



Key Demographics

December 2019 Update

Table of Contents

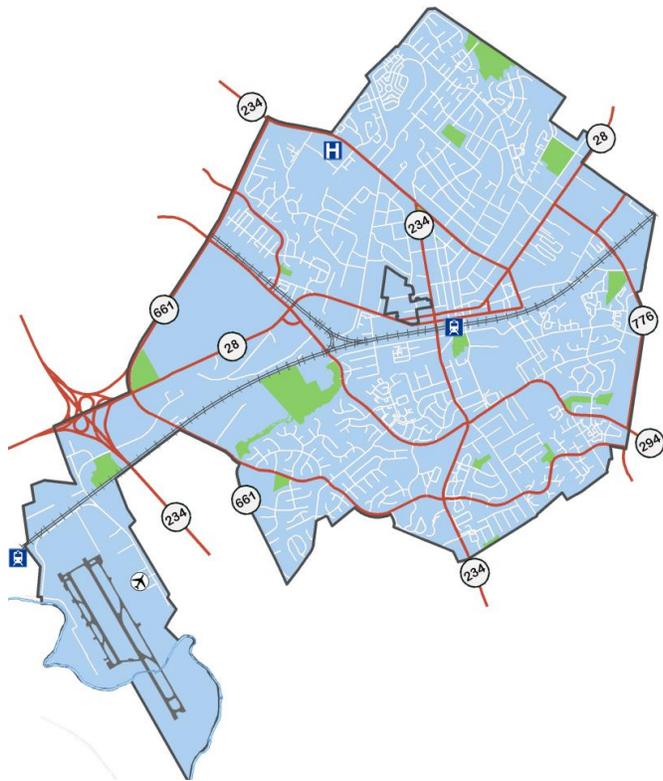
Summary	1
2014-2018 ACS Highlights	3
Long-Range Trends	9
Population Trends.....	10
Housing Trends	10
Appendix A. Data Sources.....	11

Summary

This report summarizes key demographic indicators for the City of Manassas, Virginia, including:

- Population
- Housing
- Income
- Employment
- Education

The data provided in this profile is based on the most recent U.S. Census Bureau's American Community Survey (ACS) and Population Estimates Program (PEP) with Decennial Census data provided when available. Descriptions and links to these and other available data sources are provided in Appendix A.



Quick Facts

Physical

Total Area: 9.94 mi²
 Water Area: 0.06 mi²
 Land Area: 9.88 mi²
 Population Density: 4,200/ mi²

Official 2018 (PEP) Census Estimates

Population: 41,641
 Housing Units: 13,887

2019 Weldon Cooper

Population: 41,757

2018 ACS Highlights

Population: 41,457
 Housing Units: 13,583
 Households: 12,749
 Average Household Size: 3.25
 Median Age: 33.7 years
 Median Household Income: \$78,462

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2014-2018 ACS Highlights

The US Census Bureau American Community Survey provides five-year aggregate estimates for select population and housing characteristics. The data that follows was released in December 2019.

Population

The estimated population of Manassas is 41,457¹. The population includes an estimated 20,682 females and 20,775 males. The median age is 33.7 years. An estimated 26.9 percent of the population is under 18 years, and 9 percent is 65 years and older.

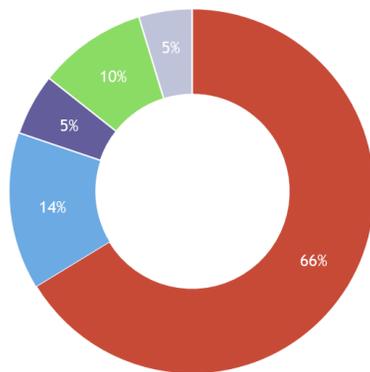
As shown in the following figure, the population is estimated to be 66.3 percent White; 13.9 percent Black or African American; 5.5 percent Asian; and 10 percent some other race (including 0.7 percent American Indian and Alaska Native; 0.2 percent were Native Hawaiian and Other Pacific Islander, and 8.7 percent another race). An estimated 4.7 percent reported two or more races.

