

	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2010 Population	9,170	74,604	250,266
2020 Population	12,189	88,826	292,466
2024 Population	14,808	97,146	306,367
2029 Population	15,807	100,850	316,726
2010-2020 Annual Rate	2.89%	1.76%	1.57%
2020-2024 Annual Rate	4.69%	2.13%	1.10%
2024-2029 Annual Rate	1.31%	0.75%	0.67%
2020 Male Population	47.6%	47.8%	48.5%
2020 Female Population	52.4%	52.2%	51.5%
2020 Median Age	37.3	37.0	35.2
2024 Male Population	48.7%	48.7%	49.2%
2024 Female Population	51.3%	51.3%	50.8%
2024 Median Age	37.0	37.4	36.0

In the identified area, the current year population is 306,367. In 2020, the Census count in the area was 292,466. The rate of change since 2020 was 1.10% annually. The five-year projection for the population in the area is 316,726 representing a change of 0.67% 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 36.0, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	19.7%	26.8%	26.5%
2024 Black Alone	22.5%	23.2%	24.3%
2024 American Indian/Alaska Native Alone	0.3%	0.6%	0.9%
2024 Asian Alone	44.6%	28.6%	21.2%
2024 Pacific Islander Alone	0.0%	0.0%	0.1%
2024 Other Race	6.1%	10.4%	15.3%
2024 Two or More Races	6.9%	10.3%	11.7%
2024 Hispanic Origin (Any Race)	12.0%	20.7%	28.1%

Persons of Hispanic origin represent 28.1% 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 87.4 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	91	103	88
2010 Households	3,322	26,021	86,168
2020 Households	4,573	32,043	101,839
2024 Households	5,557	35,513	108,218
2029 Households	6,005	37,373	113,287
2010-2020 Annual Rate	3.25%	2.10%	1.68%
2020-2024 Annual Rate	4.69%	2.45%	1.44%
2024-2029 Annual Rate	1.56%	1.03%	0.92%
2024 Average Household Size	2.66	2.73	2.81

The household count in this area has changed from 101,839 in 2020 to 108,218 in the current year, a change of 1.44% annually. The five-year projection of households is 113,287, a change of 0.92% annually from the current year total. Average household size is currently 2.81, compared to 2.84 in the year 2020. The number of families in the current year is 75,140 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	37.2%	30.4%	31.2%
Median Household Income			
2024 Median Household Income	\$81,386	\$85,728	\$77,877
2029 Median Household Income	\$99,310	\$101,190	\$90,534
2024-2029 Annual Rate	4.06%	3.37%	3.06%
Average Household Income			
2024 Average Household Income	\$121,360	\$121,909	\$110,097
2029 Average Household Income	\$141,870	\$140,674	\$127,881
2024-2029 Annual Rate	3.17%	2.90%	3.04%
Per Capita Income			
2024 Per Capita Income	\$47,249	\$44,735	\$39,102
2029 Per Capita Income	\$55,941	\$52,321	\$45,982
2024-2029 Annual Rate	3.44%	3.18%	3.29%
GINI Index			
2024 Gini Index	42.1	38.8	39.6
Households by Income			

Current median household income is \$77,877 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$90,534 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$110,097 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$127,881 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$39,102 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$45,982 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	65	80	78
2010 Total Housing Units	3,577	27,914	93,785
2010 Owner Occupied Housing Units	1,607	16,651	49,627
2010 Renter Occupied Housing Units	1,716	9,370	36,541
2010 Vacant Housing Units	255	1,893	7,617
2020 Total Housing Units	4,965	34,032	107,565
2020 Owner Occupied Housing Units	1,884	17,481	52,139
2020 Renter Occupied Housing Units	2,689	14,562	49,700
2020 Vacant Housing Units	366	1,802	5,460
2024 Total Housing Units	6,029	37,653	114,339
2024 Owner Occupied Housing Units	2,189	19,078	56,282
2024 Renter Occupied Housing Units	3,368	16,435	51,936
2024 Vacant Housing Units	472	2,140	6,121
2029 Total Housing Units	6,473	39,519	119,458
2029 Owner Occupied Housing Units	2,466	20,633	60,270
2029 Renter Occupied Housing Units	3,538	16,740	53,017
2029 Vacant Housing Units	468	2,146	6,171

Socioeconomic Status Index			
2024 Socioeconomic Status Index	52.5	51.9	48.3

Currently, 49.2% of the 114,339 housing units in the area are owner occupied; 45.4%, renter occupied; and 5.4% 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 107,565 housing units in the area and 5.1% vacant housing units. The annual rate of change in housing units since 2020 is 1.45%. Median home value in the area is \$388,328, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.98% annually to \$428,301.

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.