

	1 mile	3 mile	5 mile
Population			
2010 Population	4,442	35,508	79,803
2020 Population	6,085	42,999	99,721
2024 Population	6,709	46,421	108,299
2029 Population	7,064	48,683	114,582
2010-2020 Annual Rate	3.20%	1.93%	2.25%
2020-2024 Annual Rate	2.32%	1.82%	1.96%
2024-2029 Annual Rate	1.04%	0.96%	1.13%
2020 Male Population	47.6%	48.6%	49.1%
2020 Female Population	52.4%	51.4%	50.9%
2020 Median Age	36.4	38.4	37.7
2024 Male Population	48.2%	49.5%	49.9%
2024 Female Population	51.8%	50.5%	50.1%
2024 Median Age	36.4	38.9	38.3

In the identified area, the current year population is 108,299. In 2020, the Census count in the area was 99,721. The rate of change since 2020 was 1.96% annually. The five-year projection for the population in the area is 114,582 representing a change of 1.13% annually from 2024 to 2029. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 38.3, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	46.1%	54.1%	51.6%
2024 Black Alone	32.0%	22.3%	22.1%
2024 American Indian/Alaska Native Alone	0.5%	0.5%	0.5%
2024 Asian Alone	5.8%	7.6%	9.0%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	5.9%	5.5%	6.4%
2024 Two or More Races	9.8%	10.0%	10.3%
2024 Hispanic Origin (Any Race)	14.9%	14.3%	15.7%

Persons of Hispanic origin represent 15.7% 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 75.2 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	149	142	123
2010 Households	1,352	11,137	24,959
2020 Households	1,804	13,221	30,695
2024 Households	1,991	14,443	33,702
2029 Households	2,123	15,343	36,105
2010-2020 Annual Rate	2.93%	1.73%	2.09%
2020-2024 Annual Rate	2.35%	2.10%	2.22%
2024-2029 Annual Rate	1.29%	1.22%	1.39%
2024 Average Household Size	3.37	3.21	3.18

The household count in this area has changed from 30,695 in 2020 to 33,702 in the current year, a change of 2.22% annually. The five-year projection of households is 36,105, a change of 1.39% annually from the current year total. Average household size is currently 3.18, compared to 3.21 in the year 2020. The number of families in the current year is 27,970 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	18.9%	21.4%	23.1%
Median Household Income			
2024 Median Household Income	\$123,354	\$115,750	\$107,137
2029 Median Household Income	\$151,016	\$133,431	\$121,726
2024-2029 Annual Rate	4.13%	2.88%	2.59%
Average Household Income			
2024 Average Household Income	\$159,412	\$147,579	\$135,043
2029 Average Household Income	\$182,309	\$168,762	\$155,298
2024-2029 Annual Rate	2.72%	2.72%	2.83%
Per Capita Income			
2024 Per Capita Income	\$47,382	\$45,663	\$42,127
2029 Per Capita Income	\$54,719	\$52,880	\$49,043
2024-2029 Annual Rate	2.92%	2.98%	3.09%
GINI Index			
2024 Gini Index	30.9	31.8	32.5

Households by Income
Current median household income is \$107,137 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$121,726 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$135,043 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$155,298 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$42,127 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$49,043 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	128	114	105
2010 Total Housing Units	1,446	11,757	26,659
2010 Owner Occupied Housing Units	1,213	10,120	22,235
2010 Renter Occupied Housing Units	139	1,016	2,725
2010 Vacant Housing Units	94	620	1,700
2020 Total Housing Units	1,870	13,638	31,717
2020 Owner Occupied Housing Units	1,549	11,496	25,984
2020 Renter Occupied Housing Units	255	1,725	4,711
2020 Vacant Housing Units	67	423	1,000
2024 Total Housing Units	2,052	14,840	34,754
2024 Owner Occupied Housing Units	1,751	12,732	29,202
2024 Renter Occupied Housing Units	240	1,711	4,500
2024 Vacant Housing Units	61	397	1,052
2029 Total Housing Units	2,182	15,749	37,182
2029 Owner Occupied Housing Units	1,875	13,591	31,223
2029 Renter Occupied Housing Units	247	1,752	4,882
2029 Vacant Housing Units	59	406	1,077

Socioeconomic Status Index			
2024 Socioeconomic Status Index	55.3	56.7	55.5

Currently, 84.0% of the 34,754 housing units in the area are owner occupied; 12.9%, renter occupied; and 3.0% 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 31,717 housing units in the area and 3.2% vacant housing units. The annual rate of change in housing units since 2020 is 2.17%. Median home value in the area is \$395,036, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.17% annually to \$439,777.

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.