

	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2010 Population	7,353	49,507	181,096
2020 Population	8,931	62,729	215,297
2024 Population	11,176	68,164	231,185
2029 Population	12,354	71,935	243,400
2010-2020 Annual Rate	1.96%	2.40%	1.74%
2020-2024 Annual Rate	5.42%	1.97%	1.69%
2024-2029 Annual Rate	2.02%	1.08%	1.04%
2020 Male Population	48.3%	49.2%	49.5%
2020 Female Population	51.7%	50.8%	50.5%
2020 Median Age	33.1	33.3	32.8
2024 Male Population	49.4%	49.9%	50.2%
2024 Female Population	50.6%	50.1%	49.8%
2024 Median Age	34.5	33.9	33.5

In the identified area, the current year population is 231,185. In 2020, the Census count in the area was 215,297. The rate of change since 2020 was 1.69% annually. The five-year projection for the population in the area is 243,400 representing a change of 1.04% annually from 2024 to 2029. Currently, the population is 50.2% male and 49.8% female.

Median Age

The median age in this area is 33.5, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	48.9%	47.2%	43.7%
2024 Black Alone	25.4%	36.2%	38.4%
2024 American Indian/Alaska Native Alone	0.8%	0.4%	0.3%
2024 Asian Alone	5.1%	5.4%	7.4%
2024 Pacific Islander Alone	0.1%	0.1%	0.1%
2024 Other Race	9.1%	3.4%	3.1%
2024 Two or More Races	10.6%	7.4%	7.0%
2024 Hispanic Origin (Any Race)	17.9%	8.3%	7.4%

Persons of Hispanic origin represent 7.4% 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 69.8 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	128	123	108
2010 Households	3,190	22,240	79,922
2020 Households	4,058	28,796	99,772
2024 Households	5,218	31,895	108,930
2029 Households	5,924	34,514	117,550
2010-2020 Annual Rate	2.44%	2.62%	2.24%
2020-2024 Annual Rate	6.09%	2.43%	2.09%
2024-2029 Annual Rate	2.57%	1.59%	1.53%
2024 Average Household Size	2.14	2.05	2.00

The household count in this area has changed from 99,772 in 2020 to 108,930 in the current year, a change of 2.09% annually. The five-year projection of households is 117,550, a change of 1.53% annually from the current year total. Average household size is currently 2.00, compared to 2.02 in the year 2020. The number of families in the current year is 45,389 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	22.7%	31.5%	34.1%
Median Household Income			
2024 Median Household Income	\$143,392	\$110,454	\$95,162
2029 Median Household Income	\$158,476	\$129,536	\$110,644
2024-2029 Annual Rate	2.02%	3.24%	3.06%
Average Household Income			
2024 Average Household Income	\$175,510	\$162,957	\$144,967
2029 Average Household Income	\$197,866	\$183,881	\$165,789
2024-2029 Annual Rate	2.43%	2.45%	2.72%
Per Capita Income			
2024 Per Capita Income	\$82,408	\$76,833	\$68,772
2029 Per Capita Income	\$95,468	\$88,849	\$80,542
2024-2029 Annual Rate	2.99%	2.95%	3.21%
GINI Index			
2024 Gini Index	31.3	36.0	39.0
Households by Income			

Current median household income is \$95,162 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$110,644 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$144,967 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$165,789 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$68,772 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$80,542 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	107	78	72
2010 Total Housing Units	3,744	26,214	96,900
2010 Owner Occupied Housing Units	2,003	11,238	34,857
2010 Renter Occupied Housing Units	1,187	11,002	45,065
2010 Vacant Housing Units	554	3,974	16,978
2020 Total Housing Units	4,349	31,831	112,378
2020 Owner Occupied Housing Units	2,448	13,546	40,409
2020 Renter Occupied Housing Units	1,610	15,250	59,363
2020 Vacant Housing Units	298	2,825	12,638
2024 Total Housing Units	5,543	35,277	122,583
2024 Owner Occupied Housing Units	2,771	15,243	45,249
2024 Renter Occupied Housing Units	2,447	16,652	63,681
2024 Vacant Housing Units	325	3,382	13,653
2029 Total Housing Units	6,184	37,727	130,850
2029 Owner Occupied Housing Units	2,845	15,848	47,623
2029 Renter Occupied Housing Units	3,079	18,666	69,927
2029 Vacant Housing Units	260	3,213	13,300
Socioeconomic Status Index			
2024 Socioeconomic Status Index	59.5	56.3	54.7

Currently, 36.9% of the 122,583 housing units in the area are owner occupied; 51.9%, renter occupied; and 11.1% 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 112,378 housing units in the area and 11.2% vacant housing units. The annual rate of change in housing units since 2020 is 2.07%. Median home value in the area is \$518,612, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 3.49% annually to \$615,739.

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.