

	1 mile	3 mile	5 mile
Population			
2010 Population	16,876	104,950	228,573
2020 Population	17,130	115,261	254,633
2024 Population	16,606	115,761	258,431
2029 Population	16,496	117,438	263,777
2010-2020 Annual Rate	0.15%	0.94%	1.09%
2020-2024 Annual Rate	-0.73%	0.10%	0.35%
2024-2029 Annual Rate	-0.13%	0.29%	0.41%
2020 Male Population	52.4%	50.6%	49.9%
2020 Female Population	47.6%	49.4%	50.1%
2020 Median Age	30.5	32.3	33.7
2024 Male Population	52.5%	51.0%	50.4%
2024 Female Population	47.5%	49.0%	49.6%
2024 Median Age	31.6	33.4	34.8

In the identified area, the current year population is 258,431. In 2020, the Census count in the area was 254,633. The rate of change since 2020 was 0.35% annually. The five-year projection for the population in the area is 263,777 representing a change of 0.41% 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 34.8, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	13.6%	19.5%	24.5%
2024 Black Alone	18.3%	21.7%	22.0%
2024 American Indian/Alaska Native Alone	2.5%	2.1%	1.7%
2024 Asian Alone	9.9%	11.8%	13.2%
2024 Pacific Islander Alone	0.1%	0.1%	0.1%
2024 Other Race	40.6%	31.6%	26.0%
2024 Two or More Races	15.1%	13.3%	12.4%
2024 Hispanic Origin (Any Race)	63.4%	50.1%	41.9%

Persons of Hispanic origin represent 41.9% 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	37	61	73
2010 Households	5,029	34,074	79,304
2020 Households	5,749	39,362	91,316
2024 Households	5,711	40,173	93,661
2029 Households	5,759	41,169	96,505
2010-2020 Annual Rate	1.35%	1.45%	1.42%
2020-2024 Annual Rate	-0.16%	0.48%	0.60%
2024-2029 Annual Rate	0.17%	0.49%	0.60%
2024 Average Household Size	2.91	2.88	2.75

The household count in this area has changed from 91,316 in 2020 to 93,661 in the current year, a change of 0.60% annually. The five-year projection of households is 96,505, a change of 0.60% annually from the current year total. Average household size is currently 2.75, compared to 2.78 in the year 2020. The number of families in the current year is 59,557 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	37.9%	35.0%	34.9%
Median Household Income			
2024 Median Household Income	\$51,870	\$59,872	\$64,558
2029 Median Household Income	\$57,772	\$71,634	\$77,770
2024-2029 Annual Rate	2.18%	3.65%	3.79%
Average Household Income			
2024 Average Household Income	\$64,454	\$85,358	\$94,820
2029 Average Household Income	\$74,702	\$99,844	\$110,901
2024-2029 Annual Rate	3.00%	3.18%	3.18%
Per Capita Income			
2024 Per Capita Income	\$22,235	\$29,687	\$34,339
2029 Per Capita Income	\$26,155	\$35,083	\$40,540
2024-2029 Annual Rate	3.30%	3.40%	3.38%
GINI Index			
2024 Gini Index	37.6	40.6	41.1

Households by Income

Current median household income is \$64,558 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$77,770 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$94,820 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$110,901 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$34,339 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$40,540 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	64	69	70
2010 Total Housing Units	5,779	39,001	89,053
2010 Owner Occupied Housing Units	1,581	15,202	39,642
2010 Renter Occupied Housing Units	3,449	18,871	39,662
2010 Vacant Housing Units	750	4,927	9,749
2020 Total Housing Units	6,066	41,659	96,536
2020 Owner Occupied Housing Units	1,593	15,590	40,757
2020 Renter Occupied Housing Units	4,156	23,772	50,559
2020 Vacant Housing Units	322	2,295	5,363
2024 Total Housing Units	6,001	42,259	99,067
2024 Owner Occupied Housing Units	1,744	16,998	44,130
2024 Renter Occupied Housing Units	3,967	23,175	49,531
2024 Vacant Housing Units	290	2,086	5,406
2029 Total Housing Units	6,062	43,397	102,242
2029 Owner Occupied Housing Units	1,907	18,206	46,717
2029 Renter Occupied Housing Units	3,852	22,963	49,788
2029 Vacant Housing Units	303	2,228	5,737

Socioeconomic Status Index

2024 Socioeconomic Status Index	40.5	42.1	43.7
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Currently, 44.5% of the 99,067 housing units in the area are owner occupied; 50.0%, renter occupied; and 5.5% 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 96,536 housing units in the area and 5.6% vacant housing units. The annual rate of change in housing units since 2020 is 0.61%. Median home value in the area is \$359,786, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.18% annually to \$400,842.

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.