

Element 4: Demographic Trends

Census Data & American Community Survey

The U.S. Census Bureau collects a full population count every ten years. In 2000, data was based upon geographical units of census tracts and block groups. For the 2010 census, data for some areas became based upon Census Designated Places (CDP). Census tracts and CDP boundaries differ; therefore, 2000 census data for the Freedom Planning Area is slightly different compared to census data used for this plan update, which is based on the Eldersburg Census Designated Place (Eldersburg CDP). The 2010 Eldersburg CDP does not precisely duplicate the census tract boundaries coinciding with the 2000 census tracts/Freedom Planning Area boundaries; however, it does capture roughly 99% of the land within Freedom Planning Area boundaries. In this Element, the Freedom Planning Area and the Eldersburg CDP represent the same geographical area, which excludes the Town of Sykesville, and will be used interchangeably as trends are interpreted through census data.

The American Community Survey data, also collected by the U.S. Census Bureau, is based upon a survey representative of a small percentage of the population, which is surveyed on a rotating basis. Data is collected annually and is a subset of the census data. It includes age, sex, race, family and relationships, income, benefits, health insurance, disability, place of work, veteran status, and percentage of income used to pay for essential living needs. American Community Survey data is designed to supplement decennial census data. Unless otherwise noted, it is presented in this Element as a five-year average of 2008 through 2012.

The following sections provide data regarding population, including overall growth trends, age and gender; housing, specifically age, composition, and value; household size, income, and relationships; homeownership; vacancy rates; and education. A summary of the trends and comparison with the Town of Sykesville, the County, and the State is provided at the end of this Element.

Population Characteristics¹

Population Growth

Freedom has experienced significant population growth over the past forty years. According to 2010 census data, the unincorporated portion of the Freedom Planning area's population grew by more than 200% between 1970 and 2010. In comparison, during the same time interval, the remainder of the County's population grew by approximately 140%, making Freedom the fastest growing portion of the County over the forty-year period. Of even

¹ 2010 census data or American Community Survey 5-Year estimates 2008-2012 unless otherwise noted.

greater contrast, the state’s population grew by only 47% during the same four decades. Between 1980 and 1990, the Freedom area grew by 8,397 residents, or almost 66%; over the next decade, the population increased by another 32%. In 2010, the Freedom Planning Area, including the Town of Sykesville, comprised 21% of the countywide population. See EL4_Table 1.

EL4_Table 1: Freedom Population Trends
1970 – 2010 Census Data/American Community Survey 5-Year Estimates ‘08-‘12

Year	Sykesville		Freedom/Eldersburg CDP ¹		Carroll County		Maryland	
	Population	% Change	Population	% Change	Population	% Change	Population	% Change
1970 ²	1,399	--	10,076	--	69,006	--	3,922,399	--
1980 ²	1,712	22.4%	12,777	26.8%	96,356	39.6%	4,216,975	7.5%
1990 ²	2,303	34.5%	21,174	65.7%	123,372	28.0%	4,781,468	13.4%
2000 ³	4,197	82.2%	27,741	31.7%	150,897	22.3%	5,296,486	10.8%
2010 ³	4,436	5.7%	30,531	9.5%	167,134	10.8%	5,773,552	9.01%
ACS 5-YR '08-12 ⁴	4,445	N/A	31,650	N/A	167,249	N/A	5,785,496	N/A

¹Excludes the Town of Sykesville

²Source: 2001 Freedom Community Comprehensive Plan: A Community of Neighborhoods, p.19.

³Source: U.S. Census Bureau

⁴Source: American Community Survey 5-Year Estimates ‘08-‘12

Gender

According to census data, in 2000, the female population in the County and state was slightly higher than the male population, by 1.2% and 3.4%, respectively. These trends remained constant from 2000 to 2010. In 2000, the male population in Freedom was slightly higher (0.6%) than the female population, but in 2010 the female population was slightly higher (0.4%) than the male population, aligning with gender trends in the County and the state.

Age

According to census data, between 2000 and 2010, the median age in Freedom increased from 36.4 years to 41 years (13%); in the Town of Sykesville, it increased from 33.6 years to 37.3 years (11%); in the County, it increased from 36.9 to 41.1(11%); and in the state, it increased by two years to 38 years (6%). American Community Survey 5-Year Estimates ‘08-‘12 data show that the median age in Carroll County, Freedom, and Maryland is consistent with the 2010 census, while the median age in the Town of Sykesville is slightly higher. See EL4_Table 2 on the following page.