Approximately 35.9 percent of the people in Manassas are estimated to be of Hispanic/Latino origin. People of Hispanic origin may be of any race.

Population

41,457

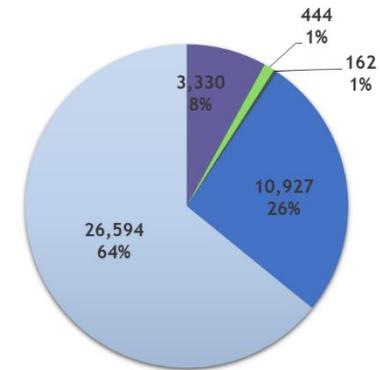
- White
- Black or African American
- Asian
- Some Other Race
- Two or More Races



Hispanic or Latino Origin
(may be of any race)

14,863

- Mexican
- Puerto Rican
- Cuban
- Other Hispanic/Latino
- Not Hispanic/Latino



¹ Note: The Census Bureau provides two estimates of population. The official 2018 population estimate from the Census Population Estimates Program is 41,641.

Household Type

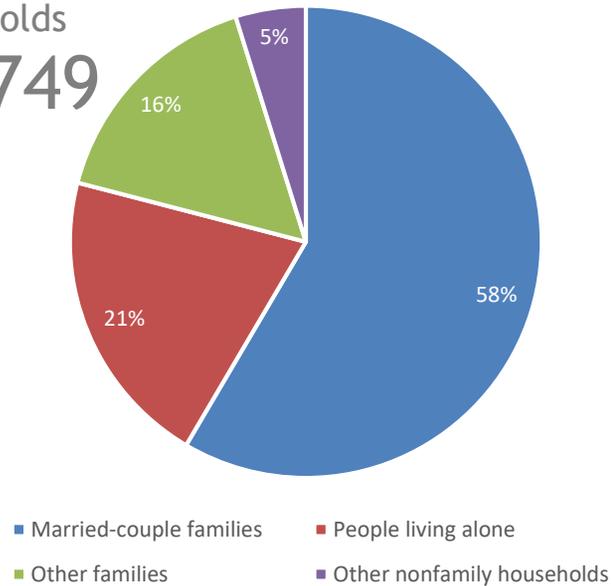
There are 12,749 occupied households in Manassas. The average household size is 3.25 people.

Families made up 74.4 percent of the households. This includes both married-couple families (58.3 percent) and other families (16.1 percent).

Nonfamily households made up 25.7 percent of all households in Manassas. Most of the nonfamily households were people living alone, but some were composed of people living in households in which no one was related to the householder.

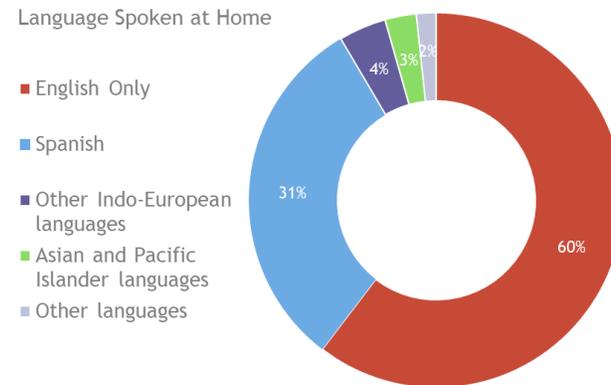
In Manassas, 40.5 percent of all households (5,161 households) had related children under the age of 18.

