

THE NAIS DEMOGRAPHIC CENTER

Metropolitan Area Reports

CBSA¹: Miami-Fort Lauderdale-Miami Beach, FL²

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 Miami-Fort Lauderdale-Miami Beach reported a small increase in the number of households with children of school age from 636,199 to 640,619 (0.69 percent). However, this number is expected to grow by 9.03 percent during the next five years, totaling 698,487 in 2013.
2. In addition, all school population groups are expected to increase during the next five years, with the only exception of children between five and nine years old. After recording a growth rate of 3.86 percent during the period 2000-2008, this school age population is projected to decline by 3.77 percent from 349,643 in 2008 to 336,477 in 2013. All other groups expect a growth rate ranging from 1.27 percent (children aged 10 to 13 years old) to 3.37 percent (children younger than five years).
3. By gender, the female school population is expected to be steady but beginning to decrease by the year 2013, from 612,094 to 612,066; while the male school population is predicted to grow by 1.35 percent from 661,903 in 2008 to 670,869 in 2013.

Moderate Rising Numbers of Younger and Older Children

4. In absolute numbers, the largest group in 2008 was children between five and nine years old at 349,643, followed by children younger than five years old at 352,887. Nevertheless, the latter group recorded the highest percent increases between 2000 and 2008 at 11.70 percent, and it is expected to achieve the highest growth rate during the next five years at 3.37 percent, becoming the largest subgroup of school age children at 359,897 by 2013.
5. By gender and age, male children age zero to four years old are expected to be the largest group in the Miami-Fort Lauderdale-Miami Beach metropolitan area by 2013.

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: Broward, FL 12011; Miami-Dade, FL 12086; and Palm Beach, FL 12099.

They are also expected to record the highest growth rate in the next five years at 3.99 percent (from 181,494 in 2008 to 188,739 in 2013). Male teenagers of ages 14 to 17 years old are predicted to report the second highest growth rate at 2.89 percent (from 148,132 in 2008 to 152,408 in 2013).

6. Among female students, the most significant increase is predicted in the number of girls between 0 to 4 years old at 2.69 percent (from 166,671 in 2008 to 171,158 in 2013), followed by the forecasted growth among girls between 14 and 17 years old at 1.75 percent (from 138,513 in 2008 to 140,935 in 2013). In contrast, the number of girls age five to nine years is forecasted to drop from 166,629 in 2008 to 158,015 in 2013 (5.17 percent decline).
7. Given the previous trends, for the next five years, it is anticipated that the population attending nursery or preschool will expand by 6.96 percent (from 106,422 in 2008 to 113,826 in 2013), while the student population attending grades 9 to 12 will expand by 6.50 percent (from 330,788 in 2008 to 352,292 in 2013). When broken down by gender, the number of boys attending nursery or preschool and grades nine to 12 are projected to rise by 7.60 percent and 7.07 percent, respectively, during the period 2008-2013. Also, the female population in nursery or preschool is projected to rise by 6.26, while the number of girls attending grades nine to 12 is anticipated to increase by 5.89 percent during the period 2008-2013.

Moderate Growth in Private School Enrollment

8. While population enrolled in private schools grew by more than 23.00 percent, from 170,364 in 2000 to 211,003 in 2008; public school enrollment recorded an increase of 15.21 percent during the same period (from 836,550 in 2000 to 963,827 in 2008). By the year 2013, both private and public enrollments are expected to continue growing at substantially lower rates of 4.30 percent and 3.99 percent, respectively.
9. By gender, during the period 2008 to 2013, male preprimary enrollment in private schools is anticipated to grow by 9.20 percent, down from 33.11 during 2000-2008, while the female preprimary enrollment is expected to grow by 7.83 percent, down from 28.72 percent. The anticipated male and female enrollment growth rates for elementary and high school are only 2.91 percent and 1.50 percent, respectively, both of which show a difference of more than 20 percentage points with respect to the growth levels recorded during 2000-2008.

