

Forney Custom Market Area

Population/Household Formation Analysis

Prepared for: Forney EDC

May 2, 2013

Residential Strategies

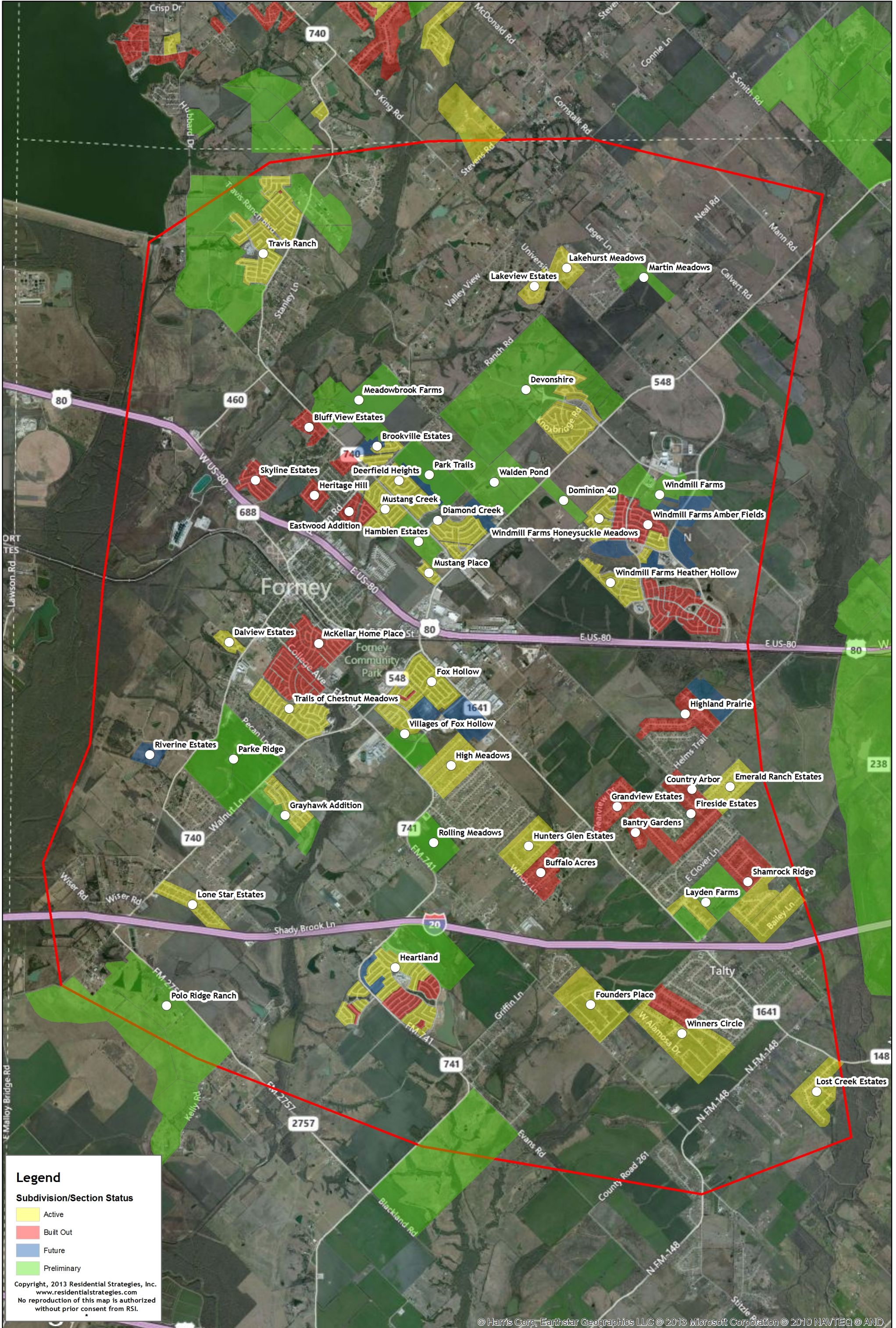
To arrive at the estimates and projections provided, RSI has utilized the following methodology:

- RSI begins with household and population counts from the 2010 census. It is assumed that these 2010 counts were accurate. Because the 2010 census was completed in/around June 2010, RSI's assessment of new household formation in DFW begins with 3Q10.
- RSI summarizes, by community, new home activity from 3Q10 to date. Information analyzed includes housing starts (new slabs poured), new home closings (physically occupied homes), vacant lots, final platted lots (both under developed and vacant land) and preliminary platted lots.
- Based on the development stage of new lots and RSI's knowledge from its builder and developer clients, a forecast is made as to the delivery date of the new communities.
- Based on RSI's knowledge of production builders (a majority of DFW activity is performed by RSI builder clients) and the capacity of new communities, RSI projects start activity for each community and by product type.
- Persons per household ratios are established from prior census information and imposed on new household formation.
- RSI's forecasts are extremely accurate as they are based on 'real world' occurrences. With the platted lot approach to determining demand and with RSI's extensive database on new home activity, RSI can paint a very clear picture of household count for the next 24 months.
- The normal time required for new lot development ranges from 6-24 months. In many cases, new projects that will materialize in 3-5 years have not yet been conceptualized. Consequently, RSI's forecasts for the 3-5 year time frame tend to show a drop off in start activity as existing communities build out and replacement communities have yet to be identified.
- RSI's forecasts tend to be conservative and anticipated household growth as summarized in this report is projected at slow to moderate growth rates, depending on the area and current market conditions.

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Legend

Subdivision/Section Status

- Active
- Built Out
- Future
- Preliminary

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Custom Trade Area

Population

1Q18 Projection*	47,262
1Q16 Projection*	43,182
1Q14 Projection*	40,072
1Q13 Estimate*	38,506
2010 Census	35,176
2000 Census	11,713
Growth 2000 - 2010	200.32%
Growth 2010 - 1Q13	9.47%

Households

1Q18 Projection*	14,909
1Q16 Projection*	13,622
1Q14 Projection*	12,641
1Q13 Estimate*	12,147
2010 Census	11,102
2000 Census	3,876
Growth 2000 - 2010	186.43%
Growth 2010 - 1Q13	9.41%

New Home Activity

Annual New Home Starts	443
Annual New Home Closings	381
Vacant Lots	1,770
Future Lots	1,292
Preliminary Lots	10,049
Total Potential Future Homesites	13,111
Median New Home Price	\$193,535
Total Single Family Lots	22,343

Custom Trade Area

Residential Strategies, Inc. conducts a quarterly census of new home activity throughout the DFW metroplex and provides household estimates and projections based on this quarterly review of activity.* All estimates and future projections are for single-family development and households only. Multi-family growth has not been included.

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Subdivision	Annual Starts	Annual Closings	Vacant Lots	Future Lots	Preliminary Lots	Total Potential Lots	Total Lots Estimated at Build Out
Bantry Gardens	0	0	0	0	0	0	21
Bluff View Estates	0	0	0	0	0	0	63
Brookville Estates	13	2	5	72	69	146	289
Buffalo Acres	0	0	0	0	0	0	66
Country Arbor	0	0	0	0	0	0	21
Dalview Estates	0	0	2	0	0	2	21
Deerfield Heights	8	8	10	0	0	10	207
Devonshire	66	51	422	0	1,894	2,316	2,503
Diamond Creek	0	3	13	114	0	127	455
Dominion 40	0	0	0	0	32	32	32
Eastwood Addition	0	0	0	0	0	0	207
Emerald Ranch Estates	0	0	7	0	0	7	80
Fireside Estates	0	0	0	0	0	0	90
Founders Place	2	2	82	0	0	82	105
Fox Hollow	8	7	88	249	0	337	614
Grandview Estates	0	0	0	0	0	0	66
Grayhawk Addition	31	26	48	0	384	432	571
Hamblen Estates	0	0	0	0	262	262	262
Heartland	90	95	94	117	346	557	1,955
Heritage Hill	0	0	0	0	0	0	231
High Meadows	0	0	9	0	0	9	126
Highland Prairie	0	0	0	46	0	46	129
Hunters Glen Estates	9	6	14	0	0	14	91
Lakehurst Meadows	2	2	26	0	0	26	46
Lakeview Estates	0	0	7	0	0	7	23
Layden Farms	0	2	9	0	101	110	131
Lone Star Estates	0	0	5	0	0	5	61
Lost Creek Estates	0	1	11	0	0	11	67
Martin Meadows	0	0	0	0	67	67	67
McKellar Home Place	0	0	0	0	0	0	461
Meadowbrook Farms	0	0	0	0	544	544	544
Mustang Creek	9	7	40	0	0	40	437
Mustang Place	5	0	4	0	0	4	86
Park Trails	52	46	36	75	355	466	569
Parke Ridge	0	0	0	0	1,154	1,154	1,154
Polo Ridge Ranch	0	0	0	0	1,248	1,248	1,248
Riverine Estates	0	0	0	36	0	36	36
Rolling Meadows	0	0	0	0	77	77	77
Shamrock Ridge	0	0	19	0	0	19	269
Skyline Estates	0	0	0	0	0	0	220
Trails of Chestnut Meadows	38	35	81	0	0	81	906
Travis Ranch	56	56	210	0	2,386	2,596	3,668
Villages of Fox Hollow	21	10	92	113	212	417	584
Walden Pond	0	0	0	0	628	628	628
Windmill Farms	0	0	17	470	290	777	1,568
Windmill Farms Amber Fields	0	0	1	0	0	1	352
Windmill Farms Heather Hollow	29	21	192	0	0	192	298