Households
12,749



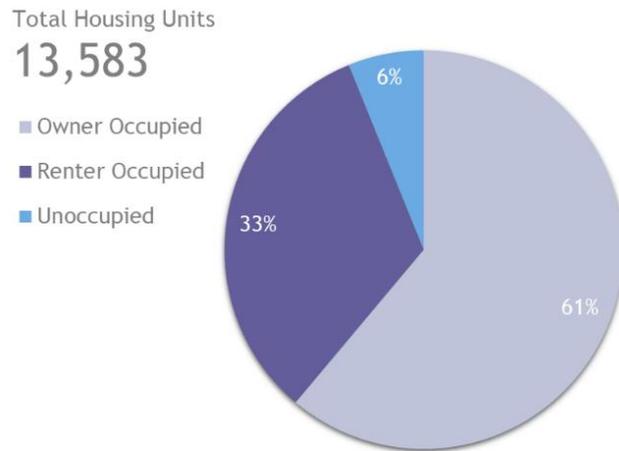
Language

Among people at least five years old, 39.6 percent speak a language other than English at home – 31.1 percent speak Spanish and 8.5 percent speak some other language. Of those that speak another language at home, approximately 18.3 percent reported that they did not speak English "very well."



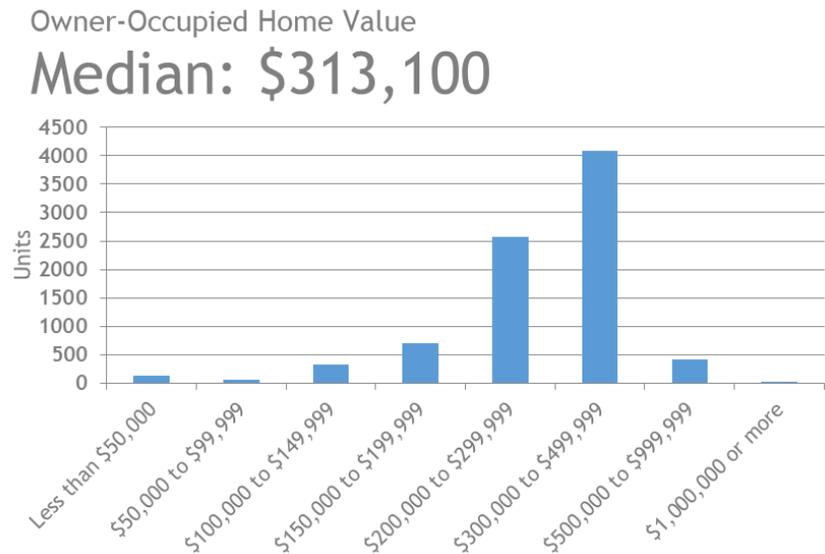
Housing Units

Manassas has a total of 13,583 housing units². The housing vacancy rate is 6.1 percent, or 834 units. Of the 12,749 occupied housing units, approximately 65.1 percent of the total housing units are owner occupied, 34.9 percent are renter occupied. An estimated 76.9 percent of householders in these units have moved in since 2000.



Of the total housing units, approximately 69.7 percent are in single-unit structures, 29.3 percent are in multi-unit structures, and 1.0 percent are mobile homes. An estimated 4.2 percent of the housing inventory was comprised of houses built since 2010, while 3.3 percent of the houses were first built in 1939 or earlier.

The median home value of owner-occupied housing units is \$313,100. An estimated 49.2 percent of homes are valued between \$300,000 and \$499,999. An estimated 30.9 percent are valued between \$200,000 and \$299,999. Only 2.4 percent of homes are valued under \$100,000.



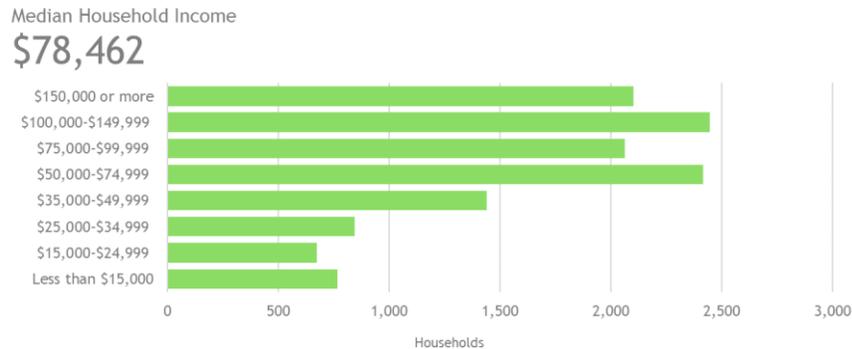
Approximately 81 percent of the owner-occupied units have a mortgage. The median monthly housing costs for mortgaged owners is \$2,029, non-mortgage owners \$673, and renters \$1,467.