EL4_Table 2: Median Age
Comparison of 2000 Census, 2010 Census & ACS 5-Year Estimates '08-'12

Year	Sykesville (years)	Freedom/ Eldersburg CDP ¹ (years)	Carroll County (years)	Maryland (years)
2000 Census	33.6	36.4	36.9	36.0
2010 Census	37.3	41.0	41.1	38.0
ACS 5-YR '08-12	38.5	39.9	41.1	37.9

¹Excludes the Town of Sykesville

Census data further indicates that between 2000 and 2010, Freedom and the Town of Sykesville saw an increase in persons 45 years or older – percentage changes of 42.9% and 46.8%, respectively, while the total population in the two jurisdictions together rose by only 9.5%. The percentage of the total population in Freedom attributed to this age group rose from 33.1% in 2000 to 42.9% in 2010; and in the Town of Sykesville, from 25.1% to 34.8%. The largest percentage increase in Freedom, almost 58%, was in the 60-74 age category. This could be attributed to a number of factors, including residents aging in place, increased longevity, the increased availability of senior housing over the last decade, less in-migration overall, and fewer applications for residential permits since the start of the recession in the mid-2000s. Conversely, in Freedom, residents in the 35-44 year old age group decreased by 1,001 people, or 18.1%, accounting for only 14.8% of Freedom’s population in 2010. The 20-34 year old age category also decreased in Freedom over the decade, by 7.5%, while all the remaining age brackets grew. In the Town of Sykesville, the age ranges of 19 and under, 35-44 years, and 75 years and over decreased, while all other age brackets increased. In the State of Maryland, these shifts were similar, with a decrease (21%) in the percentage of the population in the 35-44 age group, and increases, of 13.9% and 11.9%, respectively, in the 45-59 and 60-74 age categories. See EL4_Table 3 and EL4_Table 4 on the following page.

EL4 Table 3: Age Breakdown of Population – Freedom/Eldersburg CDP
2000 & 2010 Census

	Age Bracket	Population	% of Population	% Population Change
2000 Census	19 Years & Under	8,669	31.2%	N/A
	20-34 Years of Age	4,363	15.7%	N/A
	35-44 Years of Age	5,525	19.9%	N/A
	45-59 Years of Age	5,571	20.1%	N/A
	60-74 Years of Age	2,322	8.4%	N/A
	75 Years & Over	1,291	4.6%	N/A
	Total	27,741	100%	
2010 Census	19 Years & Under	8,856	29.0%	2.2%
	20-34 Years of Age	4,037	13.2%	-7.5%
	35-44 Years of Age	4,524	14.8%	-18.1%
	45-59 Years of Age	7,781	25.5%	39.7%
	60-74 Years of Age	3,664	12.0%	57.8%
	75 Years & Over	1,669	5.5%	29.2%
	Total	30,531	100%	

EL4 Table 4: Age Breakdown of Population – Sykesville
2000 & 2010 Census

	Age Bracket	Population	% of Population	% Population Change
2000 Census	19 Years & Under	1,420	33.8%	N/A
	20-34 Years of Age	811	19.3%	N/A
	35-44 Years of Age	913	21.7%	N/A
	45-59 Years of Age	581	13.8%	N/A
	60-74 Years of Age	198	4.7%	N/A
	75 Years & Over	274	6.5%	N/A
	Total	4,197	100%	N/A
2010 Census	19 Years & Under	1,252	28.2%	-11.8%
	20-34 Years of Age	849	19.1%	4.7%
	35-44 Years of Age	789	17.8%	-13.6%
	45-59 Years of Age	1,075	24.2%	85.0%
	60-74 Years of Age	305	6.9%	54.0%
	75 Years & Over	166	3.7%	-39.4%
	Total	4,436	100%	5.7%

Housing and Household Characteristics

Housing Age and Composition

According to the American Community Survey 5-Year Estimates '08-'12, Freedom contains 10,733 housing units. Ninety-two percent (92%) of the housing structures are single-family

homes. Five to nine unit structures constitute 2% of the housing stock; 10 to 19 unit structures constitute 3.5% of the housing stock; and 20+ units constitute 1.1% of the housing stock. Three or four unit structures and mobile home units constitute less than 1% percent, each. There are no two-unit structures. As indicated by the population data above, Freedom has experienced significant housing growth since 1970. Almost 81% of Freedom’s residential development occurred between 1970 and 2012. See EL4_Table 5.