Increasing Numbers of Minority Population

10. By race and ethnicity, the principal change in the Miami-Fort Lauderdale-Miami Beach area is the declining growth rate of the white population, while 'Other'³ population, Asians, and Hispanics have increased substantially during the years 2000-2008 at 38.33 percent, 38.33 percent, and 20.73 percent, respectively.

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.

11. While the white population is expected to slightly increase from 3,801,740 in 2008 to 3,810,992 in 2013 (0.24 increase, down from 5.31 in 2000-2008), minority groups are predicted to continue increasing by 2013, especially the 'Other' population that is forecasted to grow from 502,251 in 2008 to 623,864 in 2013 (24.21 percent). The Hispanic population is forecasted also to continue growing at a lower, but still significant rate of 9.29 percent by the year 2013. By that year, Hispanics are expected to represent 39.76 percent of the population in this area, up by more than five percentage points from the percentage recorded in 2000.

Considerable Growth 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 over \$350,000 are expected to increase from 4,256 in 2008 to 16,093 in 2013 (77.26 percent), followed by families with teenagers between 14 and 17 years old and incomes over \$350,000, who are expected to grow from 3,504 in 2008 to 4,966 in 2013 (73.55 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 50,680 by 2013.
13. The number of African American households with incomes of at least \$100,000 per year is projected to continue growing through 2013. In particular, households with annual incomes between \$125,000 and \$149,999 are projected to record an increase of 66.65 percent, from 8,760 in 2008 to 13,599 in 2013. A similar trend is expected for Asian households with incomes of at least \$100,000 a year. The highest growth rate is projected for Asian households with annual incomes over \$200,000 at 106.52 percent from 1,319 in 2008 to 2,724 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 in number by 2013, especially those households with income between \$125,000 to \$149,999 a year, who are expected to more than triple their numbers from 2,461 in 2008 to 7,470 in 2013 (203.54 percent).
15. Likewise, the number of Hispanic households with annual incomes of at least \$100,000 per year is forecasted to expand. For example, Hispanic families with annual incomes between \$125,000 and \$149,999 are projected to rise from 24,303 in 2008 to 46,512 in 2013 (91.38 percent).
16. In general, the number of households with homes valued 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 732.58 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 40,355 in 2008 to 106,408 in 2013 (163.68 percent).

Considerable Numbers of Population with Higher Education

17. The number of people older than 25 years of age who hold college degrees in the Miami-Fort Lauderdale-Miami Beach area increased by 18.53 percent, from 504,627 in 2000 to 598,135 in 2008. This number is foreseen to continue growing, but at a lesser rate, by 2013 (6.31 percent increase). A similar pattern is observed for people older than 25 years old who hold graduate degrees. Their numbers increased from 319,222 in 2000 to 374,588 in 2008 (17.34 percent), and it is forecasted that their numbers will grow at 5.64 percent by the year 2013.

Strategic Considerations for Schools

Given the findings of this report, independent schools in the Miami-Fort Lauderdale-Miami Beach metropolitan area need to consider what strategies they will implement now to ensure full classrooms in the years ahead. For example, this may mean further diversifying their enrollment in terms of gender, 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 tuition 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

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>.

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 would 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 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 report 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 communicate 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:

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.

- ✓ *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>).



