

	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2010 Population	3,478	43,889	94,973
2020 Population	4,526	56,409	126,310
2024 Population	4,547	60,818	139,588
2029 Population	4,659	66,466	151,449
2010-2020 Annual Rate	2.67%	2.54%	2.89%
2020-2024 Annual Rate	0.11%	1.79%	2.38%
2024-2029 Annual Rate	0.49%	1.79%	1.64%
2020 Male Population	49.1%	49.0%	49.1%
2020 Female Population	50.9%	51.0%	50.9%
2020 Median Age	38.0	37.7	38.7
2024 Male Population	50.2%	49.8%	50.0%
2024 Female Population	49.8%	50.2%	50.0%
2024 Median Age	38.8	38.6	39.7

In the identified area, the current year population is 139,588. In 2020, the Census count in the area was 126,310. The rate of change since 2020 was 2.38% annually. The five-year projection for the population in the area is 151,449 representing a change of 1.64% annually from 2024 to 2029. Currently, the population is 50.0% male and 50.0% female.

Median Age

The median age in this area is 39.7, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	55.9%	51.9%	50.8%
2024 Black Alone	13.9%	9.7%	8.9%
2024 American Indian/Alaska Native Alone	0.4%	0.4%	0.5%
2024 Asian Alone	13.2%	23.2%	25.9%
2024 Pacific Islander Alone	0.2%	0.1%	0.0%
2024 Other Race	5.5%	5.2%	5.1%
2024 Two or More Races	10.9%	9.5%	8.8%
2024 Hispanic Origin (Any Race)	14.5%	13.0%	12.4%

Persons of Hispanic origin represent 12.4% 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 73.1 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	147	156	164
2010 Households	1,092	14,163	31,452
2020 Households	1,331	17,778	40,554
2024 Households	1,363	19,238	44,913
2029 Households	1,413	21,150	48,916
2010-2020 Annual Rate	2.00%	2.30%	2.57%
2020-2024 Annual Rate	0.56%	1.87%	2.43%
2024-2029 Annual Rate	0.72%	1.91%	1.72%
2024 Average Household Size	3.30	3.16	3.09

The household count in this area has changed from 40,554 in 2020 to 44,913 in the current year, a change of 2.43% annually. The five-year projection of households is 48,916, a change of 1.72% annually from the current year total. Average household size is currently 3.09, compared to 3.10 in the year 2020. The number of families in the current year is 36,723 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.

	5 drive time minute	10 drive time minute	15 drive time minute
Mortgage Income			
2024 Percent of Income for Mortgage	20.4%	24.3%	24.7%
Median Household Income			
2024 Median Household Income	\$129,254	\$127,641	\$131,632
2029 Median Household Income	\$152,460	\$143,293	\$149,412
2024-2029 Annual Rate	3.36%	2.34%	2.57%
Average Household Income			
2024 Average Household Income	\$155,974	\$165,292	\$167,504
2029 Average Household Income	\$181,798	\$185,172	\$187,912
2024-2029 Annual Rate	3.11%	2.30%	2.33%
Per Capita Income			
2024 Per Capita Income	\$49,098	\$52,093	\$53,959
2029 Per Capita Income	\$57,987	\$58,706	\$60,763
2024-2029 Annual Rate	3.38%	2.42%	2.40%
GINI Index			
2024 Gini Index	31.4	31.2	31.8

Households by Income

Current median household income is \$131,632 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$149,412 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$167,504 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$187,912 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$53,959 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$60,763 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	119	101	100
2010 Total Housing Units	1,183	14,989	33,638
2010 Owner Occupied Housing Units	995	12,214	26,452
2010 Renter Occupied Housing Units	97	1,949	5,001
2010 Vacant Housing Units	91	826	2,186
2020 Total Housing Units	1,397	18,431	42,282
2020 Owner Occupied Housing Units	1,175	14,671	33,197
2020 Renter Occupied Housing Units	156	3,107	7,357
2020 Vacant Housing Units	39	650	1,752
2024 Total Housing Units	1,416	20,024	46,890
2024 Owner Occupied Housing Units	1,225	15,733	36,459
2024 Renter Occupied Housing Units	138	3,505	8,454
2024 Vacant Housing Units	53	786	1,977
2029 Total Housing Units	1,468	21,946	50,933
2029 Owner Occupied Housing Units	1,287	16,820	39,167
2029 Renter Occupied Housing Units	125	4,330	9,749
2029 Vacant Housing Units	55	796	2,017

Socioeconomic Status Index

2024 Socioeconomic Status Index	57.0	60.2	59.6
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Currently, 77.8% of the 46,890 housing units in the area are owner occupied; 18.0%, renter occupied; and 4.2% 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 42,282 housing units in the area and 4.1% vacant housing units. The annual rate of change in housing units since 2020 is 2.46%. Median home value in the area is \$520,274, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.38% annually to \$557,226.

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.