Households with Income \$125,000 to \$149,999	6,143	10,498	18,917	70.89	80.20
Asian Households with Income \$150,000 to \$199,999	5,565	9,738	14,146	74.99	45.27
Asian Households with Income \$200,000 and Over	3,865	8,395	18,067	117.21	115.21
Other Households by Income					
Other Households with Income Less than \$25,000	17,529	24,333	19,946	38.82	-18.03
Other Households with Income \$25,000 to \$49,999	27,796	38,304	30,198	37.80	-21.16
Other Households with Income \$50,000 to \$74,999	20,480	29,991	33,811	46.44	12.74
Other Households with Income \$75,000 to \$99,999	11,280	17,701	30,409	56.92	71.79
Other Households with Income \$100,000 to \$124,999	5,458	8,979	21,014	64.51	134.03

Other Households with Income \$125,000 to \$149,999	2,533	4,426	11,149	74.73	151.90
Other Households with Income \$150,000 to \$199,999	2,168	3,597	5,631	65.91	56.55
Other Households with Income \$200,000 and Over	1,627	2,802	7,167	72.22	155.78
Households by Ethnicity and Income					
Hispanic Households by Income					
Hispanic Households with Income Less than \$25,000	19,370	23,111	20,074	19.31	-13.14
Hispanic Households with Income \$25,000 to \$49,999	34,232	40,469	35,553	18.22	-12.15
Hispanic Households with Income \$50,000 to \$74,999	25,184	35,366	40,142	40.43	13.50
Hispanic Households with Income \$75,000 to \$99,999	14,278	24,494	39,153	71.55	59.85
Hispanic Households with Income \$100,000 to \$124,999	7,029	14,651	26,688	108.44	82.16
Hispanic Households with Income \$125,000 to \$149,999	3,494	7,923	14,721	126.76	85.80
Hispanic Households with Income \$150,000 to \$199,999	2,741	6,019	8,480	119.59	40.89
Hispanic Households with Income \$200,000 and Over	2,048	5,123	9,062	150.15	76.89
White Non-Hispanic Households by Income					
White Non-Hispanic Households with Income Less than \$25,000	113,151	91,849	63,117	-18.83	-31.28
White Non-Hispanic Households with Income \$25,000 to \$49,999	209,189	163,443	103,853	-21.87	-36.46
White Non-Hispanic Households with Income \$50,000 to \$74,999	231,008	196,979	145,266	-14.73	-26.25
White Non-Hispanic Households with Income \$75,000 to \$99,999	182,052	185,750	181,115	2.03	-2.50
White Non-Hispanic Households with Income \$100,000 to \$124,999	124,258	151,454	180,241	21.89	19.01
White Non-Hispanic Households with Income \$125,000 to \$149,999	76,809	110,841	151,537	44.31	36.72
White Non-Hispanic Households with Income \$150,000 to \$199,999	77,770	108,293	140,512	39.25	29.75
White Non-Hispanic Households with Income \$200,000 and Over	71,921	130,276	196,896	81.14	51.14

Footnotes:

In the year 2000, the US Census changed the way it collected race data allowing respondents to report as many race categories as were necessary to identify themselves. Also, note that the federal government considers race and Hispanic origin to be two separate and distinct concepts. Peoples of Hispanic origin can be of any race.

The Median Household Income is the midpoint income in a ranking from low to high.
Average Household Income is the sum of all incomes divided by the number of households.

Education Total Enrollment refers to the total population age 3 and above enrolled in school in this geography. Education Not Enrolled in School refers to the total population age 3 and above not enrolled in school in this geography.

Easy Analytic Software, Inc. (EASI) is the source of all updated estimates. All other data are derived from the US Census and other official government sources.

All estimates are as of 1/1/2008 unless otherwise stated.

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