	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2010 Population	16,217	98,085	262,300
2020 Population	16,951	107,697	291,443
2024 Population	16,311	107,765	295,381
2029 Population	16,210	108,696	300,549
2010-2020 Annual Rate	0.44%	0.94%	1.06%
2020-2024 Annual Rate	-0.90%	0.01%	0.32%
2024-2029 Annual Rate	-0.12%	0.17%	0.35%
2020 Male Population	51.5%	50.5%	49.9%
2020 Female Population	48.5%	49.5%	50.1%
2020 Median Age	30.8	31.9	33.3
2024 Male Population	51.7%	50.8%	50.4%
2024 Female Population	48.3%	49.2%	49.6%
2024 Median Age	31.9	33.1	34.3

In the identified area, the current year population is 295,381. In 2020, the Census count in the area was 291,443. The rate of change since 2020 was 0.32% annually. The five-year projection for the population in the area is 300,549 representing a change of 0.35% annually from 2024 to 2029. Currently, the population is 50.4% male and 49.6% female.

Median Age

The median age in this area is 34.3, compared to U.S. median age of 39.3.

Race and Ethnicity			
2024 White Alone	14.0%	18.2%	24.1%
2024 Black Alone	17.6%	22.6%	23.0%
2024 American Indian/Alaska Native Alone	2.5%	2.0%	1.7%
2024 Asian Alone	11.0%	11.5%	12.8%
2024 Pacific Islander Alone	0.1%	0.1%	0.1%
2024 Other Race	40.2%	32.2%	25.8%
2024 Two or More Races	14.6%	13.4%	12.5%
2024 Hispanic Origin (Any Race)	63.1%	51.0%	41.6%

Persons of Hispanic origin represent 41.6% 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 89.2 in the identified area, compared to 72.5 for the U.S. as a whole.

Households			
2024 Wealth Index	35	56	67
2010 Households	4,689	31,880	93,939
2020 Households	5,489	37,032	108,047
2024 Households	5,459	37,687	110,566
2029 Households	5,507	38,441	113,423
2010-2020 Annual Rate	1.59%	1.51%	1.41%
2020-2024 Annual Rate	-0.13%	0.41%	0.54%
2024-2029 Annual Rate	0.18%	0.40%	0.51%
2024 Average Household Size	2.99	2.85	2.66

The household count in this area has changed from 108,047 in 2020 to 110,566 in the current year, a change of 0.54% annually. The five-year projection of households is 113,423, a change of 0.51% annually from the current year total. Average household size is currently 2.66, compared to 2.69 in the year 2020. The number of families in the current year is 66,785 in the specified area.

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	5 drive time minute	10 drive time minute	15 drive time minute
Mortgage Income			
2024 Percent of Income for Mortgage	34.6%	35.0%	35.8%
Median Household Income			
2024 Median Household Income	$53,648	$58,142	$63,132
2029 Median Household Income	$60,526	$68,273	$76,381
2024-2029 Annual Rate	2.44%	3.26%	3.88%
Average Household Income			
2024 Average Household Income	$64,472	$81,245	$91,727
2029 Average Household Income	$74,687	$94,800	$108,035
2024-2029 Annual Rate	2.99%	3.13%	3.33%
Per Capita Income			
2024 Per Capita Income	$21,765	$28,289	$34,241
2029 Per Capita Income	$25,610	$33,387	$40,659
2024-2029 Annual Rate	3.31%	3.37%	3.50%
GINI Index			
2024 Gini Index	36.6	40.1	41.0
Households by Income			

Current median household income is $63,132 in the area, compared to $79,068 for all U.S. households. Median household income is projected to be $76,381 in five years, compared to $91,442 all U.S. households.

Current average household income is $91,727 in this area, compared to $113,185 for all U.S. households. Average household income is projected to be $108,035 in five years, compared to $130,581 for all U.S. households.

Current per capita income is $34,241 in the area, compared to the U.S. per capita income of $43,829. The per capita income is projected to be $40,659 in five years, compared to $51,203 for all U.S. households.

	5 drive time minute	10 drive time minute	15 drive time minute
Housing			
2024 Housing Affordability Index	70	69	68
2010 Total Housing Units	5,390	36,663	105,419
2010 Owner Occupied Housing Units	1,731	13,498	41,317
2010 Renter Occupied Housing Units	2,958	18,382	52,622
2010 Vacant Housing Units	701	4,783	11,480
2020 Total Housing Units	5,724	39,224	114,921
2020 Owner Occupied Housing Units	1,761	13,873	42,812
2020 Renter Occupied Housing Units	3,728	23,159	65,235
2020 Vacant Housing Units	255	2,166	6,816
2024 Total Housing Units	5,666	39,675	117,294
2024 Owner Occupied Housing Units	1,936	15,190	46,692
2024 Renter Occupied Housing Units	3,523	22,497	63,874
2024 Vacant Housing Units	207	1,988	6,728
2029 Total Housing Units	5,727	40,571	120,559
2029 Owner Occupied Housing Units	2,119	16,325	49,587
2029 Renter Occupied Housing Units	3,389	22,116	63,836
2029 Vacant Housing Units	220	2,130	7,136
Socioeconomic Status Index			
2024 Socioeconomic Status Index	39.0	41.7	44.1

Currently, 39.8% of the 117,294 housing units in the area are owner occupied; 54.5%, renter occupied; and 5.7% 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 114,921 housing units in the area and 5.9% vacant housing units. The annual rate of change in housing units since 2020 is 0.48%. Median home value in the area is $360,704, compared to a median home value of $355,577 for the U.S. In five years, median value is projected to change by 2.38% annually to $405,667.

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