

# Unincorporated Yavapai Housing Profile

## Total Population

	<i>1990</i>	<i>2000</i>	<i>% of county total in 2000</i>	<i>1990 – 2000 % Growth</i>
Uninc. Yavapai	45,136	69,636	41.6%	54.3%
Yavapai County	107,714	167,517	-	55.5%

## Median Household Income

	<i>1990</i>	<i>2000</i>
Uninc. Yavapai	\$23,000	\$35,211
Yavapai County	\$22,060	\$34,901
Arizona	\$27,540	\$39,067

## Racial Composition

<i>Race</i>	<i>1990</i>	<i>2000</i>	<i>% of total population 2000</i>
White	43,587	65,134	93.5%
African American	88	213	0.3%
Native American	508	831	1.2%
Asian	207	259	0.4%
Other	746	3,199	4.6%
Hispanic	2,605	5,964	8.6%

## Household Characteristics

	<i>1990</i>	<i>2000</i>
Total Households	18,228	28,942
Homeownership Rate	76.7%	79.9%
Average Household Size	2.17	2.37

## Age Distribution

<i>Age Group</i>	<i>1990</i>	<i>2000</i>	<i>% of total population 2000</i>
Under 20	11,118	16,390	23.5%
20 – 54 yrs	17,953	28,679	41.2%
55 & Over	16,065	24,567	35.3%

Median Age	42.9	45.6
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### Housing Inventory by Unit Type

<i>Unit Type</i>	<i>1990</i>	<i>2000</i>	<i>% of all units in 2000</i>	<i>1990 – 2000 % Growth</i>
Single Family	14,054	21,424	60.0%	52.4%
Townhouse / Condo	900	1,255	3.5%	39.4%
Multi-family Units	839	1,342	3.8%	60.0%
Manufactured Home	7,718	10,642	29.8%	37.9%
Other Units	223	1,034	2.9%	363.7%
Total Units	23,734	35,697	-	50.4%

### 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

<i>Year</i>	<i>NEW</i>		<i>RESALE</i>		<i>TOTAL</i>	
	<i># of Sales</i>	<i>Median Sales Price</i>	<i># of Sales</i>	<i>Median Sales Price</i>	<i># of Sales</i>	<i>Median Sales Price</i>
1996	29	\$132,750	1,488	\$89,781	1,683	\$95,238
1997	21	\$138,000	818	\$109,333	938	\$112,200
1998	13	\$166,000	924	\$119,929	1,056	\$123,417
1999	25	\$132,500	1,097	\$126,400	1,256	\$127,250
2000	16	\$116,000	1,177	\$135,833	1,187	\$135,833

### Assisted Housing Units Produced between 1996 - 2000

Unincorporated Yavapai	53
Yavapai	205

### Housing Affordability Gap

	Unincorporated Yavapai	Yavapai
Total Gap	3,583	11,950
Gap as a % of Total households	15.1%	17.1%
% of Median household Income where total gap occurs	71.0%	