EASI NAIS Detailed Trend Report & Analysis - 2008

CBSA Name: Miami-Fort Lauderdale-Pompano Beach, FL

CBSA Code: 33100

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

State Name: Florida

Dominant Profile: APT20

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Description	2000	2008	2013	% Growth (2000-2008)	% Growth Forecast (2008-2013)
Total Population and Households					
Population	5,007,564	5,435,705	5,655,434	8.55	4.04
Households	1,905,394	2,099,587	2,230,532	10.19	6.24
Households with School Age Population					
Households with Children Age 0 to 17 Years	636,199	640,619	698,487	0.69	9.03
Percent of Households with Children Age 0 to 17 Years	33.39	30.51	31.31	-8.63	2.62
School Age Population					
Population Age 0 to 17 Years	1,182,600	1,276,371	1,289,020	7.93	0.99
Population Age 0 to 4 Years	311,706	348,165	359,897	11.70	3.37
Population Age 5 to 9 Years	336,660	349,643	336,477	3.86	-3.77
Population Age 10 to 13 Years	272,033	289,544	293,218	6.44	1.27
Population Age 14 to 17 Years	262,201	286,645	293,343	9.32	2.34
School Age Population by Gender					
Male Population Age 0 to 17 Years	605,699	661,903	670,869	9.28	1.35
Female Population Age 0 to 17 Years	576,901	612,094	612,066	6.10	-0.00
Male School Age Population by Age					
Male Population Age 0 to 4 Years	159,886	181,494	188,739	13.51	3.99
Male Population Age 5 to 9 Years	172,648	183,014	178,462	6.00	-2.49
Male Population Age 10 to 13 Years	139,106	149,263	151,260	7.30	1.34
Male Population Age 14 to 17 Years	134,059	148,132	152,408	10.50	2.89
Female School Age Population by Age					
Female Population Age 0 to 4 Years	151,820	166,671	171,158	9.78	2.69

Female Population Age 5 to 9 Years	164,012	166,629	158,015	1.60	-5.17
Female Population Age 10 to 13 Years	132,927	140,281	141,958	5.53	1.20
Female Population Age 14 to 17 Years	128,142	138,513	140,935	8.09	1.75
Population in School					
Nursery or Preschool	91,872	106,422	113,826	15.84	6.96
Kindergarten	70,745	80,697	80,819	14.07	0.15
Grades 1 to 4	282,981	322,790	323,276	14.07	0.15
Grades 5 to 8	285,823	334,133	352,143	16.90	5.39
Grades 9 to 12	275,493	330,788	352,292	20.07	6.50
Population in School by Gender					
Male Enrolled in School	515,537	609,867	638,711	18.30	4.73
Female Enrolled in School	491,377	564,963	583,644	14.98	3.31
Male Population in School by Grade					
Male Nursery or Preschool	47,125	55,476	59,693	17.72	7.60
Male Kindergarten	36,280	42,240	42,865	16.43	1.48
Male Grades 1 to 4	145,120	168,958	171,460	16.43	1.48
Male Grades 5 to 8	146,157	172,249	181,657	17.85	5.46
Male Grades 9 to 12	140,855	170,944	183,035	21.36	7.07
Female Population in School by Grade					
Female Nursery or Preschool	44,747	50,946	54,133	13.85	6.26
Female Kindergarten	34,465	38,458	37,954	11.59	-1.31
Female Grades 1 to 4	137,861	153,832	151,815	11.58	-1.31
Female Grades 5 to 8	139,666	161,884	170,486	15.91	5.31
Female Grades 9 to 12	134,638	159,844	169,256	18.72	5.89
Population in School					
Education, Total Enrollment (Pop 3+)	1,006,914	1,174,830	1,222,355	16.68	4.05
Education, Not Enrolled in School (Pop 3+)	3,513,348	3,749,370	3,903,351	6.72	4.11
Population in Public vs Private School					
Education, Enrolled Private Schools (Pop 3+)	170,364	211,003	220,070	23.85	4.30
Education, Enrolled Private Preprimary (Pop 3+)	52,742	69,077	74,979	30.97	8.54
Education, Enrolled Private Elementary or High School (Pop 3+)	117,622	141,926	145,091	20.66	2.23

