

	1 mile	3 mile	5 mile
Population			
2010 Population	20,910	147,582	317,099
2020 Population	31,880	183,581	375,546
2024 Population	34,997	197,164	396,109
2029 Population	36,147	211,463	415,799
2010-2020 Annual Rate	4.31%	2.21%	1.71%
2020-2024 Annual Rate	2.22%	1.69%	1.26%
2024-2029 Annual Rate	0.65%	1.41%	0.97%
2020 Male Population	47.6%	51.6%	50.3%
2020 Female Population	52.4%	48.4%	49.7%
2020 Median Age	30.3	31.8	32.7
2024 Male Population	48.3%	52.1%	50.9%
2024 Female Population	51.7%	47.9%	49.1%
2024 Median Age	31.5	32.7	33.4

In the identified area, the current year population is 396,109. In 2020, the Census count in the area was 375,546. The rate of change since 2020 was 1.26% annually. The five-year projection for the population in the area is 415,799 representing a change of 0.97% annually from 2024 to 2029. Currently, the population is 50.9% male and 49.1% female.

Median Age

The median age in this area is 33.4, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	50.2%	49.4%	44.3%
2024 Black Alone	33.0%	34.8%	40.2%
2024 American Indian/Alaska Native Alone	0.2%	0.2%	0.3%
2024 Asian Alone	6.2%	5.9%	5.9%
2024 Pacific Islander Alone	0.1%	0.1%	0.0%
2024 Other Race	2.1%	2.2%	2.4%
2024 Two or More Races	8.2%	7.4%	7.0%
2024 Hispanic Origin (Any Race)	7.1%	6.8%	6.6%

Persons of Hispanic origin represent 6.6% 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 67.9 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	92	98	98
2010 Households	10,156	65,710	138,657
2020 Households	15,871	85,857	172,100
2024 Households	18,046	94,672	185,169
2029 Households	19,188	104,944	199,942
2010-2020 Annual Rate	4.57%	2.71%	2.18%
2020-2024 Annual Rate	3.07%	2.33%	1.74%
2024-2029 Annual Rate	1.23%	2.08%	1.55%
2024 Average Household Size	1.64	1.84	1.95

The household count in this area has changed from 172,100 in 2020 to 185,169 in the current year, a change of 1.74% annually. The five-year projection of households is 199,942, a change of 1.55% annually from the current year total. Average household size is currently 1.95, compared to 1.98 in the year 2020. The number of families in the current year is 70,864 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	35.1%	35.4%	35.7%
Median Household Income			
2024 Median Household Income	\$108,010	\$100,854	\$93,051
2029 Median Household Income	\$121,283	\$115,843	\$110,811
2024-2029 Annual Rate	2.35%	2.81%	3.56%
Average Household Income			
2024 Average Household Income	\$149,692	\$144,609	\$138,259
2029 Average Household Income	\$172,152	\$167,835	\$161,660
2024-2029 Annual Rate	2.84%	3.02%	3.18%
Per Capita Income			
2024 Per Capita Income	\$77,143	\$70,151	\$65,168
2029 Per Capita Income	\$91,195	\$83,947	\$78,198
2024-2029 Annual Rate	3.40%	3.66%	3.71%
GINI Index			
2024 Gini Index	37.5	40.1	41.4

Households by Income

Current median household income is \$93,051 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$110,811 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$138,259 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$161,660 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$65,168 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$78,198 in five years, compared to \$51,203 for all U.S. households.

Housing

2024 Housing Affordability Index	69	69	68
2010 Total Housing Units	12,155	79,139	167,948
2010 Owner Occupied Housing Units	4,102	29,390	62,156
2010 Renter Occupied Housing Units	6,054	36,319	76,501
2010 Vacant Housing Units	1,999	13,429	29,291
2020 Total Housing Units	17,632	95,833	193,956
2020 Owner Occupied Housing Units	4,956	34,703	71,337
2020 Renter Occupied Housing Units	10,915	51,154	100,763
2020 Vacant Housing Units	1,885	10,035	21,780
2024 Total Housing Units	20,235	107,008	209,713
2024 Owner Occupied Housing Units	5,858	38,912	79,490
2024 Renter Occupied Housing Units	12,188	55,760	105,679
2024 Vacant Housing Units	2,189	12,336	24,544
2029 Total Housing Units	21,321	116,895	224,023
2029 Owner Occupied Housing Units	6,325	41,739	84,529
2029 Renter Occupied Housing Units	12,864	63,205	115,412
2029 Vacant Housing Units	2,133	11,951	24,081

Socioeconomic Status Index

2024 Socioeconomic Status Index	57.9	53.2	52.2
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Currently, 37.9% of the 209,713 housing units in the area are owner occupied; 50.4%, renter occupied; and 11.7% 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 193,956 housing units in the area and 11.2% vacant housing units. The annual rate of change in housing units since 2020 is 1.85%. Median home value in the area is \$530,847, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 3.21% annually to \$621,832.

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.