

	1 mile	3 mile	5 mile
Population			
2010 Population	9,663	77,417	169,747
2020 Population	9,532	86,849	188,997
2025 Population	9,595	86,882	191,786
2030 Population	9,580	87,121	193,417
2010-2020 Annual Rate	-0.14%	1.16%	1.08%
2020-2025 Annual Rate	0.13%	0.01%	0.28%
2025-2030 Annual Rate	-0.03%	0.05%	0.17%
2020 Male Population	46.3%	46.3%	46.4%
2020 Female Population	53.7%	53.7%	53.6%
2020 Median Age	36.8	33.8	34.1
2025 Male Population	46.8%	46.9%	47.0%
2025 Female Population	53.2%	53.1%	53.0%
2025 Median Age	38.3	35.1	35.3

In the identified area, the current year population is 191,786. In 2020, the Census count in the area was 188,997. The rate of change since 2020 was 0.28% annually. The five-year projection for the population in the area is 193,417 representing a change of 0.17% annually from 2025 to 2030. Currently, the population is 47.0% male and 53.0% female.

Median Age

The median age in this area is 35.3, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	5.1%	6.0%	7.2%
2025 Black Alone	77.0%	76.6%	74.9%
2025 American Indian/Alaska Native Alone	0.4%	0.6%	0.6%
2025 Asian Alone	6.1%	3.2%	3.7%
2025 Pacific Islander Alone	0.0%	0.0%	0.1%
2025 Other Race	6.8%	8.6%	8.4%
2025 Two or More Races	4.6%	5.1%	5.3%
2025 Hispanic Origin (Any Race)	10.2%	13.1%	13.2%

Persons of Hispanic origin represent 13.2% of the population in the identified area compared to 19.7% 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 55.5 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	41	43	49
2010 Households	3,490	28,248	60,685
2020 Households	3,528	32,405	69,512
2025 Households	3,607	32,882	71,423
2030 Households	3,647	33,308	72,764
2010-2020 Annual Rate	0.11%	1.38%	1.37%
2020-2025 Annual Rate	0.42%	0.28%	0.52%
2025-2030 Annual Rate	0.22%	0.26%	0.37%
2025 Average Household Size	2.66	2.63	2.66

The household count in this area has changed from 69,512 in 2020 to 71,423 in the current year, a change of 0.52% annually. The five-year projection of households is 72,764, a change of 0.37% 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 44,214 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 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

	1 mile	3 mile	5 mile
Mortgage Income			
2025 Percent of Income for Mortgage	27.2%	26.3%	24.9%
Median Household Income			
2025 Median Household Income	\$49,266	\$54,687	\$57,436
2030 Median Household Income	\$53,520	\$59,609	\$63,346
2025-2030 Annual Rate	1.67%	1.74%	1.98%
Average Household Income			
2025 Average Household Income	\$61,167	\$69,191	\$73,258
2030 Average Household Income	\$66,443	\$74,842	\$80,463
2025-2030 Annual Rate	1.67%	1.58%	1.89%
Per Capita Income			
2025 Per Capita Income	\$23,677	\$26,289	\$27,215
2030 Per Capita Income	\$26,036	\$28,722	\$30,178
2025-2030 Annual Rate	1.92%	1.79%	2.09%
GINI Index			
2025 Gini Index	40.7	39.9	41.5

Households by Income

Current median household income is \$57,436 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$63,346 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$73,258 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$80,463 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$27,215 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$30,178 in five years, compared to \$50,744 for all U.S. households.

Housing

2025 Housing Affordability Index	82	85	90
2010 Total Housing Units	3,919	32,755	70,840
2010 Owner Occupied Housing Units	1,756	14,192	31,787
2010 Renter Occupied Housing Units	1,734	14,056	28,898
2010 Vacant Housing Units	429	4,507	10,155
2020 Total Housing Units	3,738	35,122	75,330
2020 Owner Occupied Housing Units	1,699	13,499	30,963
2020 Renter Occupied Housing Units	1,829	18,906	38,549
2020 Vacant Housing Units	208	2,739	5,737
2025 Total Housing Units	3,763	35,196	76,491
2025 Owner Occupied Housing Units	1,822	14,411	33,675
2025 Renter Occupied Housing Units	1,785	18,471	37,748
2025 Vacant Housing Units	156	2,314	5,068
2030 Total Housing Units	3,823	35,784	78,047
2030 Owner Occupied Housing Units	1,913	15,303	35,855
2030 Renter Occupied Housing Units	1,734	18,005	36,909
2030 Vacant Housing Units	176	2,476	5,283

Socioeconomic Status Index

2025 Socioeconomic Status Index	42.3	41.5	41.2
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Currently, 44.0% of the 76,491 housing units in the area are owner occupied; 49.3%, renter occupied; and 6.6% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 75,330 housing units in the area and 7.6% vacant housing units. The annual rate of change in housing units since 2020 is 0.29%. Median home value in the area is \$228,189, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 4.54% annually to \$284,886.

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 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.