Education, Enrolled Public Schools (Pop 3+)	836,550	963,827	1,002,285	15.21	3.99
Education, Enrolled Public Preprimary (Pop 3+)	39,130	37,345	38,847	-4.56	4.02
Education, Enrolled Public Elementary or High School (Pop 3+)	797,420	926,482	963,438	16.18	3.99
Population in Public vs Private School by Gender					
Male Population in Public vs Private School					
Male Education, Enrolled Private Schools (Pop 3+)	87,264	109,654	115,106	25.66	4.97
Male Education, Enrolled Private Preprimary (Pop 3+)	27,053	36,009	39,321	33.11	9.20
Male Education, Enrolled Private Elementary or High School (Pop 3+)	60,211	73,645	75,785	22.31	2.91
Male Education, Enrolled Public Schools (Pop 3+)	428,273	500,214	523,604	16.80	4.68
Male Education, Enrolled Public Preprimary (Pop 3+)	20,071	19,467	20,372	-3.01	4.65
Male Education, Enrolled Public Elementary or High School (Pop 3+)	408,201	480,746	503,232	17.77	4.68
Female Population in Public vs Private School					
Female Education, Enrolled Private Schools (Pop 3+)	83,100	101,349	104,964	21.96	3.57
Female Education, Enrolled Private Preprimary (Pop 3+)	25,689	33,068	35,658	28.72	7.83
Female Education, Enrolled Private Elementary or High School (Pop 3+)	57,411	68,281	69,306	18.93	1.50
Female Education, Enrolled Public Schools (Pop 3+)	408,277	463,613	478,681	13.55	3.25
Female Education, Enrolled Public Preprimary (Pop 3+)	19,059	17,878	18,475	-6.20	3.34
Female Education, Enrolled Public Elementary or High School (Pop 3+)	389,219	445,736	460,206	14.52	3.25
Population by Race					
White Population, Alone	3,610,052	3,801,740	3,810,992	5.31	0.24
Black Population, Alone	946,573	1,010,170	1,079,682	6.72	6.88
Asian Population, Alone	87,868	121,544	140,896	38.33	15.92
Other Population	363,071	502,251	623,864	38.33	24.21
Population by Ethnicity					
Hispanic Population	1,704,064	2,057,331	2,248,396	20.73	9.29
White Non-Hispanic Population	2,205,930	2,212,320	2,186,256	0.29	-1.18
Population by Race As Percent of Total Population					
Percent of White Population, Alone	72.09	69.94	67.39	-2.98	-3.65
Percent of Black Population, Alone	18.90	18.58	19.09	-1.69	2.74

Percent of Asian Population, Alone	1.75	2.24	2.49	28.00	11.16
Percent of Other Population	7.25	9.24	11.03	27.45	19.37
Population by Ethnicity As Percent of Total Population					
Percent of Hispanic Population	34.03	37.85	39.76	11.23	5.05
Percent of White Non-Hispanic Population	44.05	40.70	38.66	-7.60	-5.01
Educational Attainment					
Education Attainment, College (Pop 25+)	504,627	598,135	635,871	18.53	6.31
Education Attainment, Graduate Degree (Pop 25+)	319,222	374,588	395,727	17.34	5.64
Household Income					
Household Income, Median (\$)	40,813	50,748	65,813	24.34	29.69
Household Income, Average (\$)	58,005	73,404	97,179	26.55	32.39
Households by Income					
Households with Income Less than \$25,000	586,200	505,849	390,629	-13.71	-22.78
Households with Income \$25,000 to \$49,999	554,469	532,596	474,506	-3.94	-10.91
Households with Income \$50,000 to \$74,999	343,683	379,167	395,453	10.32	4.30
Households with Income \$75,000 to \$99,999	177,026	260,532	353,462	47.17	35.67
Households with Income \$100,000 to \$124,999	94,740	154,348	222,294	62.92	44.02
Households with Income \$125,000 to \$149,999	46,312	93,223	147,431	101.29	58.15
Households with Income \$150,000 to \$199,999	44,259	70,762	97,248	59.88	37.43
Households with Income \$200,000 and Over	58,705	103,110	149,509	75.64	45.00
Families by Age of Children and Income					
Families with one or more children aged 0-4 and Income \$100,000 to \$124,999	10,270	16,299	23,875	58.70	46.48
Families with one or more children aged 5-9 and Income \$100,000 to \$124,999	11,092	16,369	22,321	47.57	36.36
Families with one or more children aged 10-13 and Income \$100,000 to \$124,999	8,963	13,555	19,452	51.23	43.50
Families with one or more children aged 14-17 and Income \$100,000 to \$124,999	8,639	13,419	19,460	55.33	45.02
Families with one or more children aged 0-4 and Income \$125,000 to \$149,999	5,074	9,998	16,039	97.04	60.42
Families with one or more children aged 5-9 and Income \$125,000 to \$149,999	5,480	10,040	14,995	83.21	49.35
Families with one or more children aged 10-13 and Income \$125,000 to \$149,999	4,428	8,315	13,067	87.78	57.15

