



> [Home](#) > [Data](#) > [Back to Community Profiles](#)

Community Profile for Farmington Hills

Population and Households Overview

Component	1990 Census ¹	2000 Census	May 2007 SEMCOG	2030 Forecast
Household Population	73,660	80,798	79,069	74,921
Group Quarters Population	954	1,313	1,313	1,902
Total Population	74,614	82,111	80,382	76,823
Households	29,217	33,559	33,714	35,761
Housing Units	31,154	34,858	35,469	n/a
Household Size	2.52	2.41	2.35	2.10

1 - Revisions to 1990 total population and households by the U.S. Census Bureau have also been applied to 1990 household population and housing units by SEMCOG.

Population by Age

Age Groups	1990 Census	2000 Census	2030 Forecast
Age 0-4	4,911 (7%)	4,904 (6%)	4,336 (6%)
Age 5-17	11,993 (16%)	14,038 (17%)	11,118 (14%)
Age 18-34	20,374 (27%)	17,383 (21%)	14,474 (19%)
Age 35-64	28,600 (38%)	33,983 (41%)	24,997 (33%)
Age 65+	8,774 (12%)	11,803 (14%)	21,898 (29%)
Total Population	74,614 ²	82,111	76,823

2 - 1990 total population does not equal the sum of the age populations due to revisions to total population by the U.S. Census Bureau.

Population by Race and Hispanic Origin

Race	1990 Census	2000 Census	2000 Census Alone or Combined
White	70,073 (94%)	68,107 (83%)	69,510 (83%)
Black	1,429 (2%)	5,699 (7%)	6,079 (7%)
American Indian	129 (0%)	142 (0%)	461 (1%)
Asian	2,864 (4%)	6,188 (8%)	6,697 (8%)
Pacific Islander	6 (0%)	15 (0%)	48 (0%)
Other Race	151 (0%)	376 (0%)	995 (1%)
Multi-Racial	n/a	1,584 (2%)	n/a
Total Population	74,614 ³	82,111	83,790 ⁴
Hispanic Origin	887 (1%)	1,211 (1%)	n/a
Not of Hispanic Origin	73,765 (99%)	80,900 (99%)	n/a

3 - 1990 total population does not equal the sum of the racial populations due to revisions to total population by the U.S. Census Bureau.

4 - 2000 total here will exceed total population as those persons marking more than one race are counted in each race category they marked.

Population Age 25 or Older by Education

Highest Level of Educational Attainment	1990 Census	2000 Census
Did Not Graduate High School	5,561 (11%)	4,790 (8%)
Graduated High School	10,320 (20%)	10,203 (18%)
Some College, No Degree	10,460 (20%)	11,389 (20%)
Associate Degree	3,540 (7%)	3,620 (6%)
Bachelor's Degree	13,656 (27%)	16,271 (28%)
Graduate or Professional Degree	7,977 (15%)	11,299 (20%)
Total Population Age 25 or Older ⁵	51,410	57,704

5 - The 100% count of total population age 25 or older shown here may not equal the sum of the sample data.

Births by Race of Mother

Race of Mother	Annual Average 1995-1999	Annual Average 2000-2004	2005
White	795 (84%)	678 (70%)	575 (66%)
Black	52 (5%)	90 (9%)	107 (12%)
American Indian	1 (0%)	2 (0%)	3 (0%)
Asian or Pacific Islander	81 (9%)	177 (18%)	172 (20%)
Other or Unknown	17 (2%)	15 (2%)	9 (1%)
Total Births	946	962	866

Deaths by Race

Race	Annual Average 1995-1999	Annual Average 2000-2004	2005
White	593 (95%)	619 (94%)	608 (90%)
Black	21 (3%)	29 (4%)	53 (8%)
American Indian	0 (0%)	1 (0%)	0 (0%)
Asian or Pacific Islander	7 (1%)	8 (1%)	12 (2%)
Other or Unknown	0 (0%)	4 (1%)	1 (0%)
Total Deaths	621	661	674

Households by Type

Households	1990 Forecast	2000 Forecast	2030 Forecast
With Children	9,173 (31%)	10,318 (31%)	9,718 (27%)
Without Children	20,082 (69%)	23,241 (69%)	26,043 (73%)
Income Quartile 1 - Low ⁶	3,177 (11%)	3,722 (11%)	5,485 (15%)
Income Quartile 2	5,579 (19%)	6,861 (20%)	9,046 (25%)
Income Quartile 3	7,420 (25%)	9,091 (27%)	10,005 (28%)
Income Quartile 4 - High	13,079 (45%)	13,885 (41%)	11,225 (31%)
Total Households	29,255	33,559	35,761

6 - Indicates the number of households in the community whose household income is within each household income quartile of Southeast Michigan.