An estimated 32.6 percent of owners with mortgages, 13.1 percent of owners without mortgages, and 59.7 percent of renters spend 30 percent or more of household income on housing.

² Note: The Census Bureau provides two estimates of total housing units. The official Census Housing Unit Estimate for 2018 is 13,887 housing units.

Income and Poverty

The median income of households in Manassas is \$78,462. Approximately 6 percent of households have income below \$15,000 a year and 16.1 percent have income over \$150,000 or more.



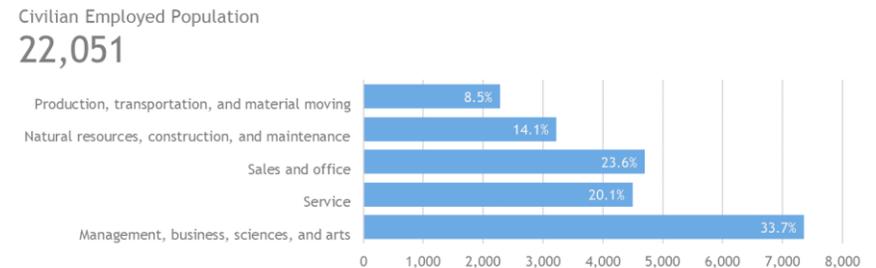
An estimated 88 percent of the households receive earnings and approximately 18.7 percent receive retirement income other than Social Security. An estimated 18.7 percent of the households receive Social Security. The average income from Social Security is \$18,846. These income sources are not mutually exclusive; that is, some households received income from more than one source.

An estimated 8.6 percent of people are in poverty. An estimated 12 percent of children under 18 are below the poverty level, compared with 6.3 percent of people 65 years old and over. Approximately 6.7 percent of all families and 10.9 percent of families with a female householder and no husband present have incomes below the poverty level.

Employment and Commuting

Manassas has a civilian employed population of 22,051. In Manassas, 74.6 percent of the population 16 and over are employed in the civilian labor force; 25.4 percent are not currently in the labor force.

An estimated 78.2 percent of the civilian labor force are private wage and salary workers; 16.0 percent are federal, state, or local government workers; and 5.4 percent are self-employed in their own (not incorporated) business. Occupations of the employed civilian population, 16 years and over, are shown in the figure below.

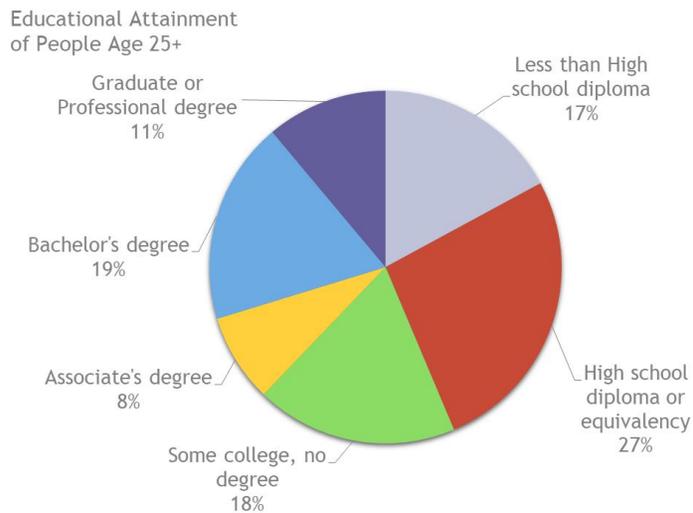


An estimated 77.1 percent of Manassas workers drove to work alone and 13 percent carpoolled. Among those who commuted to work, it took them on average 35.5 minutes to get to work.