Families with one or more children aged 14-17 and Income \$125,000 to \$149,999	4,268	8,231	13,073	92.85	58.83
Families with one or more children aged 0-4 and Income \$150,000 to \$199,999	4,861	7,516	10,766	54.62	43.24
Families with one or more children aged 5-9 and Income \$150,000 to \$199,999	5,250	7,548	10,066	43.77	33.36
Families with one or more children aged 10-13 and Income \$150,000 to \$199,999	4,242	6,251	8,772	47.36	40.33
Families with one or more children aged 14-17 and Income \$150,000 to \$199,999	4,089	6,188	8,775	51.33	41.81
Families with one or more children aged 0-4 and Income \$200,000 to \$349,999	3,636	6,098	9,161	67.71	50.23
Families with one or more children aged 5-9 and Income \$200,000 to \$349,999	3,927	6,124	8,565	55.95	39.86
Families with one or more children aged 10-13 and Income \$200,000 to \$349,999	3,173	5,072	7,464	59.85	47.16
Families with one or more children aged 14-17 and Income \$200,000 to \$349,999	3,059	5,021	7,467	64.14	48.72
Families with one or more children aged 0-4 and Income \$350,000 and over	2,750	4,950	7,359	80.00	48.67
Families with one or more children aged 5-9 and Income \$350,000 and over	2,971	4,971	6,880	67.32	38.40
Families with one or more children aged 10-13 and Income \$350,000 and over	2,400	4,116	5,995	71.50	45.65
Families with one or more children aged 14-17 and Income \$350,000 and over	2,314	4,075	5,998	76.10	47.19
Households by Home Value					
Housing, Owner Households Valued Less than \$250,000	1,119,097	980,881	823,397	-12.35	-16.06
Housing, Owner Households Valued \$250,000-\$299,999	41,222	150,138	135,521	264.22	-9.74
Housing, Owner Households Valued \$300,000-\$399,999	40,112	51,010	172,865	27.17	238.88
Housing, Owner Households Valued \$400,000-\$499,999	19,914	107,278	102,724	438.71	-4.25
Housing, Owner Households Valued \$500,000-\$749,999	19,745	40,355	106,408	104.38	163.68
Housing, Owner Households Valued \$750,000-\$999,999	8,176	68,072	108,952	732.58	60.05
Housing, Owner Households Valued More than \$1,000,000	10,332	38,264	103,150	270.34	169.57
Households by Length of Residence					
Length of Residence Less than 2 Years	120,873	178,174	218,962	47.41	22.89
Length of Residence 3 to 5 Years	181,309	267,261	328,443	47.41	22.89
Length of Residence 6 to 10 Years	581,193	637,372	676,122	9.67	6.08
Length of Residence More than 10 Years	1,022,019	1,016,780	1,007,005	-0.51	-0.96
Households by Race and Income					