Household Income

Income Categories as Reported in Each Census	1990 Census	2000 Census
Less than \$10,000	1,577 (5%)	1,385 (4%)
\$10,000 to \$14,999	1,023 (3%)	884 (3%)
\$15,000 to \$24,999	2,642 (9%)	2,520 (8%)
\$25,000 to \$34,999	3,543 (12%)	2,822 (8%)
\$35,000 to \$49,999	5,138 (18%)	4,249 (13%)
\$50,000 to \$74,999	6,503 (22%)	6,545 (20%)
\$75,000 to \$99,999	4,240 (15%)	4,794 (14%)
\$100,000 to \$149,999	2,892 (10%)	5,595 (17%)
\$150,000 or more	1,678 (6%)	4,744 (14%)
Total Households ⁷	29,217 ⁸	33,559
Median Household Income (In 1999 Dollars)	\$ 69,666	\$ 67,493
Households in Poverty	981 (3%)	1,399 (4%)
Persons in Poverty	2,202 (3%)	3,299 (4%)

7 - The 100% count of total households shown here may not equal the sum of the sample data.

8 - Revision to 1990 total households by the U.S. Census Bureau is shown here.

Housing Tenure

Tenure	1990 Census	2000 Census
Owner Occupied Units	19,190 (62%)	22,439 (64%)
Median Housing Value (In 2000 dollars)	\$ 192,632	\$ 227,300
Renter Occupied Units	10,044 (32%)	11,120 (32%)
Median Contract Rent (In 2000 Dollars)	\$ 871	\$ 774
Vacant Units	1,937 (6%)	1,299 (4%)
Total Housing Units	31,154 ⁹	34,858

9 - 1990 total housing units, as revised by SEMCOG, does not equal the sum of occupied and vacant units due to revisions to households by the U.S. Census Bureau.

Housing Units by Structure Type

Structure Type	1990 Census	2000 Census
One-Family Detached	17,998 (58%)	20,200 (58%)
One-Family Attached	1,740 (6%)	2,349 (7%)
Two-Family / Duplex	112 (0%)	167 (0%)
Multi-Unit Apartments	10,547 (34%)	11,504 (33%)
Mobile Homes	591 (2%)	638 (2%)
Other Units	183 (1%)	0 (0%)
Total Housing Units	31,154 ¹⁰	34,858 ¹¹

10 - Revision to 1990 households by the U.S. Census Bureau has been applied to the 1990 total housing units shown here.

11 - The 100% count of 2000 total housing units shown here may not equal the sum of the 2000 sample data.

Residential Building Permits

Structure Type	Annual Average 1996-2000	Annual Average 2001-2005	2006	2007
Single Family / Detached Condo	184	85	26	2
Townhouse / Attached Condo	23	22	0	0
Two-Family / Duplex	2	7	0	0
Multi-Family / Apartments	86	3	0	0
Total New Units	295	117	26	2
Total Units Demolished	14	31	22	5
Net Total	281	86	4	-3

Current Employment Estimates by Industrial Class ¹²

Industrial Class	1999	2000	2001	2002
Agriculture, Mining, and Natural Resources	n/a	n/a	n/a	n/a
Manufacturing	7,328 (11%)	8,773 (13%)	8,519 (12%)	7,502 (11%)
Transportation, Communication, and Utility	1,196 (2%)	1,005 (1%)	1,123 (2%)	1,001 (1%)
Wholesale Trade	n/a	n/a	n/a	n/a
Retail Trade	8,055 (12%)	8,549 (12%)	8,733 (12%)	9,001 (13%)
Finance, Insurance, and Real Estate	7,886 (12%)	7,942 (12%)	8,857 (12%)	9,531 (14%)
Services	32,639 (50%)	35,111 (51%)	36,335 (51%)	34,058 (50%)
Public Administration	n/a	n/a	n/a	n/a
Total Employment	64,682	68,848	71,103	68,246

12 - The data represents employment covered by unemployment insurance programs. "n/a" indicates data blocked due to confidentiality concerns of ES-202 files. [Click here for a detailed description of the difference between Current Employment Estimates and Forecast Employment.](#)