Education

An estimated 82.9 percent of people 25 years and over have at least graduated from high school and 29.7 percent have a bachelor's degree or higher. An estimated 17 percent did not complete high school. Educational attainment is shown in the figure below.

The total school enrollment in Manassas is estimated at 10,963 according to ACS. Nursery school and kindergarten enrollment is approximately 1,312 and elementary through high school enrollment is 7,222 children. College or graduate school enrollment is 2,429.



Health

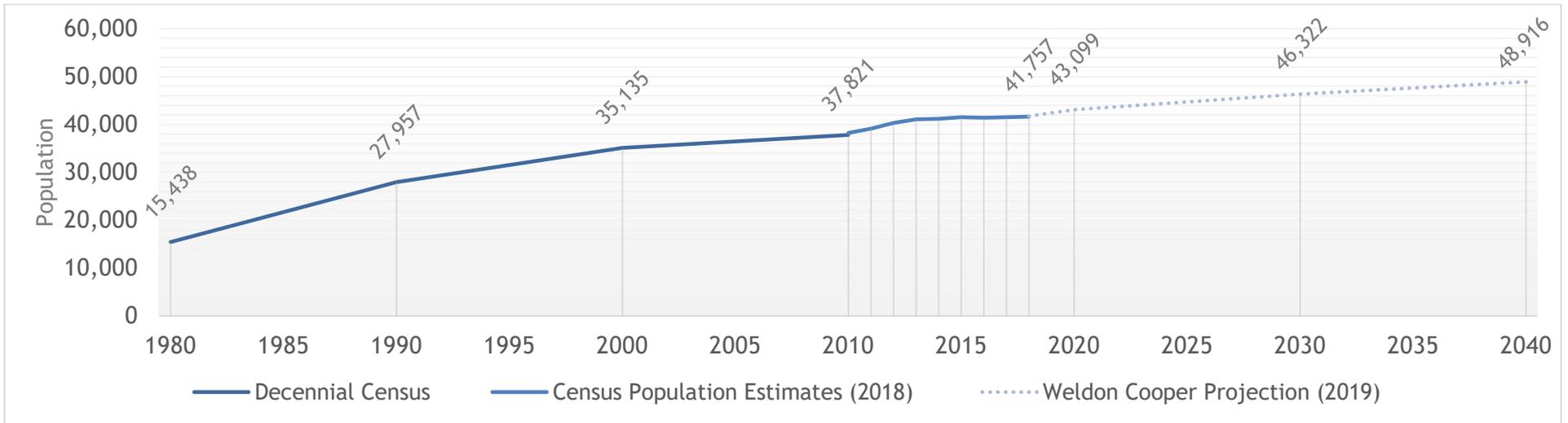
Among the civilian noninstitutionalized population in Manassas, approximately 84.4 percent have health insurance coverage and 15.6 percent do not have health insurance coverage. For those under 19 years of age, 9.4 percent have no health insurance coverage.

Among the civilian noninstitutionalized population, 7.4 percent reported a disability. The likelihood of having a disability varied by age - from 2.7 percent of people under 18 years old, to 6.6 percent of people 18 to 64 years old, and to 29.4 percent of those 65 and over.