White Households by Income					
White Households with Income Less than \$25,000	421,990	344,411	251,595	-18.38	-26.95
White Households with Income \$25,000 to \$49,999	417,288	378,490	318,171	-9.30	-15.94
White Households with Income \$50,000 to \$74,999	271,687	283,509	278,852	4.35	-1.64
White Households with Income \$75,000 to \$99,999	147,425	205,679	258,239	39.51	25.55
White Households with Income \$100,000 to \$124,999	82,581	127,395	171,425	54.27	34.56
White Households with Income \$125,000 to \$149,999	41,543	80,827	122,906	94.56	52.06
White Households with Income \$150,000 to \$199,999	40,481	63,504	85,941	56.87	35.33
White Households with Income \$200,000 and Over	55,210	95,689	136,508	73.32	42.66
Black Households by Income					
Black Households with Income Less than \$25,000	119,302	100,063	86,733	-16.13	-13.32
Black Households with Income \$25,000 to \$49,999	90,865	88,998	90,492	-2.05	1.68
Black Households with Income \$50,000 to \$74,999	47,111	57,591	67,137	22.25	16.58
Black Households with Income \$75,000 to \$99,999	19,471	36,682	54,201	88.39	47.76
Black Households with Income \$100,000 to \$124,999	7,252	18,371	29,883	153.32	62.66
Black Households with Income \$125,000 to \$149,999	2,834	8,160	13,599	187.93	66.65
Black Households with Income \$150,000 to \$199,999	2,147	4,329	6,051	101.63	39.78
Black Households with Income \$200,000 and Over	2,069	4,515	6,426	118.22	42.33
Asian Households by Income					
Asian Households with Income Less than \$25,000	5,897	7,032	5,076	19.25	-27.82
Asian Households with Income \$25,000 to \$49,999	9,707	11,802	10,683	21.58	-9.48
Asian Households with Income \$50,000 to \$74,999	6,045	8,660	8,919	43.26	2.99
Asian Households with Income \$75,000 to \$99,999	2,624	5,049	10,363	92.42	105.25
Asian Households with Income \$100,000 to \$124,999	1,740	2,821	5,216	62.13	84.90
Asian Households with Income \$125,000 to \$149,999	666	1,775	3,456	166.52	94.70
Asian Households with Income \$150,000 to \$199,999	714	1,270	1,897	77.87	49.37
Asian Households with Income \$200,000 and Over	557	1,319	2,724	136.80	106.52
Other Households by Income					
Other Households with Income Less than \$25,000	39,011	54,343	47,225	39.30	-13.10
Other Households with Income \$25,000 to \$49,999	36,609	53,306	55,160	45.61	3.48
Other Households with Income \$50,000 to \$74,999	18,840	29,407	40,545	56.09	37.88
Other Households with Income \$75,000 to \$99,999	7,506	13,122	30,659	74.82	133.65
Other Households with Income \$100,000 to \$124,999	3,167	5,761	15,770	81.91	173.74

Other Households with Income \$125,000 to \$149,999	1,269	2,461	7,470	93.93	203.54
Other Households with Income \$150,000 to \$199,999	917	1,659	3,359	80.92	102.47
Other Households with Income \$200,000 and Over	869	1,587	3,851	82.62	142.66
Households by Ethnicity and Income					
Hispanic Households by Income					
Hispanic Households with Income Less than \$25,000	200,702	217,080	184,853	8.16	-14.85
Hispanic Households with Income \$25,000 to \$49,999	172,982	211,024	208,627	21.99	-1.14
Hispanic Households with Income \$50,000 to \$74,999	97,809	140,537	168,897	43.69	20.18
Hispanic Households with Income \$75,000 to \$99,999	44,946	87,200	141,638	94.01	62.43
Hispanic Households with Income \$100,000 to \$124,999	20,913	46,140	82,007	120.63	77.74
Hispanic Households with Income \$125,000 to \$149,999	9,436	24,303	46,512	157.56	91.38
Hispanic Households with Income \$150,000 to \$199,999	8,388	17,352	27,537	106.87	58.70
Hispanic Households with Income \$200,000 and Over	9,685	20,815	36,557	114.92	75.63
White Non-Hispanic Households by Income					
White Non-Hispanic Households with Income Less than \$25,000	252,887	191,120	129,243	-24.42	-32.38
White Non-Hispanic Households with Income \$25,000 to \$49,999	275,038	228,826	180,004	-16.80	-21.34
White Non-Hispanic Households with Income \$50,000 to \$74,999	190,348	176,387	160,760	-7.33	-8.86
White Non-Hispanic Households with Income \$75,000 to \$99,999	108,285	129,656	152,475	19.74	17.60
White Non-Hispanic Households with Income \$100,000 to \$124,999	63,742	82,953	104,457	30.14	25.92
White Non-Hispanic Households with Income \$125,000 to \$149,999	32,717	54,568	80,111	66.79	46.81
White Non-Hispanic Households with Income \$150,000 to \$199,999	32,632	44,855	58,852	37.46	31.20
White Non-Hispanic Households with Income \$200,000 and Over	45,715	70,600	98,325	54.44	39.27

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.

National Association of Independent Schools
1620 L Street NW, Washington, DC 20036-5695
phone: (202) 973-9700 email: info@nais.org