

	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2010 Population	4,507	36,996	89,809
2020 Population	5,488	40,532	98,923
2024 Population	5,867	43,629	104,253
2029 Population	5,937	45,063	108,109
2010-2020 Annual Rate	1.99%	0.92%	0.97%
2020-2024 Annual Rate	1.58%	1.75%	1.24%
2024-2029 Annual Rate	0.24%	0.65%	0.73%
2020 Male Population	47.9%	48.3%	48.4%
2020 Female Population	52.1%	51.7%	51.6%
2020 Median Age	40.4	44.4	43.0
2024 Male Population	48.8%	49.1%	49.2%
2024 Female Population	51.2%	50.9%	50.8%
2024 Median Age	41.0	44.9	43.4

In the identified area, the current year population is 104,253. In 2020, the Census count in the area was 98,923. The rate of change since 2020 was 1.24% annually. The five-year projection for the population in the area is 108,109 representing a change of 0.73% annually from 2024 to 2029. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 43.4, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	57.8%	70.8%	69.1%
2024 Black Alone	13.5%	8.7%	12.7%
2024 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2024 Asian Alone	15.2%	7.8%	5.9%
2024 Pacific Islander Alone	0.1%	0.1%	0.1%
2024 Other Race	4.2%	3.5%	3.3%
2024 Two or More Races	9.0%	8.9%	8.6%
2024 Hispanic Origin (Any Race)	11.0%	9.1%	8.8%

Persons of Hispanic origin represent 8.8% 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 57.5 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	149	171	164
2010 Households	1,769	13,760	31,976
2020 Households	2,186	15,247	35,817
2024 Households	2,293	16,535	38,172
2029 Households	2,342	17,251	40,045
2010-2020 Annual Rate	2.14%	1.03%	1.14%
2020-2024 Annual Rate	1.13%	1.93%	1.51%
2024-2029 Annual Rate	0.42%	0.85%	0.96%
2024 Average Household Size	2.54	2.63	2.72

The household count in this area has changed from 35,817 in 2020 to 38,172 in the current year, a change of 1.51% annually. The five-year projection of households is 40,045, a change of 0.96% annually from the current year total. Average household size is currently 2.72, compared to 2.75 in the year 2020. The number of families in the current year is 29,106 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	21.5%	22.6%	21.6%
Median Household Income			
2024 Median Household Income	\$125,594	\$120,244	\$117,353
2029 Median Household Income	\$139,363	\$135,035	\$130,966
2024-2029 Annual Rate	2.10%	2.35%	2.22%
Average Household Income			
2024 Average Household Income	\$157,757	\$157,664	\$154,464
2029 Average Household Income	\$176,115	\$178,372	\$174,773
2024-2029 Annual Rate	2.23%	2.50%	2.50%
Per Capita Income			
2024 Per Capita Income	\$60,865	\$59,271	\$56,684
2029 Per Capita Income	\$68,747	\$67,763	\$64,914
2024-2029 Annual Rate	2.47%	2.71%	2.75%
GINI Index			
2024 Gini Index	30.8	32.9	33.0
Households by Income			
Current median household income is \$117,353 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$130,966 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$154,464 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$174,773 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$56,684 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$64,914 in five years, compared to \$51,203 for all U.S. households.			
Housing			
2024 Housing Affordability Index	115	109	114
2010 Total Housing Units	1,912	14,563	34,001
2010 Owner Occupied Housing Units	1,242	11,102	26,184
2010 Renter Occupied Housing Units	527	2,658	5,792
2010 Vacant Housing Units	143	803	2,025
2020 Total Housing Units	2,346	15,944	37,440
2020 Owner Occupied Housing Units	1,358	11,960	28,691
2020 Renter Occupied Housing Units	828	3,287	7,126
2020 Vacant Housing Units	144	665	1,653
2024 Total Housing Units	2,430	17,129	39,631
2024 Owner Occupied Housing Units	1,510	13,426	31,150
2024 Renter Occupied Housing Units	783	3,109	7,022
2024 Vacant Housing Units	137	594	1,459
2029 Total Housing Units	2,482	17,858	41,542
2029 Owner Occupied Housing Units	1,579	14,228	33,139
2029 Renter Occupied Housing Units	764	3,023	6,906
2029 Vacant Housing Units	140	607	1,497
Socioeconomic Status Index			
2024 Socioeconomic Status Index	63.0	61.5	59.8

Currently, 78.6% of the 39,631 housing units in the area are owner occupied; 17.7%, renter occupied; and 3.7% 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 37,440 housing units in the area and 4.4% vacant housing units. The annual rate of change in housing units since 2020 is 1.35%. Median home value in the area is \$405,314, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.26% annually to \$453,160.

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.