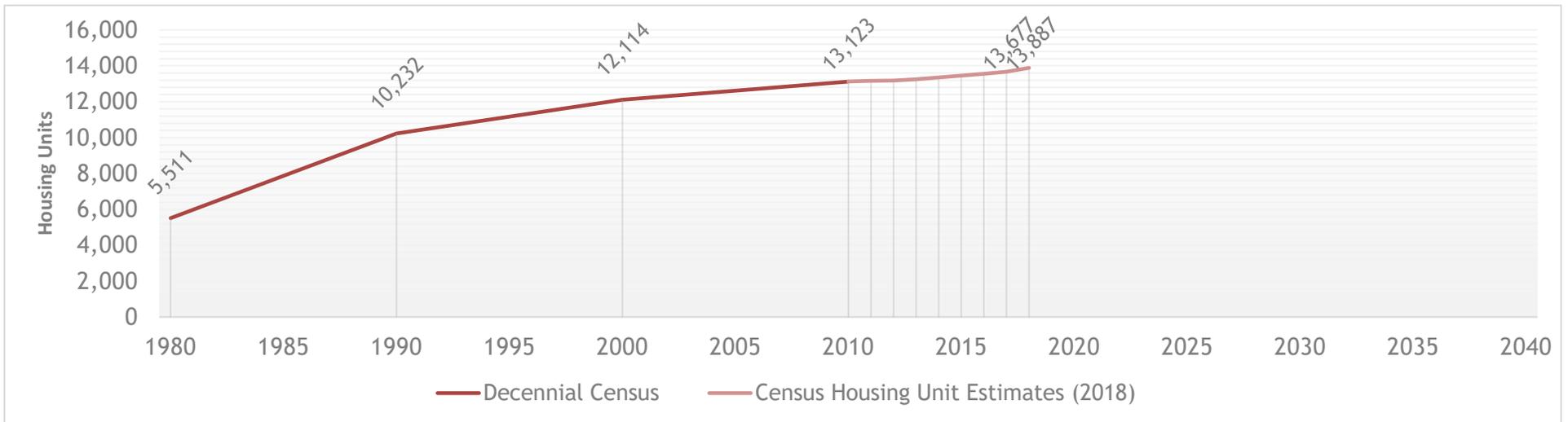
Long-Range Trends

Long-range trends for population and housing are based on Decennial Census, Census Population and Housing Program data, and Weldon Cooper projections.

Population Trends



Housing Trends



Appendix A. Data Sources

U.S. Census Bureau Decennial Census

The U.S. Census Bureau publishes the Decennial Census. This is the official source for population counts for local communities. In 2000, the Census included both the short and long forms. With the 2010 census, the long form was discontinued, and the detailed data associated with the long form is now collected through the American Community Survey (ACS). As a result, the 2010 Census includes only basic demographic details such as: population, age, race, Hispanic or Latino origin, housing occupancy and housing tenure. www.census.gov/2010census/

U.S. Census Bureau, Population Estimates Program (PEP)

The Population Estimates Program produces and disseminates the official estimates of the population and housing units for the years between the Decennial Census. Each new series of data (called vintages) incorporates the latest administrative record data, geographic boundaries, and methodology. Therefore, the entire time series of estimates beginning with the most recent Decennial census is revised annually, and estimates from different vintages of data may not be consistent across geography and characteristics detail. When multiple vintages of data are available, the most recent vintage is the preferred data. Data is released annually in May. www.census.gov/popest/index.html

U.S. Census Bureau American Community Survey (ACS)

In 2006, the U.S. Census Bureau began publishing the ACS, which collects information historically collected on the Decennial Census long form. The ACS provides “period” estimates that represent data collected over a period of time and are updated and refined annually; therefore, overlapping periods should not be directly compared. With a population of less than 65,000, Manassas was previously included in both the 3-year and 5-year estimates until the 3-year cycle was discontinued in 2015. The 5-year ACS data release is available on American Factfinder annually in December. data.census.gov

Weldon Cooper Center for Public Service (University of Virginia)

The Demographics & Workforce Group of the Weldon Cooper Center develops state and local data and estimates, including annual population estimates and projections for counties and cities in the Commonwealth of Virginia. www.coopercenter.org/demographics

Virginia Employment Commission

The Virginia Employment Commission provides frequently updated information from multiple data sources on population, commuting, economics, employment, industry and education. http://virginialmi.com/report_center/community_profiles/5104000683.pdf