



## Demographics

### Overview of city and study area population trends:

Harrisonburg has experienced a population boom over the last 30 years in large correlation to the growth at James Madison University. In more recent years that population boom has continued with the Harrisonburg Metro area being the second fastest growing metro in the state between 2010 and 2020.

<b>Area</b>	<b>July 1, 2020 Estimate</b>
Harrisonburg	54,049
Virginia	8,586,967

Source: Weldon Cooper Center for Public Service

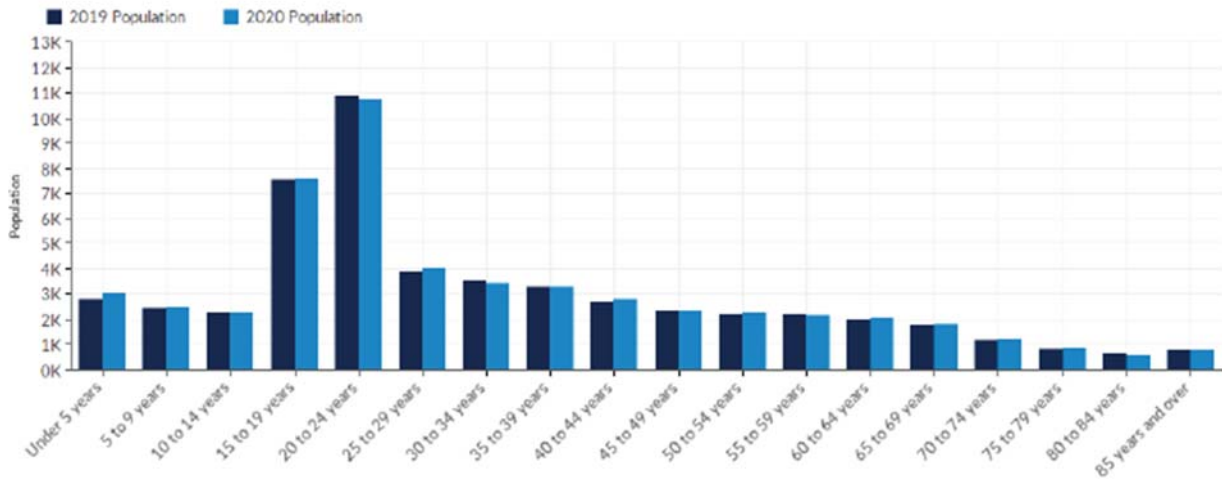
### Population Trends in Local Cities 1990-2020

<b>City</b>	<b>1990</b>	<b>2020</b>
Harrisonburg	30,707	54,049
Charlottesville	40,341	49,447
Staunton	24,461	25,110
Winchester	21,947	28,310

Source: Weldon Cooper Center for Public Service



## Population by Age Cohort



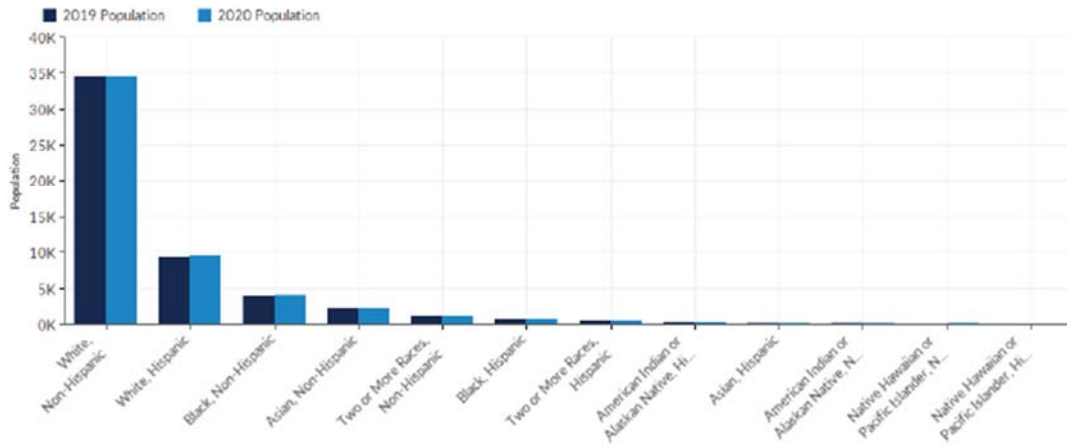
Age Cohort	2019 Population	2020 Population	Change	% Change	2019 % of Cohort
Under 5 years	2,790	2,996	206	7%	5.26%
5 to 9 years	2,452	2,470	18	1%	4.63%
10 to 14 years	2,240	2,257	17	1%	4.23%
15 to 19 years	7,529	7,579	50	1%	14.20%
20 to 24 years	10,864	10,712	-152	-1%	20.49%
25 to 29 years	3,831	3,993	162	4%	7.23%
30 to 34 years	3,487	3,399	-88	-3%	6.58%
35 to 39 years	3,264	3,284	20	1%	6.16%
40 to 44 years	2,682	2,753	71	3%	5.06%
45 to 49 years	2,341	2,349	8	0%	4.42%
50 to 54 years	2,209	2,217	8	0%	4.17%
55 to 59 years	2,173	2,163	-10	0%	4.10%
60 to 64 years	1,978	2,029	51	3%	3.73%
65 to 69 years	1,746	1,814	68	4%	3.29%
70 to 74 years	1,180	1,240	60	5%	2.23%
75 to 79 years	839	874	35	4%	1.58%