Forney Custom Area
Subdivision Detail
1Q13

Subdivision	Annual Starts	Annual Closings	Vacant Lots	Future Lots	Preliminary Lots	Total Potential Lots	Total Lots Estimated at Build Out
Windmill Farms Honeysuckle Meadows	0	0	151	0	0	151	408
Winners Circle	4	1	75	0	0	75	230
Totals	443	381	1,770	1,292	10,049	13,111	22,343



Price Range Analysis

Forney Custom Area

1Q13

	Median Price	Avg Price	<= \$70	\$71 - \$90	\$91 - \$110	\$111 - \$150	\$151 - \$200	\$201 - \$250	\$251 - \$300	\$301 - \$500	\$501 - \$750	\$751 - \$1000	\$1001 + \$4000	Total
Annual Starts 2Q12 - 1Q13	\$193,535	\$202,577	0	0	0	34 7.67%	216 48.76%	128 28.89%	60 13.54%	5 1.13%	0	0	0	443 100.00%
Starts 1Q13	\$198,163	\$202,345	0	0	0	13 12.62%	40 38.83%	33 32.04%	17 16.50%	0	0	0	0	103 100.00%
Annual Closings 2Q12 - 1Q13	\$191,195	\$200,080	0	0	0	33 8.66%	192 50.39%	110 28.87%	40 10.50%	6 1.57%	0	0	0	381 100.00%
Closings 1Q13	\$196,351	\$205,601	0	0	0	6 6.06%	47 47.47%	32 32.32%	12 12.12%	2 2.02%	0	0	0	99 100.00%
Model Homes 1Q13	\$215,700	\$208,227	0	0	0	4 18.18%	4 18.18%	10 45.45%	4 18.18%	0	0	0	0	22 100.00%
	Month's Supply:					1.5	0.2	1.1	1.2					0.7
Under Construction 1Q13	\$202,815	\$208,735	0	0	0	13 12.75%	37 36.27%	27 26.47%	24 23.53%	1 0.98%	0	0	0	102 100.00%
	Month's Supply:					4.7	2.3	2.9	7.2	2.0				3.2
Finished Vacant 1Q13	\$194,346	\$207,950	0	0	0	4 4.00%	52 52.00%	32 32.00%	7 7.00%	5 5.00%	0	0	0	100 100.00%
	Month's Supply:					1.5	3.2	3.5	2.1	10.0				3.1
Total Inventory 1Q13	\$198,946	\$208,335	0	0	0	21 9.38%	93 41.52%	69 30.80%	35 15.63%	6 2.68%	0	0	0	224 100.00%
	Month's Supply:					7.6	5.8	7.5	10.5	12.0				7.1
Vacant Lots 1Q13	\$218,424	\$230,195	0	0	0	107 6.05%	581 32.82%	554 31.30%	359 20.28%	169 9.55%	0	0	0	1,770 100.00%
	Month's Supply:					37.8	32.3	51.9	71.8	405.6				47.9
Future Lots 1Q13	\$192,595	\$210,059	0	0	0	0	761 58.90%	169 13.08%	362 28.02%	0	0	0	0	1,292 100.00%
	Month's Supply:						42.3	15.8	72.4					35.0

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Subdivision Summary

Forney Custom Area

1Q13

City Sector Name

Subdivision Name	Section Type	Price			Starts					Closings					Houses					Future Lots					Total Lots
		Min	Max	Avg	2Q12	3Q12	4Q12	1Q13	Ann	2Q12	3Q12	4Q12	1Q13	Ann	Occ	Mod	U/C	F/V	Tot	Vac	F1	F2	F3	F Tot	
Forney																									
<u>Bluff View Estates</u>																									
1	Interior	100 x 150	\$80-120K	\$100K	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	12
2	Interior	100 x 160	\$80-120K	\$100K	0	0	0	0	0	0	0	0	0	0	51	0	0	0	0	0	0	0	0	0	51
					0	0	0	0	0	0	0	0	0	0	63	0	0	0	0	0	0	0	0	0	63
<u>Brookville Estates</u>																									
1	Interior	70 x 120	\$143-186K	\$164K	2	0	5	6	13	0	1	1	0	2	132	0	6	5	11	5	0	0	0	0	148
2A	Interior	70 x 120	\$139-182K	\$160K	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	72	0	0	72	72
					2	0	5	6	13	0	1	1	0	2	132	0	6	5	11	5	72	0	0	72	220
<u>Buffalo Acres</u>																									
1	Interior	150 x 290	\$151-250K	\$200K	0	0	0	0	0	0	0	0	0	0	31	0	0	0	0	0	0	0	0	0	31
2	Interior	150 x 400	\$151-208K	\$179K	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	12
3	Interior	150 x 290	\$151-208K	\$179K	0	0	0	0	0	0	0	0	0	0	23	0	0	0	0	0	0	0	0	0	23
					0	0	0	0	0	0	0	0	0	0	66	0	0	0	0	0	0	0	0	0	66
<u>Dalview Estates</u>																									
1	Interior	200 x 200	\$275-400K	\$337K	0	0	0	0	0	0	0	0	0	0	19	0	0	0	0	2	0	0	0	0	21

City Sector Name		Price			Starts					Closings					Houses					Future Lots				Total		
Subdivision Name	Section Type	Min	Max	Avg	2Q12	3Q12	4Q12	1Q13	Ann	2Q12	3Q12	4Q12	1Q13	Ann	Occ	Mod	U/C	F/V	Tot	Vac	F1	F2	F3	F Tot	Lots	
					0	0	0	0	0	0	0	0	0	0	19	0	0	0	0	2	0	0	0	0	21	
<u>Deerfield Heights</u>																										
1	Interior	60 x 125	\$148-159K	\$153K	0	4	3	1	8	1	0	4	3	8	196	0	0	1	1	10	0	0	0	0	207	
					0	4	3	1	8	1	0	4	3	8	196	0	0	1	1	10	0	0	0	0	207	
<u>Diamond Creek</u>																										
1	Interior	65 x 130	\$150-233K	\$191K	0	0	0	0	0	0	1	0	0	1	133	0	0	0	0	5	0	0	0	0	138	
2	Interior	60 x 130	\$150-233K	\$191K	0	0	0	0	0	0	0	2	0	2	195	0	0	0	0	8	0	0	0	0	203	
3	Interior	60 x 130	\$142-230K	\$186K	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	114	0	0	114	114	
					0	0	0	0	0	0	1	2	0	3	328	0	0	0	0	13	114	0	0	114	455	
<u>Eastwood Addition</u>																										
1	Interior	60 x 120	\$80-100K	\$90K	0	0	0	0	0	0	0	0	0	0	118	0	0	0	0	0	0	0	0	0	118	
2	Interior	60 x 110	\$108-186K	\$147K	0	0	0	0	0	0	0	0	0	0	89	0	0	0	0	0	0	0	0	0	89	
					0	0	0	0	0	0	0	0	0	0	207	0	0	0	0	0	0	0	0	0	207	
<u>Fox Hollow</u>																										
1	Interior	70 x 120	\$165-269K	\$217K	0	0	6	2	8	2	2	0	3	7	271	2	4	0	6	88	0	0	0	0	365	
2	Interior	70 x 120	\$189-319K	\$254K	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	249	0	0	249	249	
					0	0	6	2	8	2	2	0	3	7	271	2	4	0	6	88	249	0	0	249	614	
<u>Grayhawk Addition</u>																										
1	Interior	100 x 150	\$220-276K	\$248K	0	0	2	0	2	0	0	3	1	4	47	1	0	1	2	1	0	0	0	0	50	

