

	1 mile	3 mile	5 mile
Population			
2010 Population	13,627	119,334	298,690
2020 Population	15,769	157,544	364,804
2024 Population	17,141	166,270	380,894
2029 Population	17,772	176,070	396,709
2010-2020 Annual Rate	1.47%	2.82%	2.02%
2020-2024 Annual Rate	1.98%	1.28%	1.02%
2024-2029 Annual Rate	0.73%	1.15%	0.82%
2020 Male Population	47.3%	51.3%	50.7%
2020 Female Population	52.7%	48.7%	49.3%
2020 Median Age	37.7	32.7	32.4
2024 Male Population	48.1%	51.9%	51.2%
2024 Female Population	51.9%	48.1%	48.8%
2024 Median Age	38.1	33.3	33.0

In the identified area, the current year population is 380,894. In 2020, the Census count in the area was 364,804. The rate of change since 2020 was 1.02% annually. The five-year projection for the population in the area is 396,709 representing a change of 0.82% annually from 2024 to 2029. Currently, the population is 51.2% male and 48.8% female.

Median Age

The median age in this area is 33.0, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	73.2%	62.0%	54.7%
2024 Black Alone	12.9%	16.6%	24.9%
2024 American Indian/Alaska Native Alone	0.2%	0.3%	0.4%
2024 Asian Alone	4.1%	9.4%	7.7%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	2.2%	3.5%	4.4%
2024 Two or More Races	7.4%	8.1%	7.8%
2024 Hispanic Origin (Any Race)	6.3%	8.8%	9.9%

Persons of Hispanic origin represent 9.9% of the population in the identified area compared to 19.6% 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 69.1 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	173	121	117
2010 Households	7,740	61,799	138,824
2020 Households	8,601	84,597	176,256
2024 Households	9,307	91,321	187,771
2029 Households	9,905	99,699	201,062
2010-2020 Annual Rate	1.06%	3.19%	2.42%
2020-2024 Annual Rate	1.87%	1.82%	1.50%
2024-2029 Annual Rate	1.25%	1.77%	1.38%
2024 Average Household Size	1.83	1.75	1.87

The household count in this area has changed from 176,256 in 2020 to 187,771 in the current year, a change of 1.50% annually. The five-year projection of households is 201,062, a change of 1.38% annually from the current year total. Average household size is currently 1.87, compared to 1.89 in the year 2020. The number of families in the current year is 66,637 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

	1 mile	3 mile	5 mile
Mortgage Income			
2024 Percent of Income for Mortgage	37.1%	37.2%	38.2%
Median Household Income			
2024 Median Household Income	\$137,688	\$113,585	\$107,141
2029 Median Household Income	\$159,788	\$132,201	\$124,063
2024-2029 Annual Rate	3.02%	3.08%	2.98%
Average Household Income			
2024 Average Household Income	\$203,115	\$166,407	\$159,057
2029 Average Household Income	\$230,508	\$191,010	\$182,316
2024-2029 Annual Rate	2.56%	2.80%	2.77%
Per Capita Income			
2024 Per Capita Income	\$108,348	\$91,263	\$78,731
2029 Per Capita Income	\$125,967	\$108,000	\$92,669
2024-2029 Annual Rate	3.06%	3.43%	3.31%
GINI Index			
2024 Gini Index	33.3	35.8	37.8

Households by Income

Current median household income is \$107,141 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$124,063 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$159,057 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$182,316 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$78,731 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$92,669 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	66	65	64
2010 Total Housing Units	8,894	72,158	164,151
2010 Owner Occupied Housing Units	3,925	29,052	60,744
2010 Renter Occupied Housing Units	3,815	32,747	78,080
2010 Vacant Housing Units	1,154	10,359	25,327
2020 Total Housing Units	9,880	95,234	197,972
2020 Owner Occupied Housing Units	4,563	34,372	69,521
2020 Renter Occupied Housing Units	4,038	50,225	106,735
2020 Vacant Housing Units	1,250	10,701	21,718
2024 Total Housing Units	10,631	103,408	212,120
2024 Owner Occupied Housing Units	5,026	37,759	76,821
2024 Renter Occupied Housing Units	4,281	53,562	110,950
2024 Vacant Housing Units	1,324	12,087	24,349
2029 Total Housing Units	11,273	111,551	225,376
2029 Owner Occupied Housing Units	5,365	39,694	80,612
2029 Renter Occupied Housing Units	4,540	60,005	120,450
2029 Vacant Housing Units	1,368	11,852	24,314

Socioeconomic Status Index

2024 Socioeconomic Status Index	67.0	63.5	57.5
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Currently, 36.2% of the 212,120 housing units in the area are owner occupied; 52.3%, renter occupied; and 11.5% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 197,972 housing units in the area and 11.0% vacant housing units. The annual rate of change in housing units since 2020 is 1.64%. Median home value in the area is \$653,230, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.94% annually to \$719,159.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.