

	1 mile	3 mile	5 mile
Population			
2010 Population	2,927	25,883	63,341
2020 Population	3,887	35,339	84,470
2024 Population	4,729	40,166	93,986
2029 Population	5,140	42,716	101,363
2010-2020 Annual Rate	2.88%	3.16%	2.92%
2020-2024 Annual Rate	4.72%	3.06%	2.54%
2024-2029 Annual Rate	1.68%	1.24%	1.52%
2020 Male Population	48.9%	49.9%	49.2%
2020 Female Population	51.1%	50.1%	50.8%
2020 Median Age	40.0	40.3	39.9
2024 Male Population	49.9%	50.3%	49.9%
2024 Female Population	50.1%	49.7%	50.1%
2024 Median Age	39.8	40.8	40.2

In the identified area, the current year population is 93,986. In 2020, the Census count in the area was 84,470. The rate of change since 2020 was 2.54% annually. The five-year projection for the population in the area is 101,363 representing a change of 1.52% 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 40.2, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	78.4%	67.7%	65.2%
2024 Black Alone	5.2%	12.1%	12.3%
2024 American Indian/Alaska Native Alone	0.4%	0.3%	0.4%
2024 Asian Alone	2.9%	6.3%	7.5%
2024 Pacific Islander Alone	0.1%	0.1%	0.0%
2024 Other Race	3.5%	4.2%	5.0%
2024 Two or More Races	9.6%	9.3%	9.7%
2024 Hispanic Origin (Any Race)	11.4%	12.2%	13.2%

Persons of Hispanic origin represent 13.2% 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 64.8 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	169	158	153
2010 Households	917	8,143	20,360
2020 Households	1,179	11,466	27,317
2024 Households	1,419	13,244	30,689
2029 Households	1,558	14,312	33,528
2010-2020 Annual Rate	2.54%	3.48%	2.98%
2020-2024 Annual Rate	4.46%	3.45%	2.78%
2024-2029 Annual Rate	1.89%	1.56%	1.79%
2024 Average Household Size	3.31	2.96	3.02

The household count in this area has changed from 27,317 in 2020 to 30,689 in the current year, a change of 2.78% annually. The five-year projection of households is 33,528, a change of 1.79% annually from the current year total. Average household size is currently 3.02, compared to 3.04 in the year 2020. The number of families in the current year is 25,318 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	20.7%	22.7%	22.2%
Median Household Income			
2024 Median Household Income	\$130,633	\$120,500	\$120,186
2029 Median Household Income	\$150,520	\$140,179	\$139,743
2024-2029 Annual Rate	2.87%	3.07%	3.06%
Average Household Income			
2024 Average Household Income	\$165,656	\$152,170	\$150,512
2029 Average Household Income	\$190,225	\$174,719	\$172,267
2024-2029 Annual Rate	2.80%	2.80%	2.74%
Per Capita Income			
2024 Per Capita Income	\$52,672	\$50,233	\$49,114
2029 Per Capita Income	\$61,376	\$58,591	\$56,926
2024-2029 Annual Rate	3.11%	3.13%	3.00%
GINI Index			
2024 Gini Index	27.9	30.1	31.5

Households by Income

Current median household income is \$120,186 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$139,743 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$150,512 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$172,267 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$49,114 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$56,926 in five years, compared to \$51,203 for all U.S. households.

Housing

2024 Housing Affordability Index	120	109	111
2010 Total Housing Units	981	8,815	21,902
2010 Owner Occupied Housing Units	837	7,357	18,278
2010 Renter Occupied Housing Units	80	786	2,082
2010 Vacant Housing Units	64	672	1,542
2020 Total Housing Units	1,297	12,000	28,522
2020 Owner Occupied Housing Units	1,045	10,118	23,906
2020 Renter Occupied Housing Units	134	1,348	3,411
2020 Vacant Housing Units	96	535	1,186
2024 Total Housing Units	1,599	14,012	32,157
2024 Owner Occupied Housing Units	1,173	11,714	27,238
2024 Renter Occupied Housing Units	246	1,530	3,451
2024 Vacant Housing Units	180	768	1,468
2029 Total Housing Units	1,730	15,121	35,094
2029 Owner Occupied Housing Units	1,230	12,673	29,861
2029 Renter Occupied Housing Units	328	1,639	3,667
2029 Vacant Housing Units	172	809	1,566

Socioeconomic Status Index

2024 Socioeconomic Status Index	56.3	57.4	55.1
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Currently, 84.7% of the 32,157 housing units in the area are owner occupied; 10.7%, renter occupied; and 4.6% 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 28,522 housing units in the area and 4.2% vacant housing units. The annual rate of change in housing units since 2020 is 2.86%. Median home value in the area is \$426,615, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.63% annually to \$462,564.

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.