EL4_Table 5: Housing Age – Sykesville, Freedom/Eldersburg CDP, Carroll County & Maryland American Community Survey 5-Year Estimates ‘08-‘12

Age	Sykesville		Freedom/ Eldersburg CDP ¹		Carroll County		Maryland	
	#	%	#	%	#	%	#	%
Built 2010 or later	0	0%	21	0.2%	120	.2%	6,724	0.3%
Built 2000-2009	57	3.3%	1,849	17.2%	9,260	14.8%	283,660	11.9%
Built 1990 to 1999	499	29.0%	2,533	23.6%	11,091	17.8%	335,356	14.1%
Built 1980 to 1989	433	25.2%	1,993	18.6%	11,835	19.0%	373,351	15.7%
Built 1970 to 1979	267	15.5%	2,287	21.3%	11,543	18.3%	355,392	14.9%
Built 1960 to 1969	63	3.7%	895	8.3%	4,460	7.2%	292,896	12.3%
Built 1950 to 1959	139	8.1%	635	5.9%	4,395	7.1%	291,497	12.3%
Built 1940 to 1949	91	5.3%	182	1.7%	1,834	2.9%	151,165	6.4%
Built 1939 or prior	172	10.0%	338	3.1%	7,841	12.6%	288,891	12.1%
Total	1,721	100%	10,773	100%	62,379	100%	2,378,932	100%

¹Excludes the Town of Sykesville

Homeownership

Homeownership has remained relatively constant in Freedom, the Town of Sykesville, the County, and the state from the 2000 census through the American Community Survey 5-Year Estimates ‘08-‘12. Freedom has a significantly higher homeownership rate (91%) compared to the Town of Sykesville, the County and the state. The Town has a lower homeownership rate, which decreased slightly from 2000 to 2010, and continues to do so, from 67.9% in 2000 to 66.6% in ‘08-‘12. The state’s homeownership rate is similar to the Town of Sykesville’s, at 67.7% in 2000 and 68.1% in 2012. Carroll County’s homeownership rate, while lower than the Eldersburg CDP, was higher than the Town’s and the state’s rates, comprising 82% of the housing units in 2000 and increasing slightly in 2012 to 83.3%. See EL4_Table 6.

EL4 Table 6: Homeownership
Comparison of 2000 Census, 2010 Census & ACS 5-Year Estimates '08-'12

Year	Sykesville	Freedom/ Eldersburg CDP ¹	Carroll County	Maryland
2000 Census	67.9%	88.8%	82.0%	67.7%
2010 Census	63.8%	85.1%	78.6%	61.8%
ACS 5-YR '08-12	66.6%	90.8%	83.3%	68.1%

Household Size and Household Relationships

According to the American Community Survey 5-Year Estimates '08-'12, there were 10,559 households in Freedom. Approximately 77.7% of those households were characterized as family households, meaning two or more related people live in one dwelling unit. Married-couple families represented 85.3% of all family households. Conversely, non-family households (persons unrelated to the householder) comprised 22.3% of total households. From 2000 to 2010, the percentage of family households has decreased in the Town of Sykesville, Freedom, the County and the state. Non-family households, having an inverse relationship with family households, have increased from 2000 to 2010. The household statistical percentages for Freedom are more similar to those of the County than compared to the Town of Sykesville and the state.

The average number of persons per household in Freedom in 2010 was 2.85, which is higher than the average number of persons per household in the Town of Sykesville, the County, and the state. While the number of households in Freedom increased by 15.4% between 2000 and 2010, the average number of persons per household fell slightly from 2.92 to 2.85. The household sizes for the Town of Sykesville and Carroll County also fell between 2000 and 2010, while the household size for the state held steady at 2.61. See EL4_Table 7.

According to 2010 census data, 454 people lived in group quarters within Freedom, and an additional 609 people lived in group quarters in the Town of Sykesville. Group quarters refer to institutions such as prisons, jails, nursing homes, hospitals, and juvenile institutions. Non-institutional group quarters include rooming houses, group homes, college dormitories, military quarters, and emergency shelters. Freedom housed 13.7% of the County's total group quarters population in 2010. If the Town of Sykesville is included in that number, 32% of the County's group quarters population resided in the area in 2010. The presence of Springfield Hospital and Fairhaven accounts for a large segment of this population.