Employment by Industrial Class ¹³

Industrial Class	1990 Forecast	2000 Forecast	2030 Forecast
Agriculture, Mining, and Natural Resources	820 (1%)	711 (1%)	429 (1%)
Manufacturing	7,225 (13%)	8,971 (11%)	8,155 (10%)
Transportation, Communication, and Utility	1,809 (3%)	1,434 (2%)	1,279 (2%)
Wholesale Trade	5,779 (10%)	5,878 (7%)	5,280 (6%)
Retail Trade	8,833 (16%)	9,796 (12%)	10,344 (12%)
Finance, Insurance, and Real Estate	11,461 (20%)	15,660 (20%)	14,203 (17%)
Services	20,016 (35%)	35,351 (45%)	43,800 (52%)
Public Administration	489 (1%)	1,034 (1%)	1,515 (2%)
Total Employment	56,432	78,835	85,005

13 - The data represents all (covered and non-covered) employment. "n/a" indicates data blocked due to confidentiality concerns of ES-202 files. [Click here for a detailed description of the difference between Current Employment Estimates and Forecast Employment.](#)

Vehicles Available Per Household

Number of Vehicles Available	1990 Census	2000 Census
None	1,020 (3%)	1,644 (5%)
One	8,198 (28%)	11,276 (34%)
Two	13,994 (48%)	14,859 (44%)
Three or More	6,022 (21%)	5,780 (17%)
Total Households ¹⁴	29,217 ¹⁵	33,559

14 - The 100% count of total households shown here may not equal the sum of the sample data.

15 - Revision to 1990 total households by the U.S. Census Bureau is shown here.

Commuting to Work

Means of Transportation to Work	1990 Census	2000 Census
Drove Alone	35,798 (90%)	37,273 (90%)
Carpool or Vanpool	2,395 (6%)	2,446 (6%)
Public Transportation	181 (0%)	110 (0%)
Walked to Work	480 (1%)	412 (1%)
Other Means	114 (0%)	171 (0%)
Worked at Home	1,012 (3%)	1,214 (3%)
Total Workers Age 16 or Older	39,980	41,626
Mean Travel Time to Work (In Minutes)	23	26

Land Use / Land Cover ([View Detailed Land Use Summary](#))

Land Use Type	1990 Acres	2000 Acres
Single-Family ¹⁶	11,599 (54%)	12,006 (56%)
Multiple-Family	1,306 (6%)	1,634 (8%)
Commercial and Office	1,314 (6%)	1,434 (7%)
Institutional	851 (4%)	915 (4%)
Industrial	999 (5%)	1,069 (5%)
Transportation, Communication, and Utility	819 (4%)	821 (4%)
Cultural, Outdoor Recreation, and Cemetery	783 (4%)	866 (4%)
Active Agriculture	219 (1%)	4 (0%)
Grassland and Shrub	1,385 (6%)	853 (4%)
Woodland and Wetland	1,689 (8%)	1,468 (7%)
Extractive and Barren	0 (0%)	0 (0%)
Water	68 (0%)	68 (0%)
Under Development ¹⁷	277 (1%)	170 (1%)
Total Acres ¹⁸	21,308	21,308

16 - Single-Family land use: areas of single-family houses, and also includes manufactured housing, farmsteads, and portions of developing single-family residential.

17 - Under Development: includes two types of areas, 1. The acreage not built on in areas where new residential construction is partially completed, and 2. Areas where ground breaking has occurred and no land use type could be determined.

18 - 1990 and 2000 total acres may not be the same due to rounding errors and precision differences between 1990 and 2000 GIS layers.

Residential Density (Units per Acre)

Density Type	1990	2000	1990-2000 Increment ¹⁹
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Single-Family Land Use	1.62	1.74	5.25
Gross Residential Density	2.41	2.55	5.03

19 - 1990-2000 Increment: The density of housing units built 1990-2000, that is, the number of housing units built divided by the area of residential land added 1990-2000. Increment values are not shown for categories in which acreage and/or units decreased, or in which acreage changed by less than 10 acres.

Summary of Development Changes (in Acres)

Development Status	1990	2000	1990-2000 Change
Undeveloped	3,637	2,563	-1,074 (-29.5%)
Developed	17,671	18,745	1,074 (6.1%)
Residential	12,905	13,640	735 (5.7%)
Nonresidential	4,766	5,105	339 (7.1%)
Percent Developed	82.9	87.9	5.0 (6.0%)

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