

Housing Profile

Parish Boundaries: St. James the Greater (White Oak)

Population		Households	
2010 Total Population	16,303	2021 Median Household Income	\$83,909
2021 Total Population	16,029	2026 Median Household Income	\$92,684
2026 Total Population	15,875	2021-2026 Annual Rate	2.01%
2021-2026 Annual Rate	-0.19%		

Housing Units by Occupancy Status and Tenure	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	7,068	100.0%	7,062	100.0%	7,047	100.0%
Occupied	6,683	94.6%	6,680	94.6%	6,634	94.1%
Owner	5,498	77.8%	5,512	78.1%	5,520	78.3%
Renter	1,185	16.8%	1,168	16.5%	1,114	15.8%
Vacant	385	5.4%	382	5.4%	414	5.9%

Owner Occupied Housing Units by Value	2021		2026	
	Number	Percent	Number	Percent
Total	5,512	100.0%	5,520	100.0%
<\$50,000	71	1.3%	22	0.4%
\$50,000-\$99,999	259	4.7%	95	1.7%
\$100,000-\$149,999	1,168	21.2%	666	12.1%
\$150,000-\$199,999	1,256	22.8%	1,027	18.6%
\$200,000-\$249,999	700	12.7%	709	12.8%
\$250,000-\$299,999	500	9.1%	564	10.2%
\$300,000-\$399,999	852	15.5%	1,209	21.9%
\$400,000-\$499,999	422	7.7%	669	12.1%
\$500,000-\$749,999	256	4.6%	506	9.2%
\$750,000-\$999,999	28	0.5%	53	1.0%
\$1,000,000-\$1,499,999	0	0.0%	0	0.0%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	0	0.0%	0	0.0%

Median Value	\$200,143	\$271,365
Average Value	\$245,755	\$302,917

Census 2010 Housing Units	Number	Percent
Total	7,068	100.0%
In Urbanized Areas	7,068	100.0%
In Urban Clusters	0	0.0%
Rural Housing Units	0	0.0%

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Parish Boundaries: St. James the Greater (White Oak)

Census 2010 Owner Occupied Housing Units by Mortgage Status			Number	Percent
Total			5,497	100.0%
Owned with a Mortgage/Loan			3,885	70.7%
Owned Free and Clear			1,612	29.3%
Census 2010 Vacant Housing Units by Status			Number	Percent
Total			382	100.0%
For Rent			126	33.0%
Rented- Not Occupied			4	1.0%
For Sale Only			96	25.1%
Sold - Not Occupied			27	7.1%
Seasonal/Recreational/Occasional Use			26	6.8%
For Migrant Workers			0	0.0%
Other Vacant			103	27.0%
Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			Owner Occupied Units	
	Occupied Units		Number	% of Occupied
Total	6,682		5,497	82.3%
15-24	155		50	32.3%
25-34	859		585	68.1%
35-44	1,016		797	78.4%
45-54	1,563		1,324	84.7%
55-64	1,275		1,104	86.6%
65-74	845		767	90.8%
75-84	721		653	90.6%
85+	248		217	87.5%
Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			Owner Occupied Units	
	Occupied Units		Number	% of Occupied
Total	6,682		5,498	82.3%
White Alone	6,340		5,356	84.5%
Black/African American Alone	229		73	31.9%
American Indian/Alaska Native	5		2	40.0%
Asian Alone	51		42	82.4%
Pacific Islander Alone	0		0	0.0%
Other Race Alone	11		3	27.3%
Two or More Races	46		22	47.8%
Hispanic Origin	34		14	41.2%
Census 2010 Occupied Housing Units by Size and Home Ownership			Owner Occupied Units	
	Occupied Units		Number	% of Occupied
Total	6,682		5,497	82.3%
1-Person	1,817		1,280	70.4%
2-Person	2,380		2,076	87.2%
3-Person	1,024		870	85.0%
4-Person	848		741	87.4%
5-Person	400		348	87.0%
6-Person	151		130	86.1%
7+ Person	62		52	83.9%
2021 Housing Affordability				
Housing Affordability Index			199	
Percent of Income for Mortgage			10.0%	