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City Sector Name		Price			Starts					Closings					Houses					Future Lots					Total	
Subdivision Name	Section Type	Min	Max	Avg	2Q12	3Q12	4Q12	1Q13	Ann	2Q12	3Q12	4Q12	1Q13	Ann	Occ	Mod	U/C	F/V	Tot	Vac	F1	F2	F3	F Tot	Lots	
1	Interior	90 x 110	\$220-276K	\$248K	1	0	0	1	2	2	0	0	0	2	6	0	1	0	1	7	0	0	0	0	14	
1	Interior	80 x 110	\$220-329K	\$274K	5	6	2	4	17	4	3	2	5	14	42	0	4	3	7	32	0	0	0	0	81	
1	Interior	70 x 120	\$229-329K	\$279K	3	1	2	4	10	0	4	1	1	6	29	0	4	1	5	8	0	0	0	0	42	
					9	7	6	9	31	6	7	6	7	26	124	1	9	5	15	48	0	0	0	0	187	
Heritage Hill																										
3	Interior	60 x 120	\$90-110K	\$100K	0	0	0	0	0	0	0	0	0	0	91	0	0	0	0	0	0	0	0	0	91	
4	Interior	65 x 135	\$160-210K	\$185K	0	0	0	0	0	0	0	0	0	0	140	0	0	0	0	0	0	0	0	0	140	
					0	0	0	0	0	0	0	0	0	0	231	0	0	0	0	0	0	0	0	0	231	
Highland Prairie																										
3	Interior	150 x 300	\$175-198K	\$186K	0	0	0	0	0	0	0	0	0	0	66	0	0	0	0	0	0	0	0	0	66	
4	Interior	125 x 325	\$180-230K	\$205K	0	0	0	0	0	0	0	0	0	0	17	0	0	0	0	0	0	0	0	0	17	
5	Interior	110 x 395	\$180-230K	\$205K	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	46	0	0	46	46	
					0	0	0	0	0	0	0	0	0	0	83	0	0	0	0	0	46	0	0	46	129	
McKellar Home Place																										
1	Interior	75 x 116	\$90-130K	\$110K	0	0	0	0	0	0	0	0	0	0	58	0	0	0	0	0	0	0	0	0	58	
2	Interior	65 x 116	\$90-130K	\$110K	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	4	
3	Interior	75 x 116	\$90-130K	\$110K	0	0	0	0	0	0	0	0	0	0	39	0	0	0	0	0	0	0	0	0	39	
4	Interior	65 x 120	\$130-170K	\$150K	0	0	0	0	0	0	0	0	0	0	34	0	0	0	0	0	0	0	0	0	34	
5	Interior	65 x 110	\$113-149K	\$131K	0	0	0	0	0	0	0	0	0	0	59	0	0	0	0	0	0	0	0	0	59	
5	Interior	70 x 110	\$113-151K	\$132K	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	12	
5	Interior	77 x 130	\$114-139K	\$126K	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	10	
5	Interior	82 x 130	\$114-139K	\$126K	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	6	
5	Interior	105 x 105	\$101-140K	\$120K	0	0	0	0	0	0	0	0	0	0	34	0	0	0	0	0	0	0	0	0	34	
6	Interior	77 x 130	\$114-162K	\$138K	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	10	
6	Interior	92 x 110	\$111-149K	\$130K	0	0	0	0	0	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	7	
6	Interior	65 x 115	\$113-151K	\$132K	0	0	0	0	0	0	0	0	0	0	92	0	0	0	0	0	0	0	0	0	92	

City Sector Name		Price			Starts					Closings					Houses					Future Lots					Total	
Subdivision Name	Section Type	Min	Max	Avg	2Q12	3Q12	4Q12	1Q13	Ann	2Q12	3Q12	4Q12	1Q13	Ann	Occ	Mod	U/C	F/V	Tot	Vac	F1	F2	F3	F Tot	Lots	
7	Interior	65 x 110	\$143-151K	\$147K	0	0	0	0	0	0	0	0	0	0	96	0	0	0	0	0	0	0	0	0	96	
					0	0	0	0	0	0	0	0	0	0	461	0	0	0	0	0	0	0	0	0	461	
<u>Mustang Creek</u>																										
1A	Interior	50 x 100	\$135-166K	\$150K	0	0	0	0	0	0	0	0	0	0	137	0	0	0	0	2	0	0	0	0	139	
1B	Interior	60 x 115	\$120-144K	\$132K	3	0	0	0	3	3	3	0	0	6	105	0	0	0	0	4	0	0	0	0	109	
2A	Interior	50 x 100	\$120-144K	\$132K	0	0	0	6	6	1	0	0	0	1	146	0	6	0	6	34	0	0	0	0	186	
2B	Interior	60 x 115	\$120-181K	\$150K	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	3	
					3	0	0	6	9	4	3	0	0	7	391	0	6	0	6	40	0	0	0	0	437	
<u>Mustang Place</u>																										
1	Interior	60 x 100	\$149-156K	\$152K	0	0	5	0	5	0	0	0	0	0	77	0	2	3	5	4	0	0	0	0	86	
					0	0	5	0	5	0	0	0	0	0	77	0	2	3	5	4	0	0	0	0	86	
<u>Park Trails</u>																										
1	Interior	65 x 125	\$140-193K	\$166K	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	75	0	0	75	75	
2	Interior	60 x 100	\$150-190K	\$170K	15	12	13	12	52	11	11	15	9	46	82	2	9	10	21	36	0	0	0	0	139	
					15	12	13	12	52	11	11	15	9	46	82	2	9	10	21	36	75	0	0	75	214	
<u>Riverine Estates</u>																										
1	Interior	135 x 325	\$180-240K	\$210K	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36	0	0	36	36	
					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36	0	0	36	36	
<u>Skyline Estates</u>																										

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Date: 05/02/2013

City Sector Name		Price			Starts					Closings					Houses					Future Lots					Total
Subdivision Name	Section Type	Min	Max	Avg	2Q12	3Q12	4Q12	1Q13	Ann	2Q12	3Q12	4Q12	1Q13	Ann	Occ	Mod	U/C	F/V	Tot	Vac	F1	F2	F3	F Tot	Lots
1	Interior	85 x 120	\$130-179K	\$154K	0	0	0	0	0	0	0	0	0	0	45	0	0	0	0	0	0	0	0	0	45
3	Interior	65 x 120	\$193-275K	\$234K	0	0	0	0	0	0	0	0	0	0	86	0	0	0	0	0	0	0	0	0	86
2A	Interior	65 x 120	\$193-275K	\$234K	0	0	0	0	0	0	0	0	0	0	89	0	0	0	0	0	0	0	0	0	89
					0	0	0	0	0	0	0	0	0	220	0	0	0	0	0	0	0	0	0	0	220
Trails of Chestnut Meadows																									
1	Interior	60 x 130	\$145-185K	\$165K	0	0	0	0	0	0	0	0	0	0	55	0	0	0	0	0	0	0	0	0	55
1	Interior	80 x 115	\$207-214K	\$210K	0	0	0	0	0	0	0	0	0	0	81	0	0	0	0	0	0	0	0	0	81
1	Interior	60 x 131	\$133-181K	\$157K	0	0	0	0	0	0	0	0	0	0	30	0	0	0	0	0	0	0	0	0	30
1	Interior	80 x 120	\$167-190K	\$178K	0	0	0	0	0	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	8
2	Interior	60 x 110	\$156-220K	\$188K	0	0	0	0	0	0	0	0	0	0	121	0	0	0	0	0	0	0	0	0	121
2	Interior	80 x 110	\$140-170K	\$155K	0	0	0	0	0	0	0	0	0	0	52	0	0	0	0	0	0	0	0	0	52
2	Interior	70 x 110	\$140-170K	\$155K	0	0	0	0	0	0	0	0	0	0	82	0	0	0	0	0	0	0	0	0	82
4	Interior	70 x 120	\$169-259K	\$214K	9	12	8	9	38	7	10	11	7	35	188	3	5	11	19	70	0	0	0	0	277
3A 3B	Interior	70 x 120	\$207-219K	\$213K	0	0	0	0	0	0	0	0	0	0	91	0	0	0	0	9	0	0	0	0	100
3A 3B	Interior	60 x 130	\$156-221K	\$188K	0	0	0	0	0	0	0	0	0	0	98	0	0	0	0	2	0	0	0	0	100
					9	12	8	9	38	7	10	11	7	35	806	3	5	11	19	81	0	0	0	0	906
Villages of Fox Hollow																									
1	Interior	75 x 120	\$169-269K	\$219K	0	0	0	0	0	0	0	0	0	0	67	0	0	0	0	20	0	0	0	0	87
1	Interior	80 x 120	\$169-269K	\$219K	0	0	0	0	0	0	0	0	0	0	21	0	0	0	0	4	0	0	0	0	25
1	Interior	85 x 120	\$221-276K	\$248K	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	12
2	Interior	75 x 120	\$189-319K	\$254K	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	113	0	0	113	113
4	Interior	90 x 125	\$200-253K	\$226K	3	0	0	0	3	2	0	0	2	4	10	1	0	0	1	9	0	0	0	0	20
4	Interior	80 x 125	\$200-253K	\$226K	1	6	3	8	18	0	2	1	3	6	42	1	7	6	14	59	0	0	0	0	115
					4	6	3	8	21	2	2	1	5	10	152	2	7	6	15	92	113	0	0	113	372

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City Sector Name		Price			Starts					Closings					Houses					Future Lots				Total	
Subdivision Name	Section Type	Min	Max	Avg	2Q12	3Q12	4Q12	1Q13	Ann	2Q12	3Q12	4Q12	1Q13	Ann	Occ	Mod	U/C	F/V	Tot	Vac	F1	F2	F3	F Tot	Lots
City Sector Totals:					42	41	49	53	185	33	37	40	34	144	3909	10	48	41	99	419	705	0	0	705	5132
Subdivision Count: 19		Month's Supply:													0.8	4.0	3.4	8.3	27.2					45.7	
Kaufman Co. Uninc.																									
<u>Country Arbor</u>																									
1	Interior	120 x 390	\$154-190K	\$172K	0	0	0	0	0	0	0	0	0	0	21	0	0	0	0	0	0	0	0	0	21
					0	0	0	0	0	0	0	0	0	21	0	0	0	0	0	0	0	0	0	0	21
<u>Devonshire</u>																									
1A	Interior	100 x 200	\$300-400K	\$350K	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	0	0	0	0	23
1A	Interior	50 x 120	\$179-271K	\$225K	6	11	15	4	36	4	4	15	8	31	81	0	3	10	13	140	0	0	0	0	234
1B	Interior	60 x 120	\$228-310K	\$269K	6	2	7	9	24	2	5	4	4	15	61	4	12	2	18	138	0	0	0	0	217
1C	Interior	75 x 125	\$240-314K	\$277K	3	0	2	0	5	0	0	2	2	4	10	0	1	0	1	103	0	0	0	0	114
2A	Interior	100 x 200	\$300-400K	\$350K	0	1	0	0	1	0	0	0	1	1	3	0	0	0	0	18	0	0	0	0	21
					15	14	24	13	66	6	9	21	15	51	155	4	16	12	32	422	0	0	0	0	609
<u>Emerald Ranch Estates</u>																									
1	Interior	125 x 350	\$168-280K	\$224K	0	0	0	0	0	0	0	0	0	0	73	0	0	0	0	7	0	0	0	0	80
					0	0	0	0	0	0	0	0	0	73	0	0	0	0	0	7	0	0	0	0	80
<u>Fireside Estates</u>																									
1	Interior	120 x 350	\$150-186K	\$168K	0	0	0	0	0	0	0	0	0	0	90	0	0	0	0	0	0	0	0	0	90
					0	0	0	0	0	0	0	0	0	90	0	0	0	0	0	0	0	0	0	0	90
<u>Grandview Estates</u>																									

