

	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2010 Population	21,592	132,356	377,089
2020 Population	32,422	166,542	438,340
2024 Population	34,800	178,176	459,467
2029 Population	36,185	189,948	478,868
2010-2020 Annual Rate	4.15%	2.32%	1.52%
2020-2024 Annual Rate	1.68%	1.60%	1.11%
2024-2029 Annual Rate	0.78%	1.29%	0.83%
2020 Male Population	47.3%	51.1%	49.5%
2020 Female Population	52.7%	48.9%	50.5%
2020 Median Age	30.3	32.1	33.3
2024 Male Population	47.9%	51.6%	50.2%
2024 Female Population	52.1%	48.4%	49.8%
2024 Median Age	31.5	32.9	34.0

In the identified area, the current year population is 459,467. In 2020, the Census count in the area was 438,340. The rate of change since 2020 was 1.11% annually. The five-year projection for the population in the area is 478,868 representing a change of 0.83% 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 34.0, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	49.2%	47.1%	39.0%
2024 Black Alone	34.6%	37.4%	46.1%
2024 American Indian/Alaska Native Alone	0.2%	0.2%	0.3%
2024 Asian Alone	6.1%	5.7%	5.1%
2024 Pacific Islander Alone	0.1%	0.1%	0.0%
2024 Other Race	2.0%	2.1%	2.8%
2024 Two or More Races	7.7%	7.3%	6.7%
2024 Hispanic Origin (Any Race)	6.6%	6.6%	6.9%

Persons of Hispanic origin represent 6.9% 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 67.6 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	91	92	90
2010 Households	10,391	61,405	163,987
2020 Households	15,895	80,479	201,342
2024 Households	17,792	88,237	215,380
2029 Households	19,132	97,074	230,921
2010-2020 Annual Rate	4.34%	2.74%	2.07%
2020-2024 Annual Rate	2.69%	2.19%	1.60%
2024-2029 Annual Rate	1.46%	1.93%	1.40%
2024 Average Household Size	1.66	1.81	2.00

The household count in this area has changed from 201,342 in 2020 to 215,380 in the current year, a change of 1.60% annually. The five-year projection of households is 230,921, a change of 1.40% annually from the current year total. Average household size is currently 2.00, compared to 2.03 in the year 2020. The number of families in the current year is 86,670 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	36.3%	35.3%	35.9%
Median Household Income			
2024 Median Household Income	\$106,015	\$97,091	\$84,472
2029 Median Household Income	\$118,850	\$112,525	\$103,722
2024-2029 Annual Rate	2.31%	2.99%	4.19%
Average Household Income			
2024 Average Household Income	\$147,084	\$139,866	\$128,485
2029 Average Household Income	\$168,796	\$163,000	\$151,127
2024-2029 Annual Rate	2.79%	3.11%	3.30%
Per Capita Income			
2024 Per Capita Income	\$74,987	\$69,997	\$60,647
2029 Per Capita Income	\$88,730	\$84,034	\$73,218
2024-2029 Annual Rate	3.42%	3.72%	3.84%
GINI Index			
2024 Gini Index	38.8	40.7	42.8

Households by Income

Current median household income is \$84,472 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$103,722 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$128,485 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$151,127 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$60,647 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$73,218 in five years, compared to \$51,203 for all U.S. households.

Housing

2024 Housing Affordability Index	67	69	68
2010 Total Housing Units	12,499	74,016	200,039
2010 Owner Occupied Housing Units	4,070	25,879	72,010
2010 Renter Occupied Housing Units	6,321	35,526	91,977
2010 Vacant Housing Units	2,108	12,611	36,052
2020 Total Housing Units	17,928	89,968	228,117
2020 Owner Occupied Housing Units	4,836	31,029	81,301
2020 Renter Occupied Housing Units	11,059	49,450	120,041
2020 Vacant Housing Units	2,003	9,387	26,558
2024 Total Housing Units	20,571	99,992	244,209
2024 Owner Occupied Housing Units	5,576	34,808	90,249
2024 Renter Occupied Housing Units	12,216	53,429	125,131
2024 Vacant Housing Units	2,779	11,755	28,829
2029 Total Housing Units	21,870	108,458	259,539
2029 Owner Occupied Housing Units	5,992	37,046	96,183
2029 Renter Occupied Housing Units	13,140	60,028	134,738
2029 Vacant Housing Units	2,738	11,384	28,618

Socioeconomic Status Index

2024 Socioeconomic Status Index	56.5	52.7	49.6
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Currently, 37.0% of the 244,209 housing units in the area are owner occupied; 51.2%, renter occupied; and 11.8% 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 228,117 housing units in the area and 11.6% vacant housing units. The annual rate of change in housing units since 2020 is 1.62%. Median home value in the area is \$484,765, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 4.14% annually to \$593,631.

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.