EL4 Table 7: Household By Relationship Type
2000 Census, 2010 Census & ACS 5-Year Estimates '08-'12

Household Type	Sykesville		Freedom/ Eldersburg CDP		Carroll County		Maryland	
	#	%	#	%	#	%	#	%
2000 Census								
Family Households	1,026	73.8%	7,506	82.1%	41,094	78.3%	1,359,318	69%
Husband-Wife Families	830	59.7%	6,599	72.2%	34,936	66.5%	994,549	50%
Male Householder, No Wife Present	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Female Householder, No Husband Present	150	10.8%	653	7.1%	4,350	8.3%	279,876	14%
Non-family Households	364	26.2%	1,632	17.9%	11,409	21.7%	621,541	34%
Total Households	1,390	100	9,138	100%	52,503	100%	1,980,859	100%
Persons per Household	2.84		2.92		2.81		2.61	
Group Quarters	253		1,051		3,581		134,056	
2010 Census								
Family Households	995	70.6%	8,351	79.2%	45,163	75.5%	1,447,002	67.1%
Husband-Wife Families	779	55.2%	7,152	67.8%	37,552	62.8%	1,026,739	47.6%
Male Householder, No Wife Present	67	4.8%	372	3.5%	2,479	4.1%	104,375	4.9%
Female Householder, No Husband Present	149	10.6%	827	7.9%	5,132	8.6%	315,888	14.6%
Non-family Households	414	29.4%	2,198	20.8%	14,623	24.5%	709,409	32.9%
Total Households	1,409	100%	10,549	100%	59,786	100%	2,156,411	100%
Persons per Household	2.72		2.85		2.74		2.61	
Group Quarters	609		454		3,319		138,375	
American Community Survey 5-Year Estimates '08-'12*								
Family Households	983	60.3%	8,204	77.7%	43,994*	73.7%	1,432,382	67%
Husband-Wife Families	793	48.7%	6,996	66.3%	36,518*	61.2%	1,027,317	48%
Male Householder, No Wife Present	50	3.1%	354*	3.4%	2,269*	3.8%	98,654*	4.6%
Female Householder, No Husband Present	140	8.6%	854	8.1%	5,207*	8.7%	306,411	14.3%
Non-family Households	646*	39.7%	2,355	22.3%	15,690	26.3%	706,424*	33%
Total Households	1,629*	100%	10,559	100%	59,684	100%	2,138,806	100%
Persons per Household	2.63		2.93		2.74		2.64	
Group Quarters	163		761*		3,888		139,862	

Vacancy Rate

According to the 2010 census, 2.7% (295 units) of Freedom’s 10,844 housing units were vacant. This vacancy rate was considerably lower than the countywide vacancy rate of 4.2%, 4.4% in the Town of Sykesville, and 9.3% statewide. Between 2000 and 2010, Freedom’s vacancy rate increased by only 0.1%. This data indicates a stable community in light of the economic uncertainty from the mid-2000s to present. In contrast, the vacancy rate for the Town of Sykesville in 2010 was more than double the 2000 census vacancy rate of 2.1%. See EL4_Table 8.

**EL4_Table 8: Vacancy Rate
Comparison of 2000 Census, 2010 Census, & ACS 5-Year Estimates '08-'12**

Year	Sykesville	Freedom/ Eldersburg CDP ¹	Carroll County	Maryland
2000 Census	2.1%	2.6%	3.2%	7.7%
2010 Census	4.4%	2.7%	4.2%	9.3%
ACS 5-YR '08-12	5.3%	1.6%*	4.3%	11.23%

¹Excludes the Town of Sykesville

*The margin of error for many of the American Community Survey 5-Year Estimates Data is higher than the decennial census data, which may account for data discrepancies compared to the 2010 census.