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City Sector Name		Price		Starts					Closings					Houses					Future Lots					Total		
Subdivision Name	Section Type	Min	Max	Avg	2Q12	3Q12	4Q12	1Q13	Ann	2Q12	3Q12	4Q12	1Q13	Ann	Occ	Mod	U/C	F/V	Tot	Vac	F1	F2	F3	F Tot	Lots	
2	Interior	175 x 260	\$200-350K	\$275K	0	0	0	0	0	0	0	0	0	0	66	0	0	0	0	0	0	0	0	0	66	
					0	0	0	0	0	0	0	0	0	0	66	0	0	0	0	0	0	0	0	0	66	
Heartland																										
A-1A	Interior	60 x 110	\$110-150K	\$130K	0	0	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	15	
A-1A	Interior	50 x 110	\$110-183K	\$146K	1	2	5	1	9	3	0	3	2	8	207	4	1	4	9	7	0	0	0	0	223	
A-1B	Interior	60 x 115	\$139-172K	\$155K	0	0	0	0	0	0	0	0	0	0	102	0	0	0	0	0	0	0	0	0	102	
A-2A	Interior	50 x 110	\$119-182K	\$150K	0	0	0	0	0	0	0	0	0	0	212	0	0	0	0	0	0	0	0	0	212	
A-2B	Interior	60 x 115	\$110-183K	\$146K	1	0	1	5	7	1	0	0	2	3	73	0	5	0	5	13	0	0	0	0	91	
A-2C	Interior	50 x 110	\$107-191K	\$149K	0	0	0	0	0	0	0	0	0	0	41	0	0	0	0	0	0	0	0	0	41	
A-3A	Interior	50 x 110	\$110-183K	\$146K	5	3	0	1	9	3	6	4	2	15	332	0	1	0	1	40	0	0	0	0	373	
A-3B	Interior	60 x 115	\$126-189K	\$157K	37	8	0	0	45	13	12	14	9	48	78	0	0	15	15	18	0	0	0	0	111	
A-4A	Interior	50 x 110	\$110-205K	\$157K	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	117	0	0	117	117	
B-1A	Interior	40 x 100	\$116-143K	\$129K	0	0	0	0	0	0	0	0	0	0	146	0	0	0	0	7	0	0	0	0	153	
B-2A	Interior	40 x 110	\$119-182K	\$150K	0	0	0	0	0	0	0	0	0	0	45	0	0	0	0	0	0	0	0	0	45	
B-3A	Interior	40 x 110	\$140-196K	\$168K	9	3	1	7	20	8	5	2	6	21	108	0	8	1	9	9	0	0	0	0	126	
					53	16	7	14	90	28	23	23	21	95	1359	4	15	20	39	94	117	0	0	117	1609	
High Meadows																										
2	Interior	125 x 300	\$161-209K	\$185K	0	0	0	0	0	0	0	0	0	0	73	0	0	0	0	5	0	0	0	0	78	
3	Interior	125 x 360	\$161-209K	\$185K	0	0	0	0	0	0	0	0	0	0	44	0	0	0	0	4	0	0	0	0	48	
					0	0	0	0	0	0	0	0	0	0	117	0	0	0	0	9	0	0	0	0	126	
Hunters Glen Estates																										
1	Interior	150 x 300	\$161-250K	\$205K	2	2	2	3	9	1	1	0	4	6	73	0	3	1	4	14	0	0	0	0	91	
					2	2	2	3	9	1	1	0	4	6	73	0	3	1	4	14	0	0	0	0	91	

City Sector Name		Price		Starts					Closings					Houses					Future Lots				Total		
Subdivision Name	Section Type	Min	Max	Avg	2Q12	3Q12	4Q12	1Q13	Ann	2Q12	3Q12	4Q12	1Q13	Ann	Occ	Mod	U/C	F/V	Tot	Vac	F1	F2	F3	F Tot	Lots
<u>Lakehurst Meadows</u>																									
1	Interior	130 x 325	\$300-450K	\$375K	0	1	1	0	2	1	0	1	0	2	19	0	1	0	1	26	0	0	0	0	46
					0	1	1	0	2	1	0	1	0	2	19	0	1	0	1	26	0	0	0	0	46
<u>Lakeview Estates</u>																									
1	Interior	200 x 220	\$220-454K	\$337K	0	0	0	0	0	0	0	0	0	0	16	0	0	0	0	7	0	0	0	0	23
					0	0	0	0	0	0	0	0	0	0	16	0	0	0	0	7	0	0	0	0	23
<u>Lone Star Estates</u>																									
1	Interior	280 x 170	\$175-265K	\$220K	0	0	0	0	0	0	0	0	0	0	56	0	0	0	0	5	0	0	0	0	61
					0	0	0	0	0	0	0	0	0	0	56	0	0	0	0	5	0	0	0	0	61
<u>Travis Ranch</u>																									
2A	Interior	50 x 110	\$163-198K	\$180K	0	0	0	0	0	2	0	0	0	2	189	1	0	0	1	2	0	0	0	0	192
2A	Interior	60 x 110	\$152-222K	\$187K	0	0	0	0	0	0	0	0	0	0	127	0	0	0	0	6	0	0	0	0	133
2B	Interior	50 x 110	\$152-222K	\$187K	19	10	3	9	41	10	11	6	12	39	214	0	10	5	15	62	0	0	0	0	291
2B	Interior	60 x 110	\$163-198K	\$180K	0	1	1	0	2	0	0	2	0	2	20	0	0	0	0	22	0	0	0	0	42
3A-Forney ISD	Interior	50 x 110	\$152-269K	\$210K	0	0	0	0	0	0	0	0	0	0	292	2	0	0	2	12	0	0	0	0	306
3B-Forney ISD	Interior	50 x 110	\$152-222K	\$187K	0	0	1	0	1	0	0	0	0	0	121	0	0	1	1	32	0	0	0	0	154
3A-Rockwall ISD	Interior	50 x 110	\$124-180K	\$152K	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2
3B-Rockwall ISD	Interior	50 x 110	\$152-269K	\$210K	2	4	0	6	12	3	2	4	4	13	82	0	4	2	6	74	0	0	0	0	162
					21	15	5	15	56	15	13	12	16	56	1047	3	14	8	25	210	0	0	0	0	1282
<u>Windmill Farms</u>																									
3B	Interior	60 x 120	\$148-218K	\$183K	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	82	0	0	82	82
3B	Interior	70 x 120	\$152-184K	\$168K	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28	0	0	28	28

