	10 drive time minute	15 drive time minute	20 drive time minute
Population			
2010 Population	3,876	9,352	20,166
2020 Population	4,304	11,587	24,005
2023 Population	4,508	12,430	25,754
2028 Population	4,737	13,158	27,341
2010-2020 Annual Rate	1.05%	2.17%	1.76%
2020-2023 Annual Rate	1.44%	2.18%	2.19%
2023-2028 Annual Rate	1.00%	1.14%	1.20%
2020 Male Population	47.7%	48.2%	48.5%
2020 Female Population	52.3%	51.8%	51.5%
2020 Median Age	40.6	48.5	50.3
2023 Male Population	48.8%	49.4%	49.4%
2023 Female Population	51.2%	50.6%	50.6%
2023 Median Age	42.8	51.2	52.3

In the identified area, the current year population is 25,754. In 2020, the Census count in the area was 24,005. The rate of change since 2020 was 2.19% annually. The five-year projection for the population in the area is 27,341 representing a change of 1.20% annually from 2023 to 2028. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 52.3, compared to U.S. median age of 39.1.

Race and Ethnicity			
2023 White Alone	37.1%	53.8%	63.3%
2023 Black Alone	49.1%	35.3%	27.1%
2023 American Indian/Alaska Native Alone	0.2%	0.2%	0.3%
2023 Asian Alone	0.9%	0.9%	0.9%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	6.5%	4.7%	3.6%
2023 Two or More Races	6.2%	5.1%	4.9%
2023 Hispanic Origin (Any Race)	11.8%	8.4%	6.7%

Persons of Hispanic origin represent 6.7% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 58.2 in the identified area, compared to 72.1 for the U.S. as a whole.

Households			
2023 Wealth Index	75	133	151
2010 Households	1,382	3,702	8,164
2020 Households	1,517	4,695	9,834
2023 Households	1,636	5,052	10,650
2028 Households	1,731	5,390	11,423
2010-2020 Annual Rate	0.94%	2.40%	1.88%
2020-2023 Annual Rate	2.35%	2.28%	2.48%
2023-2028 Annual Rate	1.14%	1.30%	1.41%
2023 Average Household Size	2.73	2.45	2.40

The household count in this area has changed from 9,834 in 2020 to 10,650 in the current year, a change of 2.48% annually. The five-year projection of households is 11,423, a change of 1.41% annually from the current year total. Average household size is currently 2.40, compared to 2.42 in the year 2020. The number of families in the current year is 7,447 in the specified area.

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	10 drive time minute	15 drive time minute	20 drive time minute
Mortgage Income			
2023 Percent of Income for Mortgage	25.5%	30.1%	28.2%
Median Household Income			
2023 Median Household Income	$46,938	$63,780	$73,958
2028 Median Household Income	$52,073	$73,171	$82,756
2023-2028 Annual Rate	2.10%	2.79%	2.27%
Average Household Income			
2023 Average Household Income	$74,510	$106,165	$118,606
2028 Average Household Income	$84,722	$119,420	$132,524
2023-2028 Annual Rate	2.60%	2.38%	2.24%
Per Capita Income			
2023 Per Capita Income	$29,540	$44,122	$49,472
2028 Per Capita Income	$33,848	$50,045	$55,868
2023-2028 Annual Rate	2.76%	2.55%	2.46%
GINI Index			
2023 Gini Index	46.4	44.9	42.2
Households by Income			

Current median household income is $73,958 in the area, compared to $72,603 for all U.S. households. Median household income is projected to be $82,756 in five years, compared to $82,410 for all U.S. households

Current average household income is $118,606 in this area, compared to $107,008 for all U.S. households. Average household income is projected to be $132,524 in five years, compared to $122,048 for all U.S. households

Current per capita income is $49,472 in the area, compared to the U.S. per capita income of $41,310. The per capita income is projected to be $55,868 in five years, compared to $47,525 for all U.S. households

	10 drive time minute	15 drive time minute	20 drive time minute
Housing			
2023 Housing Affordability Index	97	83	88
2010 Total Housing Units	1,648	4,665	11,158
2010 Owner Occupied Housing Units	777	2,533	6,015
2010 Renter Occupied Housing Units	605	1,171	2,150
2010 Vacant Housing Units	266	963	2,994
2020 Total Housing Units	1,761	5,590	12,692
2020 Owner Occupied Housing Units	898	3,424	7,472
2020 Renter Occupied Housing Units	619	1,271	2,362
2020 Vacant Housing Units	228	998	2,796
2023 Total Housing Units	1,874	6,019	13,620
2023 Owner Occupied Housing Units	978	3,705	8,087
2023 Renter Occupied Housing Units	658	1,347	2,563
2023 Vacant Housing Units	238	967	2,970
2028 Total Housing Units	1,950	6,317	14,371
2028 Owner Occupied Housing Units	1,054	4,003	8,787
2028 Renter Occupied Housing Units	677	1,387	2,636
2028 Vacant Housing Units	219	927	2,948
Socioeconomic Status Index			
2023 Socioeconomic Status Index	45.4	48.2	49.2

Currently, 59.4% of the 13,620 housing units in the area are owner occupied; 18.8%, renter occupied; and 21.8% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 12,692 housing units in the area and 22.0% vacant housing units. The annual rate of change in housing units since 2020 is 2.20%. Median home value in the area is $347,578, compared to a median home value of $308,943 for the U.S. In five years, median value is projected to change by 1.85% annually to $380,896.

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