Housing Value

In 2000, the Town of Sykesville had a higher housing value than that of Freedom, the County, and the state. The Town’s predominant median housing value (39.8% of all owner occupied units) ranged in price from \$200,000 to \$250,000, while Freedom’s predominant housing value (40.6% of all units) ranged in price from \$150,000-\$199,999. Housing in this price category also represented the largest portion of the County’s housing stock. By '08 – '12, the housing units ranging in value from \$300,000 to \$499,999 increased substantially in both the Town of Sykesville and Freedom. The Town’s housing stock saw an increase from 2.8% of the housing units to 48.1% within this price range; and Freedom’s housing stock saw an increase from 6.1% to 52.4% in housing values ranging from \$300,000 to \$499,999. This portion of the housing segment also increased in the County and the state during the past decade. The housing boom from 2000 to 2006 positively influenced the number of homes with higher median values being constructed throughout the Town of Sykesville, Freedom, the County, and the state. In addition, as indicated by the housing age data found in EL4_Table 5, the ratio of newer housing stock is higher in Freedom compared to Countywide, and to the state as a whole. See EL4_Table 9.

EL4 Table 9: Housing Value - Owner Occupied Units
Census 2000 & American Community Survey 5-Year Estimate '08-'12

Value	Sykesville		Freedom/ Eldersburg CDP ¹		Carroll County		Maryland	
	#	%	#	%	#	%	#	%
Census 2000								
Less than \$50,000	0	0%	6	0.01%	133	0.3%	44,906	3.8%
\$50,000 to \$99,999	44	4.9%	143	1.9%	2,684	7.0%	227,547	19.3%
\$100,000 to \$149,999	339	37.6%	1,831	23.8%	12,566	32.7%	346,627	29.4%
\$150,000 to \$199,999	134	14.9%	3,119	40.6%	12,953	33.7%	246,058	20.9%
\$200,000 to \$299,999	359	39.8%	2,083	27.1%	8,017	20.9%	189,652	16.1%
\$300,000 to \$499,999	25	2.8%	468	6.1%	1,894	4.9%	91,576	7.8%
\$500,000 to \$999,999	0	0%	25	0.3%	176	0.5%	27,743	2.4%
\$1,000,000 or more	0	0%	8	0.1%	17	0%	4,670	0.4%
Total	901	100%	7,683	100%	38,440	100%	1,178,779	100%
Median Value	\$177,500		\$174,800		\$162,500		\$146,000	
American Community Survey 5-Year Estimate '08-'12								
Less than \$50,000	0	0.0%	133	1.4%	961	1.9%	42,108	2.9%
\$50,000 to \$99,999	0	0.0%	15	0.2%	248	0.5%	52,121	3.6%
\$100,000 to \$149,999	0	0.0%	133	1.4%	1,193	2.4%	88,666	6.1%
\$150,000 to \$199,999	19	1.8%	334	3.5%	3,164	6.4%	151,354	10.4%
\$200,000 to \$299,999	392	36.1%	1,917	20%	14,730	29.6%	379,548	26.1%
\$300,000 to \$499,999	552	48.1%	5,026	52.4%	21,406	43.1%	463,239	31.8%
\$500,000 to \$999,999	122	11.2%	1,965	20.5%	7,424	14.9%	236,056	16.2%
\$1,000,000 or more	0	0.0%	62	0.6%	564	1.1%	43,380	3.0%
Total	1,085	100%	9,585	100%	49,690	100%	1,456,472	100%
Median Housing	\$346,300		\$373,800		\$332,200		\$304,900	

¹ Excludes the Town of Sykesville

Household Income

According to the American Community Survey 5-Year Estimates '08-'12, 54% of the households in Freedom had incomes over \$100,000. This number is significantly higher than the County (41.5%) and the state (35.7%) percentage of households in this income range. The County (18.2%) and the state (22.7%) also have a higher percentage of households making under \$35,000 compared to Freedom (12.0%). According to the 2000 census, the median household income for Freedom was \$70,851, while it was \$52,868 in the state, \$60,021 countywide, and \$66,551 in the Town of Sykesville. Since the 2000 census, median household incomes have risen by 39.1% in the state, 41.2% in the County, 49.6% in Freedom, and 37.3% in the Town. During the American Community Survey 5-Year

Estimates '08-'13 reporting cycle, the median household income for Freedom was \$105,966, which is markedly higher than the Town (\$91,369), the County (\$84,790) and the state (\$73,538). See EL4_Table 10.