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City Sector Name		Price			Starts					Closings					Houses					Future Lots					Total
Subdivision Name	Section Type	Min	Max	Avg	2Q12	3Q12	4Q12	1Q13	Ann	2Q12	3Q12	4Q12	1Q13	Ann	Occ	Mod	U/C	F/V	Tot	Vac	F1	F2	F3	F Tot	Lots
3E	Interior	65 x 125	\$143-238K	\$190K	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	64	0	0	64	64
3F	Interior	50 x 120	\$130-230K	\$180K	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	6	6
3F	Interior	60 x 120	\$143-238K	\$190K	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	3
3F	Interior	70 x 120	\$150-240K	\$195K	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	4	4
4A	Interior	50 x 120	\$143-238K	\$190K	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	93	0	0	93	93
4A	Interior	60 x 120	\$143-238K	\$190K	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	103	0	0	103	103
5B	Interior	70 x 160	\$200-240K	\$220K	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	0	0	26	26
5B	Interior	60 x 125	\$185-235K	\$210K	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	61	0	0	61	61
1A-7	Interior	60 x 120	\$117-156K	\$136K	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	12
1A-8	Interior	50 x 115	\$107-132K	\$119K	0	0	0	0	0	0	0	0	0	0	24	0	0	0	0	0	0	0	0	0	24
1B-3	Interior	80 x 120	\$143-188K	\$165K	0	0	0	0	0	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	7
1B-4	Interior	60 x 120	\$132-135K	\$133K	0	0	0	0	0	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	9
1B-4	Interior	80 x 120	\$137-183K	\$160K	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	3
1B-6	Interior	70 x 120	\$140-174K	\$157K	0	0	0	0	0	0	0	0	0	0	23	0	0	0	0	0	0	0	0	0	23
1B-6	Interior	80 x 120	\$136-188K	\$162K	0	0	0	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	20
1B-7	Interior	60 x 120	\$108-156K	\$132K	0	0	0	0	0	0	0	0	0	0	50	0	0	0	0	0	0	0	0	0	50
1B-7	Interior	70 x 120	\$142-178K	\$160K	0	0	0	0	0	0	0	0	0	0	13	0	0	0	0	0	0	0	0	0	13
1B-7	Interior	80 x 120	\$146-183K	\$164K	0	0	0	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	20
1B-8	Interior	50 x 115	\$104-128K	\$116K	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	4
1B-9	Interior	70 x 120	\$125-175K	\$150K	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	3
1B-9	Interior	80 x 120	\$144-188K	\$166K	0	0	0	0	0	0	0	0	0	0	13	0	0	0	0	0	0	0	0	0	13
1C-3	Interior	60 x 120	\$112-138K	\$125K	0	0	0	0	0	0	0	0	0	0	39	0	0	0	0	0	0	0	0	0	39
1C-3	Interior	70 x 120	\$132-163K	\$147K	0	0	0	0	0	0	0	0	0	0	19	0	0	0	0	0	0	0	0	0	19
1C-3	Interior	80 x 120	\$132-177K	\$154K	0	0	0	0	0	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	9
1C-4	Interior	50 x 115	\$104-128K	\$116K	0	0	0	0	0	0	0	0	0	0	36	0	0	0	0	0	0	0	0	0	36
1C-4	Interior	70 x 120	\$132-180K	\$156K	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	4
1C-4	Interior	60 x 120	\$112-138K	\$125K	0	0	0	0	0	0	0	0	0	0	46	0	0	0	0	0	0	0	0	0	46
1C-5	Interior	50 x 115	\$106-153K	\$129K	0	0	0	0	0	0	0	0	0	0	53	0	0	0	0	0	0	0	0	0	53
1C-7	Interior	60 x 120	\$111-153K	\$132K	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	3
1C-8	Interior	50 x 115	\$108-122K	\$115K	0	0	0	0	0	0	0	0	0	0	23	0	0	0	0	0	0	0	0	0	23
2A-1	Interior	50 x 110	\$119-131K	\$125K	0	0	0	0	0	0	0	0	0	0	110	0	0	0	0	0	0	0	0	0	110
1A-10	Interior	50 x 115	\$105-129K	\$117K	0	0	0	0	0	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	7
1A-10	Interior	60 x 120	\$112-138K	\$125K	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	12
1A-10	Interior	80 x 120	\$143-188K	\$165K	0	0	0	0	0	0	0	0	0	0	22	0	0	0	0	0	0	0	0	0	22
1A-10	Interior	70 x 120	\$132-177K	\$154K	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	5

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City Sector Name		Price			Starts					Closings					Houses					Future Lots					Total	
Subdivision Name	Section Type	Min	Max	Avg	2Q12	3Q12	4Q12	1Q13	Ann	2Q12	3Q12	4Q12	1Q13	Ann	Occ	Mod	U/C	F/V	Tot	Vac	F1	F2	F3	F Tot	Lots	
1A-11	Interior	50 x 115	\$126-185K	\$155K	0	0	0	0	0	0	0	0	0	0	91	0	0	0	0	0	0	0	0	0	91	
1A-11	Interior	80 x 120	\$143-188K	\$165K	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	5	
1A-12	Interior	70 x 120	\$136-166K	\$151K	0	0	0	0	0	0	0	0	0	0	13	0	0	0	0	0	0	0	0	0	13	
1A-12	Interior	80 x 120	\$170-220K	\$195K	0	0	0	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	14	
1A-13	Interior	50 x 115	\$118-157K	\$137K	0	0	0	0	0	0	0	0	0	0	25	0	0	0	0	0	0	0	0	0	25	
1A-13	Interior	60 x 120	\$112-138K	\$125K	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	6	
1A-13	Interior	80 x 120	\$143-238K	\$190K	0	0	0	0	0	0	0	0	0	0	17	0	0	0	0	0	0	0	0	0	17	
1B-10	Interior	80 x 120	\$162-260K	\$211K	0	0	0	0	0	0	0	0	0	0	21	0	0	0	0	0	0	0	0	0	21	
3-Model Park	Interior	50 x 120	\$137-173K	\$155K	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	2	0	0	0	6	
3-Model Park	Interior	60 x 120	\$149-170K	\$159K	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	6	0	0	0	10	
3-Model Park	Interior	80 x 125	\$170-220K	\$195K	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	9	0	0	0	11	
					0	0	0	0	0	0	0	0	0	0	791	0	0	0	0	17	470	0	0	470	1278	
Windmill Farms Amber Fields																										
2B-1	Interior	60 x 120	\$147-185K	\$166K	0	0	0	0	0	0	0	0	0	0	98	0	0	0	0	0	0	0	0	0	98	
2B-2	Interior	80 x 120	\$148-199K	\$173K	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2	
2B-2	Interior	60 x 120	\$174-219K	\$196K	0	0	0	0	0	0	0	0	0	0	97	0	0	0	0	1	0	0	0	0	98	
2B-3	Interior	70 x 120	\$126-185K	\$155K	0	0	0	0	0	0	0	0	0	0	55	0	0	0	0	0	0	0	0	0	55	
2B-3	Interior	80 x 120	\$185-232K	\$208K	0	0	0	0	0	0	0	0	0	0	38	0	0	0	0	0	0	0	0	0	38	
2B-4	Interior	70 x 120	\$141-174K	\$157K	0	0	0	0	0	0	0	0	0	0	35	0	0	0	0	0	0	0	0	0	35	
2B-4	Interior	80 x 120	\$185-232K	\$208K	0	0	0	0	0	0	0	0	0	0	26	0	0	0	0	0	0	0	0	0	26	
					0	0	0	0	0	0	0	0	0	0	351	0	0	0	0	1	0	0	0	0	352	
Windmill Farms Heather Hollow																										
3C-1	Interior	50 x 115	\$159-189K	\$174K	8	0	10	0	18	3	4	4	5	16	45	1	0	6	7	43	0	0	0	0	95	
3C-1	Interior	60 x 120	\$185-232K	\$208K	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	10	
3C-2	Interior	60 x 120	\$143-238K	\$190K	0	0	0	0	0	0	0	0	0	0	11	0	0	0	0	35	0	0	0	0	46	
3C-2	Interior	70 x 120	\$125-245K	\$185K	0	5	0	5	10	0	0	2	3	5	8	0	2	3	5	22	0	0	0	0	35	
3C-2	Interior	80 x 120	\$125-245K	\$185K	0	0	0	0	0	0	0	0	0	0	14	0	0	0	0	14	0	0	0	0	28	
3C-3	Interior	60 x 120	\$143-238K	\$190K	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	17	0	0	0	0	23	
3C-3	Interior	70 x 120	\$143-238K	\$190K	0	0	1	0	1	0	0	0	0	0	0	0	0	1	1	23	0	0	0	0	24	

Residential Strategies, Inc.

Dallas: (972) 381-1400 Austin: (512) 329-2800

City Sector Name		Price			Starts					Closings					Houses					Future Lots					Total	
Subdivision Name	Section Type	Min	Max	Avg	2Q12	3Q12	4Q12	1Q13	Ann	2Q12	3Q12	4Q12	1Q13	Ann	Occ	Mod	U/C	F/V	Tot	Vac	F1	F2	F3	F Tot	Lots	
3C-3	Interior	80 x 130	\$125-245K	\$185K	0	0	0	0	0	0	0	0	0	0	9	0	0	0	0	28	0	0	0	0	37	
					8	5	11	5	29	3	4	6	8	21	93	1	2	10	13	192	0	0	0	0	298	
Windmill Farms Honeysuckle Meadows																										
2A-2	Interior	50 x 110	\$118-157K	\$137K	0	0	0	0	0	0	0	0	0	0	97	0	0	0	0	0	0	0	0	0	97	
3A-1	Interior	50 x 115	\$148-218K	\$183K	0	0	0	0	0	0	0	0	0	0	56	0	0	1	1	52	0	0	0	0	109	
3A-2	Interior	50 x 120	\$148-218K	\$183K	0	0	0	0	0	0	0	0	0	0	50	0	0	0	0	50	0	0	0	0	100	
3A-3	Interior	50 x 120	\$148-218K	\$183K	0	0	0	0	0	0	0	0	0	0	46	0	0	0	0	37	0	0	0	0	83	
3A-3	Interior	50 x 170	\$148-218K	\$183K	0	0	0	0	0	0	0	0	0	0	7	0	0	0	0	12	0	0	0	0	19	
					0	0	0	0	0	0	0	0	0	0	256	0	0	1	1	151	0	0	0	0	408	
Winners Circle																										
2	Interior	160 x 300	\$175-350K	\$262K	0	0	0	0	0	0	0	0	0	0	60	0	0	0	0	0	0	0	0	0	60	
3	Interior	150 x 300	\$175-350K	\$262K	0	0	0	0	0	0	0	0	0	0	52	0	0	0	0	2	0	0	0	0	54	
4	Interior	155 x 290	\$175-350K	\$262K	0	1	3	0	4	1	0	0	0	1	39	0	3	1	4	73	0	0	0	0	116	
					0	1	3	0	4	1	0	0	0	1	151	0	3	1	4	75	0	0	0	0	230	
City Sector Totals:					99	54	53	50	256	55	50	63	64	232	4734	12	54	53	119	1230	587	0	0	587	6670	
Subdivision Count: 17															Month's Supply:			0.6	2.8	2.7	6.2	57.7				27.5
Talty																										
Bantry Gardens																										
1	Interior	125 x 390	\$190-245K	\$217K	0	0	0	0	0	0	0	0	0	0	21	0	0	0	0	0	0	0	0	0	21	
					0	0	0	0	0	0	0	0	0	0	21	0	0	0	0	0	0	0	0	0	21	