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80 to 84 years	618	605	-13	-2%	1.17%
85 years and over	793	792	-1	0%	1.50%
<b>Total</b>	<b>53,016</b>	<b>53,525</b>	<b>510</b>	<b>1%</b>	<b>100.00%</b>

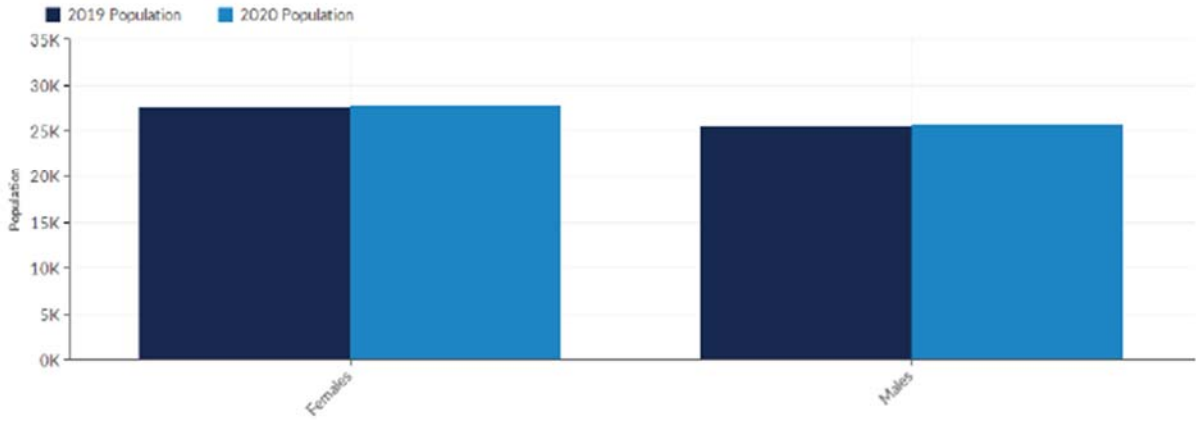
### Population by Race/Ethnicity



Race/Ethnicity	2019 Population	2020 Population	Change	% Change	2019 % of Cohort
White, Non-Hispanic	34,445	34,385	-60	0%	64.97%
White, Hispanic	9,337	9,598	261	3%	17.61%
Black, Non-Hispanic	3,948	4,027	79	2%	7.45%
Asian, Non-Hispanic	2,210	2,256	46	2%	4.17%
Two or More Races, Non-Hispanic	1,226	1,251	25	2%	2.31%
Black, Hispanic	771	812	41	5%	1.45%
Two or More Races, Hispanic	400	471	71	18%	0.75%
American Indian or Alaskan Native, Hispanic	310	321	11	4%	0.58%
Asian, Hispanic	128	137	9	7%	0.24%
American Indian or Alaskan Native, Non-Hispanic	118	130	12	10%	0.22%
Native Hawaiian or Pacific Islander, Non-Hispanic	71	76	5	7%	0.13%
Native Hawaiian or Pacific Islander, Hispanic	52	61	9	17%	0.10%
<b>Total</b>	<b>53,016</b>	<b>53,525</b>	<b>509</b>	<b>1%</b>	<b>100.00%</b>



## Population by Gender



Gender	2019 Population	2020 Population	Change	% Change	2019 % of Cohort
Females	27,520	27,791	271	1%	51.91%
Males	25,496	25,734	238	1%	48.09%
<b>Total</b>	<b>53,016</b>	<b>53,525</b>	<b>509</b>	<b>1%</b>	<b>100.00%</b>

