

	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2010 Population	19,864	85,859	192,064
2020 Population	21,568	92,448	217,653
2024 Population	21,308	91,795	221,298
2029 Population	20,676	90,092	224,554
2010-2020 Annual Rate	0.83%	0.74%	1.26%
2020-2024 Annual Rate	-0.28%	-0.17%	0.39%
2024-2029 Annual Rate	-0.60%	-0.37%	0.29%
2020 Male Population	48.2%	48.8%	48.4%
2020 Female Population	51.8%	51.2%	51.6%
2020 Median Age	38.4	39.9	39.0
2024 Male Population	49.0%	49.6%	49.3%
2024 Female Population	51.0%	50.4%	50.7%
2024 Median Age	39.5	40.8	40.0

In the identified area, the current year population is 221,298. In 2020, the Census count in the area was 217,653. The rate of change since 2020 was 0.39% annually. The five-year projection for the population in the area is 224,554 representing a change of 0.29% annually from 2024 to 2029. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 40.0, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	44.6%	48.5%	47.7%
2024 Black Alone	11.2%	10.6%	12.6%
2024 American Indian/Alaska Native Alone	0.1%	0.2%	0.3%
2024 Asian Alone	30.6%	29.1%	25.8%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	4.4%	3.2%	4.4%
2024 Two or More Races	9.0%	8.5%	9.1%
2024 Hispanic Origin (Any Race)	9.8%	8.1%	10.5%

Persons of Hispanic origin represent 10.5% 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 74.0 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	168	196	168
2010 Households	7,266	30,136	70,883
2020 Households	7,547	32,125	80,350
2024 Households	7,459	32,449	82,780
2029 Households	7,387	32,568	85,548
2010-2020 Annual Rate	0.38%	0.64%	1.26%
2020-2024 Annual Rate	-0.28%	0.24%	0.70%
2024-2029 Annual Rate	-0.19%	0.07%	0.66%
2024 Average Household Size	2.85	2.82	2.66

The household count in this area has changed from 80,350 in 2020 to 82,780 in the current year, a change of 0.70% annually. The five-year projection of households is 85,548, a change of 0.66% annually from the current year total. Average household size is currently 2.66, compared to 2.70 in the year 2020. The number of families in the current year is 59,502 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	24.0%	22.6%	25.3%
Median Household Income			
2024 Median Household Income	\$141,491	\$157,776	\$134,967
2029 Median Household Income	\$166,434	\$180,831	\$156,871
2024-2029 Annual Rate	3.30%	2.77%	3.05%
Average Household Income			
2024 Average Household Income	\$181,223	\$201,590	\$179,657
2029 Average Household Income	\$213,902	\$234,344	\$207,031
2024-2029 Annual Rate	3.37%	3.06%	2.88%
Per Capita Income			
2024 Per Capita Income	\$63,938	\$71,212	\$67,006
2029 Per Capita Income	\$77,008	\$84,637	\$78,644
2024-2029 Annual Rate	3.79%	3.51%	3.25%
GINI Index			
2024 Gini Index	31.3	28.0	31.4
Households by Income			

Current median household income is \$134,967 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$156,871 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$179,657 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$207,031 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$67,006 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$78,644 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	102	108	96
2010 Total Housing Units	7,535	31,788	75,612
2010 Owner Occupied Housing Units	4,910	21,622	47,411
2010 Renter Occupied Housing Units	2,356	8,514	23,471
2010 Vacant Housing Units	269	1,652	4,729
2020 Total Housing Units	7,843	33,811	84,985
2020 Owner Occupied Housing Units	4,868	21,981	51,192
2020 Renter Occupied Housing Units	2,679	10,144	29,158
2020 Vacant Housing Units	349	1,553	4,428
2024 Total Housing Units	7,690	33,858	86,821
2024 Owner Occupied Housing Units	5,062	22,920	54,766
2024 Renter Occupied Housing Units	2,397	9,529	28,014
2024 Vacant Housing Units	231	1,409	4,041
2029 Total Housing Units	7,703	34,250	90,027
2029 Owner Occupied Housing Units	5,145	23,451	57,146
2029 Renter Occupied Housing Units	2,242	9,117	28,401
2029 Vacant Housing Units	316	1,682	4,479

Socioeconomic Status Index			
2024 Socioeconomic Status Index	58.5	62.2	60.3

Currently, 63.1% of the 86,821 housing units in the area are owner occupied; 32.3%, renter occupied; and 4.7% 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 84,985 housing units in the area and 5.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.50%. Median home value in the area is \$546,007, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.90% annually to \$599,810.

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.