EL4 Table 10: Household Income and Benefits
American Community Survey 5-Year Estimates '08-'12

Income Range	Sykesville		Freedom/ Eldersburg CDP ¹		Carroll County		Maryland	
	#	%	#	%	#	%	#	%
Less than \$10,000	49	2.7%	148	1.4%	1,696	2.8%	110,773	5.2%
\$10,000 - \$14,999	40	2.2%	143	1.3%	1,458	2.4%	71,867	3.3%
\$15,000 - \$24,999	101	5.6%	505	4.8%	3,886	6.5%	149,588	7.0%
\$25,000 - \$34,999	168	9.4%	473	4.5%	3,869	6.5%	155,035	7.2%
\$35,000 - \$49,999	147	8.2%	854	8.0%	5,871	9.8%	233,331	10.9%
\$50,000 - \$74,999	256	14.3%	1,229	11.6%	9,283	15.5%	370,880	17.3%
\$75,000 - \$99,999	276	15.4%	1,527	14.4%	9,025	15.1%	290,488	13.5%
\$100,000 - \$149,999	561	31.4%	2,385	22.5%	13,345	22.3%	389,664	18.2%
\$150,000 - \$199,999	135	7.6%	1,978	18.6%	6,950	11.6%	188,001	8.8%
\$200,000 or more	55	3.1%	1,367	12.9%	4,526	7.6%	186,613	8.7%
Total Households	1,788	100%	10,609	100%	59,909	100%	2,146,240	100%
Median Income	\$91,369		\$105,966		\$84,790		\$73,538	

¹Excludes Town of Sykesville

Education

According to American Community Survey 5-Year Estimates '08-'12, a greater number of residents in Freedom has pursued higher education status compared to the Town of Sykesville, County and state. In 2000, 31.4% of Freedom residents had completed college degrees at a bachelor's level or above, while that number was 24.8% in the County. As seen in EL4_Table 11, this trend continues today. According to American Community Survey 5-Year Estimates 2008-2012, 42.2% of residents living within Freedom had completed a bachelor's degree or higher. By comparison, 31.5% of residents Countywide and 36.4% of residents statewide had completed bachelor's degrees or higher level degrees. During this period, nearly half of the population of Freedom (49.7%) had earned some type of college degree. See EL4_Table 11.

EL4 Table 11: Education Attainment of Persons 25 Years of Age or Over
American Community Survey 5-Year Estimates '08-'12

Education	Sykesville		Freedom/ Eldersburg CDP ¹		Carroll County		Maryland	
	#	%	#	%	#	%	#	%
Less than 9 th Grade	106	3.6%	248	1.2%	2,786	2.5%	172,939	4.5%
9 th to 12 th Grade, No Diploma	186	6.3%	1,063	5.1%	7,181	6.4%	272,887	7.0%
High School Graduate or Equivalent	916	30.9%	4,988	24.1%	35,576	31.8%	1,008,437	26.0%
Some College, No Degree	434	14.6%	4,092	19.8%	22,501	19.9%	770,779	19.9%
Associate's Degree	432	14.6%	1,561	7.5%	8,189	7.4%	241,919	6.2%
Bachelor's Degree	507	17.1%	5,512	26.7%	22,367	19.5%	774,417	20.0%
Graduate or Professional Degree	383	12.9%	3,213	15.5%	13,321	12.0%	633,904	16.4%
Total	2,964	100%	20,677	100%	111,921	100%	3,875,282	100%

* Excludes the Town of Sykesville

Summary of Population, Housing, Income and Education Trends

From 1970 to 2010, Freedom grew by more than 200%, making it the fastest growing area in the County. The median age is increasing over time in Freedom, the Town of Sykesville, and the County, and at a slightly faster rate than the state. The population in Freedom and the Town of Sykesville is shifting, with a growing percentage of residents over 45 years of age.

Most of the housing stock in Freedom is comprised of single family homes, with the most significant housing growth occurring after 1980 and into the mid-2000s. Homeownership within Freedom has always been relatively high compared to the Town of Sykesville, the County and state; and it has remained relatively constant from 2000 to present. Household composition trends show that family households, as opposed to non-family households, have always been the predominant household in the Town of Sykesville and in Freedom. However, over the past decade, the percentage of family households has decreased in both the Town and in Freedom. The Freedom area contains a significant portion of the County's group quarters. Between 2000 and 2010, household vacancy rates have been relatively low in Freedom, despite the national recession. However, in the Town, vacancy rates have more than doubled during that same time period. Housing values have increased over time, possibly due to the fact that most of the houses built in Freedom were built after 1980, creating a newer housing stock comparatively to the County and some areas of the state. Household income in Freedom has increased over the past three decades and is markedly higher than that of the Town, County and state. Education levels are also highest in Freedom, with almost half of all adults over the age of 25 having some type of college degree.