Source: Emsi Q2 2021 Data Set



## Population Distribution

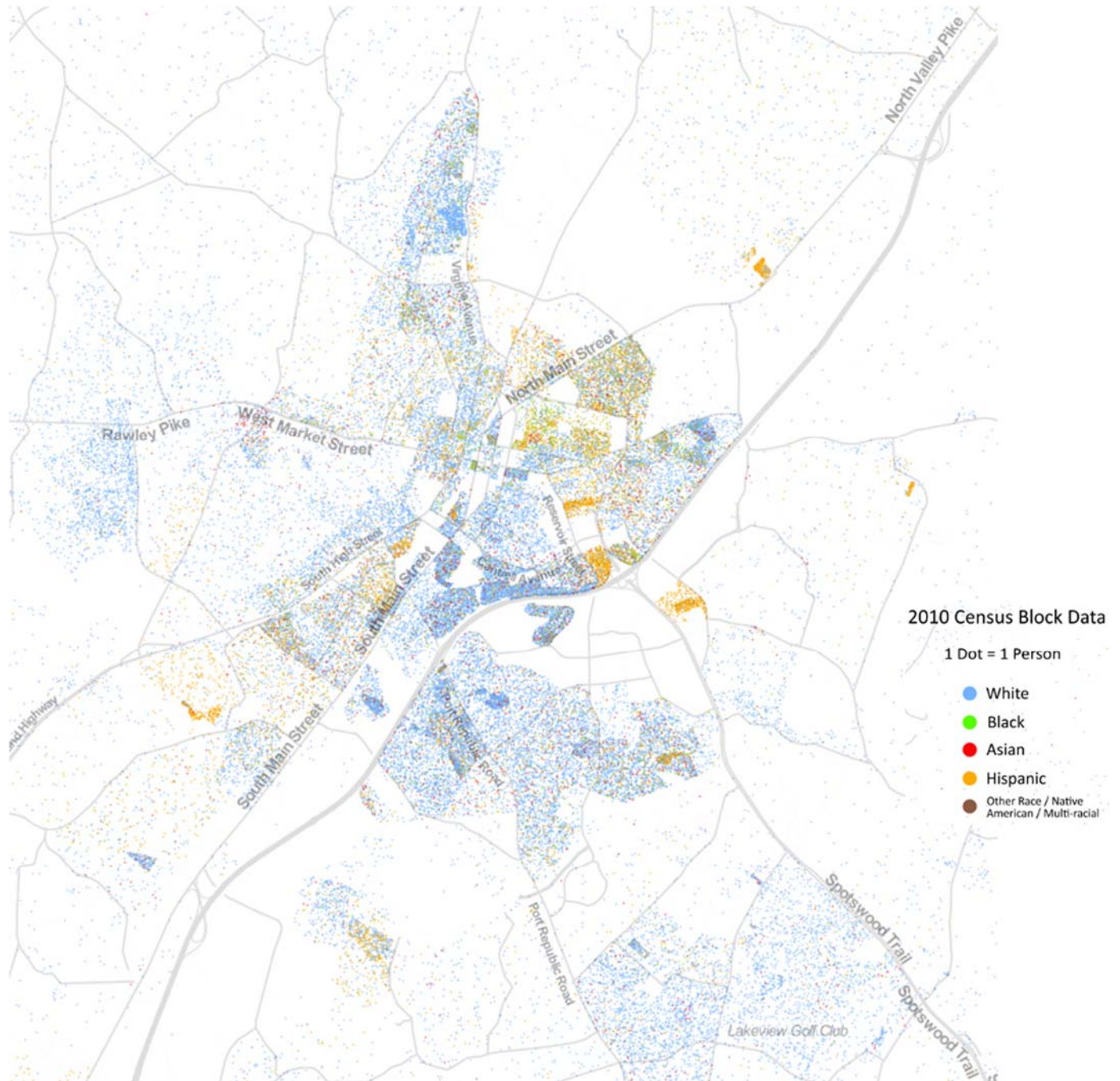


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Households

<b>Housing Units</b>	<b>Estimate</b>	<b>Percent</b>
Total Housing Units	18,261	18,261
Occupied Housing Units	16,723	91.6%
Vacant Housing Units	1,538	8.4%
Homeowner Vacancy Rate	1.4	X
Rental Vacancy Rate	4.0	X

Source: U.S. Census American Community Survey

<b>Housing Tenure</b>	<b>Estimate</b>	<b>Percent</b>
Occupied Housing Units	16,723	16,723
Owner Occupied	6,621	39.6%
Renter Occupied	10,102	60.4%
Avg. Household Size – Owner Occupied	2.64	X
Avg. Household Size – Renter Occupied	2.82	X

Source: U.S. Census American Community Survey

Education Levels

<b>Population 18-24 Years</b>	<b>Estimate</b>	<b>Percent</b>
Less Than High School Graduate	380	2.2%
High School Graduate	3,915	22.3%
Some College or Associate’s Degree	11,883	67.7%
Bachelor’s Degree or Higher	1,384	7.9%

Source: U.S. Census American Community Survey

<b>Population 25 Years and Over</b>	<b>Estimate</b>	<b>Percent</b>
Less Than 9 <sup>th</sup> Grade	2,255	8.4%
9 <sup>th</sup> to 12 <sup>th</sup> grade, No Diploma	2,099	7.8%
High School Graduate	6,909	25.6%
Some College, No Degree	4,126	15.3%
Associate’s Degree	1,818	6.7%
Bachelor’s Degree	5,459	20.2%
Graduate or Professional Degree	4,336	16.1%



High School Graduate or Higher	22,648	83.9%
Bachelor's Degree or Higher	9,795	36.3%

Source: U.S. Census American Community Survey