City Sector Name		Price		Starts					Closings					Houses					Future Lots				Total		
Subdivision Name	Section Type	Min	Max	Avg	2Q12	3Q12	4Q12	1Q13	Ann	2Q12	3Q12	4Q12	1Q13	Ann	Occ	Mod	U/C	F/V	Tot	Vac	F1	F2	F3	F Tot	Lots
Founders Place																									
1	Interior	150 x 320	\$183-420K	\$301K	0	1	1	0	2	0	1	0	1	2	18	0	0	5	5	82	0	0	0	0	105
					0	1	1	0	2	0	1	0	1	2	18	0	0	5	5	82	0	0	0	0	105
Lavden Farms																									
1A	Interior	150 x 300	\$180-290K	\$235K	0	0	0	0	0	1	1	0	0	2	21	0	0	0	0	9	0	0	0	0	30
					0	0	0	0	0	1	1	0	0	2	21	0	0	0	0	9	0	0	0	0	30
Lost Creek Estates																									
1	Interior	150 x 400	\$250-450K	\$350K	0	0	0	0	0	0	0	1	0	1	56	0	0	0	0	11	0	0	0	0	67
					0	0	0	0	0	0	0	1	0	1	56	0	0	0	0	11	0	0	0	0	67
Shamrock Ridge																									
5	Interior	125 x 400	\$150-220K	\$185K	0	0	0	0	0	0	0	0	0	0	43	0	0	0	0	0	0	0	0	0	43
6	Interior	125 x 300	\$150-220K	\$185K	0	0	0	0	0	0	0	0	0	0	76	0	0	0	0	0	0	0	0	0	76
7	Interior	125 x 350	\$230-308K	\$269K	0	0	0	0	0	0	0	0	0	0	62	0	0	0	0	3	0	0	0	0	65
8	Interior	150 x 290	\$190-300K	\$245K	0	0	0	0	0	0	0	0	0	0	68	0	0	1	1	16	0	0	0	0	85
					0	0	0	0	0	0	0	0	0	0	249	0	0	1	1	19	0	0	0	0	269
City Sector Totals:					0	1	1	0	2	1	2	1	1	5	365	0	0	6	6	121	0	0	0	0	492
Subdivision Count:		5		Month's Supply:											0.0	0.0	14.4	14.4	726.0					0.0	

Residential Strategies, Inc.

Date: 05/02/2013

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Census 2010 Summary Profile

Forney Custom Area
Area: 68.22 Square Miles

	2000	2010	2000-2010 Annual Rate
Population	11,952	35,176	11.40%
Households	3,958	11,102	10.87%
Housing Units	4,133	11,679	10.95%

Population by Race	Number	Percent
Total	35,176	100.0%
Population Reporting One Race	34,365	97.7%
White	28,085	79.8%
Black	3,922	11.2%
American Indian	236	0.7%
Asian	461	1.3%
Pacific Islander	8	0.0%
Some Other Race	1,653	4.7%
Population Reporting Two or More Races	811	2.3%
Total Hispanic Population	5,604	15.9%

Population by Sex	Number	Percent
Male	17,161	48.8%
Female	18,014	51.2%

Population by Age	Number	Percent
Total	35,175	100.0%
Age 0 - 4	3,084	8.8%
Age 5 - 9	3,443	9.8%
Age 10 - 14	3,462	9.8%
Age 15 - 19	2,571	7.3%
Age 20 - 24	1,514	4.3%
Age 25 - 29	2,451	7.0%
Age 30 - 34	2,971	8.4%
Age 35 - 39	3,226	9.2%
Age 40 - 44	2,848	8.1%
Age 45 - 49	2,521	7.2%
Age 50 - 54	2,186	6.2%
Age 55 - 59	1,626	4.6%
Age 60 - 64	1,214	3.5%
Age 65 - 69	831	2.4%
Age 70 - 74	537	1.5%
Age 75 - 79	339	1.0%
Age 80 - 84	209	0.6%
Age 85+	145	0.4%
Age 18+	23,387	66.5%
Age 65+	2,061	5.9%

Median Age by Sex and Race/Hispanic Origin	Median Age
Total Population	31.8
Male	31.5
Female	32.1
White Alone	32.6
Black Alone	31.5
American Indian Alone	30.2
Asian Alone	33.0
Pacific Islander Alone	28.3
Some Other Race Alone	26.1
Two or More Races	14.7
Hispanic Population	23.7

Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.



Census 2010 Summary Profile

Forney Custom Area
Area: 68.22 Square Miles

Households by Type		
Total	11,102	100.0%
Households with 1 Person	1,288	11.6%
Households with 2+ People	9,814	88.4%
Family Households	9,468	85.3%
Husband-wife Families	7,779	70.1%
With Own Children	4,532	40.8%
Other Family (No Spouse Present)	1,689	15.2%
With Own Children	1,047	9.4%
Nonfamily Households	346	3.1%
All Households with Children	6,084	54.8%
Multigenerational Households	685	6.2%
Unmarried Partner Households	555	5.0%
Male-female	485	4.4%
Same-sex	70	0.6%
Average Household Size	3.17	

Family Households by Size		
Total	9,467	100.0%
2 People	2,790	29.5%
3 People	2,245	23.7%
4 People	2,478	26.2%
5 People	1,292	13.6%
6 People	424	4.5%
7+ People	238	2.5%
Average Family Size	3.43	

Nonfamily Households by Size		
Total	1,634	100.0%
1 Person	1,288	78.8%
2 People	292	17.9%
3 People	32	2.0%
4 People	14	0.9%
5 People	4	0.2%
6 People	4	0.2%
7+ People	0	0.0%
Average Nonfamily Size	1.27	

Population by Relationship and Household Type		
Total	35,176	100.0%
In Households	35,170	100.0%
In Family Households	33,101	94.1%
Householder	9,473	26.9%
Spouse	7,784	22.1%
Child	13,800	39.2%
Other relative	1,392	4.0%
Nonrelative	652	1.9%
In Nonfamily Households	2,069	5.9%
In Group Quarters	6	0.0%
Institutionalized Population	0	0.0%
Noninstitutionalized Population	6	0.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. Average family size excludes nonrelatives.

Source: U.S. Census Bureau, Census 2010 Summary File 1.



Census 2010 Summary Profile

Forney Custom Area
Area: 68.22 Square Miles

Family Households by Age of Householder		
Total		9,468 100.0%
Householder Age 15 - 44	5,202	54.9%
Householder Age 45 - 54	2,202	23.3%
Householder Age 55 - 64	1,258	13.3%
Householder Age 65 - 74	570	6.0%
Householder Age 75+	236	2.5%
Nonfamily Households by Age of Householder		
Total	1,635	100.0%
Householder Age 15 - 44	609	37.2%
Householder Age 45 - 54	359	22.0%
Householder Age 55 - 64	310	19.0%
Householder Age 65 - 74	211	12.9%
Householder Age 75+	146	8.9%
Households by Race of Householder		
Total	11,101	100.0%
Householder is White Alone	9,135	82.3%
Householder is Black Alone	1,234	11.1%
Householder is American Indian Alone	72	0.6%
Householder is Asian Alone	113	1.0%
Householder is Pacific Islander Alone	4	0.0%
Householder is Some Other Race Alone	414	3.7%
Householder is Two or More Races	129	1.2%
Households with Hispanic Householder	1,308	11.8%
Husband-wife Families by Race of Householder		
Total	7,778	100.0%
Householder is White Alone	6,536	84.0%
Householder is Black Alone	733	9.4%
Householder is American Indian Alone	50	0.6%
Householder is Asian Alone	77	1.0%
Householder is Pacific Islander Alone	2	0.0%
Householder is Some Other Race Alone	295	3.8%
Householder is Two or More Races	85	1.1%
Husband-wife Families with Hispanic Householder	963	12.4%
Other Families (No Spouse) by Race of Householder		
Total	1,688	100.0%
Householder is White Alone	1,244	73.7%
Householder is Black Alone	304	18.0%
Householder is American Indian Alone	13	0.8%
Householder is Asian Alone	20	1.2%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	79	4.7%
Householder is Two or More Races	28	1.7%
Other Families with Hispanic Householder	234	13.9%
Nonfamily Households by Race of Householder		
Total	1,633	100.0%
Householder is White Alone	1,354	82.9%
Householder is Black Alone	197	12.1%
Householder is American Indian Alone	9	0.6%
Householder is Asian Alone	16	1.0%
Householder is Pacific Islander Alone	2	0.1%
Householder is Some Other Race Alone	40	2.4%
Householder is Two or More Races	15	0.9%
Nonfamily Households with Hispanic Householder	112	6.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1.



