Unincorporated Coconino Housing Profile

Total Population

	1990	2000	% of county total in 2000	1990 – 2000 % Growth
Uninc. Coconino	40,397	52,739	45.3%	30.6%
Coconino County	96,591	116,320	-	20.4%

Median Household Income

	1990	2000
Uninc. Coconino	$22,083	$39,253
Coconino County	$26,112	$38,256
Arizona	$27,540	$39,067

Racial Composition

Race	1990	2000	% of total population 2000
White	17,176	24,503	46.5%
African American	146	168	0.3%
Native American	22,318	25,893	49.1%
Asian	117	166	0.3%
Other	640	2,009	3.8%
Hispanic	1,709	2,973	5.6%

Household Characteristics

	1990	2000
Total Households	12,130	17,384
Homeownership Rate	70.0%	73.9%
Average Household Size	3.26	3.02

Age Distribution

Age Group	1990	2000	% of total population 2000
Under 20	15,789	18,665	35.4%
20 – 54 yrs	18,975	25,284	47.9%
55 & Over	5,633	8,790	16.7%
Median Age	27.9	32.5	

Housing Inventory by Unit Type

Unit Type	1990	2000	% of all units in 2000	1990 – 2000 % Growth
Single Family	14,036	19,094	68.8%	36.0%
Townhouse / Condo	427	810	2.9%	89.7%
Multi-family Units	1,483	1,291	4.7%	-12.9%
Manufactured Home	5,364	6,110	22.0%	13.9%
Other Units	1,402	450	1.6%	-67.9%
Total Units	22,712	27,755	-	22.2%

Assisted Housing Units Produced between 1996 - 2000

Unincorporated Coconino	10
Coconino	160

Housing Affordability Gap

	Unincorporated Coconino	Coconino
Total Gap	815	5,232
Gap as a % of Total households	3.6%	15.3%
% of Median household Income where total gap occurs	62.0%	

Median Multi-Family Rent in 2000

	Complexes Built Before 1995	Complexes Built After 1995
Median Rent	$0	$0
# of Units Surveyed	0	0

Single Family Home Sales Activity

	NEW		RESALE		TOTAL	
Year	# of Sales	Median Sales Price	# of Sales	Median Sales Price	# of Sales	Median Sales Price
1996	94	$140,000	336	$120,000	430	$128,500
1997	66	$154,500	285	$127,833	351	$136,250
1998	48	$147,000	328	$134,500	376	$138,333
1999	34	$145,000	417	$148,375	451	$147,875
2000	7	$165,500	417	$158,875	424	$159,000