Census 2010 Summary Profile

Forney Custom Area
Area: 68.22 Square Miles

Total Housing Units by Occupancy

Total	11,684	100.0%
Occupied Housing Units	11,102	95.0%
Vacant Housing Units		
For Rent	96	0.8%
Rented, not Occupied	5	0.0%
For Sale Only	229	2.0%
Sold, not Occupied	38	0.3%
For Seasonal/Recreational/Occasional Use	23	0.2%
For Migrant Workers	0	0.0%
Other Vacant	191	1.6%
Total Vacancy Rate	4.9%	

Households by Tenure and Mortgage Status

Total	11,102	100.0%
Owner Occupied	9,784	88.1%
Owned with a Mortgage/Loan	8,581	77.3%
Owned Free and Clear	1,203	10.8%
Average Household Size	3.15	
Renter Occupied	1,318	11.9%
Average Household Size	3.31	

Owner-occupied Housing Units by Race of Householder

Total	9,785	100.0%
Householder is White Alone	8,047	82.2%
Householder is Black Alone	1,086	11.1%
Householder is American Indian Alone	62	0.6%
Householder is Asian Alone	106	1.1%
Householder is Pacific Islander Alone	3	0.0%
Householder is Some Other Race Alone	362	3.7%
Householder is Two or More Races	119	1.2%
Owner-occupied Housing Units with Hispanic Householder	1,143	11.7%

Renter-occupied Housing Units by Race of Householder

Total	1,318	100.0%
Householder is White Alone	1,088	82.5%
Householder is Black Alone	149	11.3%
Householder is American Indian Alone	10	0.8%
Householder is Asian Alone	7	0.5%
Householder is Pacific Islander Alone	1	0.1%
Householder is Some Other Race Alone	53	4.0%
Householder is Two or More Races	10	0.8%
Renter-occupied Housing Units with Hispanic Householder	165	12.5%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	3.11
Householder is Black Alone	3.20
Householder is American Indian Alone	3.10
Householder is Asian Alone	3.65
Householder is Pacific Islander Alone	2.25
Householder is Some Other Race Alone	4.01
Householder is Two or More Races	3.64
Householder is Hispanic	3.87

Source: U.S. Census Bureau, Census 2010 Summary File 1.



1990-2000 Comparison Profile

Forney Custom Area
Area: 68.22 Square Miles

	1990		Census 2000		1990-2000
	Number	Percent	Number	Percent	Annual Rate
Total Population	6,745	-	11,713	-	5.67%
Total Households	2,307	100.0%	3,876	100.0%	5.33%
Average Household Size	2.92	-	3.02	-	0.34%
Total Families	1,914	83.0%	3,272	84.4%	5.51%
Average Family Size	3.25	-	3.30	-	0.15%
Per Capita Income	\$13,151	-	\$22,737	-	5.63%
Total Housing Units	2,539	-	4,046	-	4.77%

Population by Sex					
Male	3,306	49.0%	5,835	49.8%	5.85%
Female	3,439	51.0%	5,877	50.2%	5.51%

Population by Age					
Total	6,745	100.0%	11,713	100.0%	5.67%
Age 0 - 4	537	8.0%	879	7.5%	5.05%
Age 5 - 9	620	9.2%	1,033	8.8%	5.24%
Age 10 - 14	563	8.3%	1,113	9.5%	7.05%
Age 15 - 19	516	7.7%	956	8.2%	6.36%
Age 20 - 24	350	5.2%	512	4.4%	3.88%
Age 25 - 29	472	7.0%	674	5.8%	3.63%
Age 30 - 34	645	9.6%	888	7.6%	3.25%
Age 35 - 39	654	9.7%	1,111	9.5%	5.44%
Age 40 - 44	560	8.3%	1,173	10.0%	7.67%
Age 45 - 49	406	6.0%	905	7.7%	8.35%
Age 50 - 54	360	5.3%	704	6.0%	6.94%
Age 55 - 59	285	4.2%	508	4.3%	5.95%
Age 60 - 64	242	3.6%	412	3.5%	5.46%
Age 65 - 69	199	3.0%	300	2.6%	4.19%
Age 70 - 74	123	1.8%	232	2.0%	6.55%
Age 75 - 79	94	1.4%	154	1.3%	5.06%
Age 80 - 84	60	0.9%	86	0.7%	3.67%
Age 85+	58	0.9%	71	0.6%	2.04%
Median Age	32.4		33.9		0.45%
Age 18+	4,668	69.2%	8,036	68.6%	5.58%
Age 65+	534	7.9%	844	7.2%	4.68%

Households by Household Income					
Household Income Base	2,301	100.0%	3,876	100.0%	5.35%
< \$15,000	456	19.8%	282	7.3%	-4.69%
\$15,000 - \$24,999	334	14.5%	305	7.9%	-0.90%
\$25,000 - \$34,999	396	17.2%	345	8.9%	-1.37%
\$35,000 - \$49,999	503	21.9%	584	15.1%	1.50%
\$50,000 - \$74,999	416	18.1%	1,003	25.9%	9.20%
\$75,000 - \$99,999	113	4.9%	712	18.4%	20.21%
\$100,000 - \$149,999	57	2.5%	498	12.8%	24.20%
\$150,000+	26	1.1%	146	3.8%	18.83%
Median Household Income	\$33,566		\$61,705		6.28%
Average Household Income	\$38,036		\$67,615		5.92%

Data Note: Detail may not sum to totals due to rounding. Census 2000 medians are computed from reported data distributions. The "1990-2000 Annual Rate" is an annual compound rate.

Source: U.S. Bureau of the Census, 2000 Census Population and Housing.



1990-2000 Comparison Profile

Forney Custom Area
Area: 68.22 Square Miles

Families by Family Income	1990		Census 2000		1990-2000
	Number	Percent	Number	Percent	Annual Rate
Family Income Base	2,007	100.0%	3,306	100.0%	5.12%
< \$15,000	283	14.1%	136	4.1%	-7.07%
\$15,000 - \$24,999	305	15.2%	187	5.7%	-4.77%
\$25,000 - \$34,999	372	18.5%	273	8.3%	-3.05%
\$35,000 - \$49,999	466	23.2%	489	14.8%	0.48%
\$50,000 - \$74,999	392	19.6%	928	28.1%	9.00%
\$75,000 - \$99,999	106	5.3%	683	20.7%	20.48%
\$100,000 - \$149,999	57	2.8%	467	14.1%	23.41%
\$150,000+	25	1.3%	142	4.3%	18.97%
Median Family Income	\$36,450		\$65,303		6.00%
Average Family Income	\$39,749		\$72,981		6.26%

Households by Poverty Status and Household Type					
Total	2,301	100.0%	3,876	100.0%	5.35%
Below Poverty Level	302	13.1%	171	4.4%	-5.53%
Married-Couple Family	117	5.1%	50	1.3%	-8.15%
Other Family - Male householder, No Wife	29	1.3%	0	0.0%	-100.00%
Other Family - Female householder, No Husband	32	1.4%	38	1.0%	1.73%
Nonfamily Households	123	5.4%	83	2.1%	-3.86%
At or Above Poverty Level	1,999	86.9%	3,705	95.6%	6.36%
Married-Couple Family	1,545	67.2%	2,783	71.8%	6.06%
Other Family - Male householder, No Wife	89	3.9%	99	2.6%	1.07%
Other Family - Female householder, No Husband	119	5.2%	335	8.7%	10.90%
Nonfamily Households	246	10.7%	487	12.6%	7.07%

Households by Type					
Total	2,307	100.0%	3,876	100.0%	5.33%
Family Households	1,914	83.0%	3,272	84.4%	5.51%
Married-couple Families	1,649	71.5%	2,772	71.5%	5.33%
With Related Children	947	41.0%	1,604	41.4%	5.41%
Other Family (No Spouse Present)	265	11.5%	501	12.9%	6.58%
With Related Children	176	7.6%	346	8.9%	6.99%
Nonfamily Households	393	17.0%	604	15.6%	4.39%
Householder Living Alone	340	14.7%	501	12.9%	3.95%
Householder not Living Alone	53	2.3%	102	2.6%	6.77%
Households with Related Children	1,123	48.7%	1,951	50.3%	5.68%

Households by Vehicles Available					
Total	2,300	100%	3,876	100%	5.36%
None	69	3.0%	120	3.1%	5.69%
1	591	25.7%	730	18.8%	2.13%
2	987	42.9%	1,903	49.1%	6.79%
3	472	20.5%	746	19.3%	4.68%
4	141	6.1%	250	6.4%	5.89%
5+	40	1.7%	126	3.2%	12.16%
Average Number of Vehicles Available	2.1		2.2		0.47%

Source: U.S. Bureau of the Census, 2000 Census Population and Housing.



1990-2000 Comparison Profile

Forney Custom Area
Area: 68.22 Square Miles

Housing Units by Occupancy	1990		Census 2000		1990-2000
	Number	Percent	Number	Percent	Annual Rate
Total	2,540	100.0%	4,048	100.0%	4.77%
Occupied Housing Units	2,307	90.8%	3,876	95.8%	5.33%
Owner Occupied Housing Units	1,870	73.6%	3,393	83.8%	6.14%
Renter Occupied Housing Units	437	17.2%	483	11.9%	1.01%
Vacant Housing Units	232	9.2%	172	4.2%	-2.95%
For Rent	84	3.3%	32	0.8%	-9.20%
For Sale Only	62	2.4%	48	1.2%	-2.53%
Rented or Sold, Not Occupied	11	0.4%	31	0.8%	10.92%
For Seasonal/Recreational/Occasional Use	15	0.6%	12	0.3%	-2.21%
For Migrant Workers	2	0.1%	0	0.0%	-100.00%
Other Vacant	60	2.4%	50	1.2%	-1.81%

Housing Units by Units in Structure					
Total	2,539	100.0%	4,046	100.0%	4.77%
1, Detached	2,012	79.2%	3,349	82.8%	5.23%
1, Attached	17	0.7%	37	0.9%	8.09%
2	16	0.6%	9	0.2%	-5.59%
3 or 4	39	1.5%	35	0.9%	-1.08%
5 to 9	76	3.0%	82	2.0%	0.76%
10 to 19	44	1.7%	10	0.2%	-13.77%
20+	0	0.0%	36	0.9%	0.00%
Mobile Home	315	12.4%	459	11.3%	3.84%
Other	21	0.8%	29	0.7%	3.28%

Specified Owner Occupied Housing Units by Value					
Total	1,425	100.0%	2,746	100.0%	6.78%
< \$50,000	250	17.6%	70	2.5%	-11.95%
\$50,000 - \$99,999	795	55.8%	890	32.4%	1.14%
\$100,000 - \$149,999	283	19.9%	852	31.0%	11.65%
\$150,000 - \$199,999	67	4.7%	670	24.4%	25.89%
\$200,000 - \$299,999	22	1.6%	226	8.2%	26.23%
\$300,000 - \$499,999	6	0.4%	31	1.1%	17.85%
\$500,000 +	1	0.1%	8	0.3%	23.11%
Median Home Value	\$72,994		\$123,363		5.39%
Average Home Value	\$84,267		\$132,196		4.61%

Specified Renter Occupied Housing Units by Rent					
Total	400	100.0%	449	100.0%	1.16%
With Cash Rent	370	92.5%	412	91.7%	1.08%
< \$200	35	8.7%	27	6.1%	-2.56%
\$200 - \$499	263	65.9%	193	43.1%	-3.05%
\$500 - \$749	66	16.6%	131	29.2%	7.10%
\$750 - \$999	3	0.7%	32	7.1%	26.71%
\$1000 +	2	0.5%	28	6.2%	30.20%
No Cash Rent	30	7.5%	37	8.3%	2.12%
Median Rent	\$310		\$452		3.84%
Average Rent	\$352		\$479		3.13%

Data Note: Specified owner occupied Housing Units include only single family units on less than 10 acres, with no business or medical office on site. Specified renter occupied HUs exclude single family units on 10+ acres. Average Rent excludes units paying no cash rent. Rent, Home Value and Units in Structure data are complete counts in 1990 and sample counts in 2000, so changes in enumeration can affect comparability.

Source: U.S. Bureau of the Census, 2000 Census Population and Housing.



1990-2000 Comparison Profile

Forney Custom Area
Area: 68.22 Square Miles

Population 16+ by Employment Status	1990		Census 2000		1990-2000
	Number	Percent	Number	Percent	Annual Rate
Total	4,855	100.0%	8,583	100.0%	5.86%
In Labor Force	3,425	70.5%	6,241	72.7%	6.18%
Civilian Employed	3,254	67.0%	6,049	70.5%	6.40%
Civilian Unemployed	163	3.4%	185	2.2%	1.27%
In Armed Forces	8	0.2%	7	0.1%	-1.33%
Not in Labor Force	1,430	29.5%	2,342	27.3%	5.06%
Workers 16+ by Place of Work					
Total	3,210	100.0%	5,956	100.0%	6.38%
Worked in State of Residence	3,193	99.5%	5,922	99.4%	6.37%
Worked in County of Residence	851	26.5%	1,448	24.3%	5.46%
Worked outside County of Residence	2,342	73.0%	4,474	75.1%	6.69%
Worked outside State of Residence	17	0.5%	35	0.6%	7.49%
Workers 16+ by Transportation to Work					
Total	3,210	100.0%	5,956	100.0%	6.38%
Drove Alone - Car, Truck or Van	2,503	78.0%	4,969	83.4%	7.10%
Carpooled - Car, Truck or Van	535	16.7%	667	11.2%	2.23%
Public Transportation	0	0.0%	32	0.5%	0.00%
Walked	74	2.3%	55	0.9%	-2.92%
Other Means	16	0.5%	74	1.2%	16.55%
Worked at Home	82	2.5%	159	2.7%	6.85%
Workers 16+ by Travel Time to Work					
Total	3,210	100.0%	5,956	100.0%	6.38%
Did not Work at Home	3,128	97.5%	5,797	97.3%	6.36%
Less than 5 minutes	170	5.3%	115	1.9%	-3.83%
5 to 9 minutes	282	8.8%	454	7.6%	4.88%
10 to 19 minutes	533	16.6%	927	15.6%	5.69%
20 to 24 minutes	324	10.1%	656	11.0%	7.31%
25 to 34 minutes	655	20.4%	1,294	21.7%	7.05%
35 to 44 minutes	321	10.0%	568	9.5%	5.87%
45 to 59 minutes	507	15.8%	1,006	16.9%	7.09%
60 to 89 minutes	248	7.7%	623	10.5%	9.65%
90 or more minutes	89	2.8%	154	2.6%	5.64%
Worked at Home	82	2.5%	159	2.7%	6.85%
Average Travel Time to Work (in minutes)	29.9		32.8		0.93%
Population 15+ by Sex and Marital Status					
Total	5,025	100.0%	8,785	100.0%	5.75%
Females	2,580	51.3%	4,467	50.9%	5.64%
Never Married	392	7.8%	675	7.7%	5.58%
Married, not Separated	1,693	33.7%	3,072	35.0%	6.14%
Married, Separated	56	1.1%	27	0.3%	-7.04%
Widowed	222	4.4%	281	3.2%	2.38%
Divorced	218	4.3%	413	4.7%	6.60%
Males	2,445	48.7%	4,318	49.1%	5.85%
Never Married	518	10.3%	1,010	11.5%	6.91%
Married, not Separated	1,694	33.7%	2,949	33.6%	5.70%
Married, Separated	45	0.9%	57	0.6%	2.39%
Widowed	29	0.6%	53	0.6%	6.22%
Divorced	159	3.2%	248	2.8%	4.55%

Data Note: Marital status data are complete counts in 1990 and sample counts in 2000, so changes in enumeration can affect comparability.

Source: U.S. Bureau of the Census, 2000 Census Population and Housing.



1990-2000 Comparison Profile

Forney Custom Area
Area: 68.22 Square Miles

Population by Race	1990		Census 2000		1990-2000
	Number	Percent	Number	Percent	Annual Rate
Total	6,745	100.0%	11,713	100.0%	5.67%
White Alone	5,932	87.9%	10,309	88.0%	5.68%
Black or African American Alone	577	8.6%	687	5.9%	1.76%
American Indian or Alaskan Native Alone	19	0.3%	59	0.5%	12.00%
Asian Alone	3	0.1%	33	0.3%	27.10%
Pacific Islander Alone	3	0.0%	8	0.1%	10.31%
Some Other Race Alone	139	2.1%	457	3.9%	12.64%
Two or More Races	71	1.0%	159	1.4%	8.40%
Diversity Index	28.0		32.7		1.56%

Hispanic Population by Race					
	1990	Percent	2000	Percent	Annual Rate
Total	272	100.0%	853	100.0%	12.11%
White Alone	119	43.9%	338	39.6%	11.00%
Black or African American Alone	7	2.6%	1	0.1%	-17.68%
American Indian or Alaskan Native Alone	5	1.9%	5	0.6%	0.00%
Asian or Pacific Islander Alone	0	0.0%	1	0.1%	0.00%
Some Other Race Alone	136	50.2%	455	53.3%	12.84%
Two or More Races	4	1.5%	54	6.4%	29.73%

Population 3+ by School Enrollment					
	1990	Percent	2000	Percent	Annual Rate
Total	6,381	100.0%	11,263	100.0%	5.85%
Enrolled in Public Preschool/Kindergarten	66	1.0%	304	2.7%	16.50%
Enrolled in Private Preschool/Kindergarten	36	0.6%	145	1.3%	14.95%
Enrolled in Public Elementary/High School	1,393	21.8%	2,453	21.8%	5.82%
Enrolled in Private Elementary/High School	55	0.9%	88	0.8%	4.81%
Enrolled in Public College	203	3.2%	292	2.6%	3.70%
Enrolled in Private College	44	0.7%	91	0.8%	7.54%
Not Enrolled in School	4,582	71.8%	7,889	70.0%	5.58%

Population 25+ by Educational Attainment					
	1990	Percent	2000	Percent	Annual Rate
Total	4,187	100.0%	7,337	100.0%	5.77%
Less than 9th Grade	378	9.0%	301	4.1%	-2.25%
9th to 12th Grade, No Diploma	671	16.0%	827	11.3%	2.11%
High School Graduate	1,368	32.7%	2,209	30.1%	4.91%
Some College, No Degree	998	23.8%	2,099	28.6%	7.72%
Associate Degree	264	6.3%	641	8.7%	9.28%
Bachelor's Degree	326	7.8%	961	13.1%	11.42%
Master's/Professional/Doctorate Degree	182	4.3%	299	4.1%	5.09%

Data Note: The 1990 Census reported population by single races only. Esri estimates the multiracial population from 1990 Census data for the total population. In the 1990 Census, "Asian" and "Pacific Islander" were not reported separately for the Hispanic Origin population. To compare the data, "Asian" and "Pacific Islander" are combined in 2000. The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that 2 persons, chosen at random from the same area, belong to different race or ethnic groups.

Source: U.S. Bureau of the Census, 2000 Census Population and Housing.