

	1 mile	3 mile	5 mile
Population			
2010 Population	1,524	14,470	53,675
2020 Population	1,584	15,498	58,748
2025 Population	1,576	15,716	60,148
2030 Population	1,571	15,746	61,728
2010-2020 Annual Rate	0.39%	0.69%	0.91%
2020-2025 Annual Rate	-0.10%	0.27%	0.45%
2025-2030 Annual Rate	-0.06%	0.04%	0.52%
2020 Male Population	46.7%	47.2%	46.6%
2020 Female Population	53.3%	52.8%	53.4%
2020 Median Age	46.1	42.6	41.0
2025 Male Population	46.8%	47.7%	47.2%
2025 Female Population	53.2%	52.3%	52.8%
2025 Median Age	46.8	43.2	41.4

In the identified area, the current year population is 60,148. In 2020, the Census count in the area was 58,748. The rate of change since 2020 was 0.45% annually. The five-year projection for the population in the area is 61,728 representing a change of 0.52% annually from 2025 to 2030. Currently, the population is 47.2% male and 52.8% female.

Median Age

The median age in this area is 41.4, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	22.8%	21.8%	21.0%
2025 Black Alone	66.1%	67.1%	67.4%
2025 American Indian/Alaska Native Alone	0.7%	0.3%	0.3%
2025 Asian Alone	1.8%	2.0%	1.7%
2025 Pacific Islander Alone	0.0%	0.1%	0.0%
2025 Other Race	3.2%	3.2%	3.6%
2025 Two or More Races	5.5%	5.7%	6.0%
2025 Hispanic Origin (Any Race)	5.3%	5.9%	6.7%

Persons of Hispanic origin represent 6.7% 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 56.0 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	137	97	95
2010 Households	513	5,003	19,582
2020 Households	545	5,404	21,246
2025 Households	551	5,536	22,037
2030 Households	555	5,589	22,835
2010-2020 Annual Rate	0.61%	0.77%	0.82%
2020-2025 Annual Rate	0.21%	0.46%	0.70%
2025-2030 Annual Rate	0.14%	0.19%	0.71%
2025 Average Household Size	2.84	2.83	2.72

The household count in this area has changed from 21,246 in 2020 to 22,037 in the current year, a change of 0.70% annually. The five-year projection of households is 22,835, a change of 0.71% annually from the current year total. Average household size is currently 2.72, compared to 2.76 in the year 2020. The number of families in the current year is 15,671 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	19.0%	20.3%	21.0%
Median Household Income			
2025 Median Household Income	\$112,119	\$101,193	\$94,630
2030 Median Household Income	\$132,979	\$110,457	\$105,945
2025-2030 Annual Rate	3.47%	1.77%	2.28%
Average Household Income			
2025 Average Household Income	\$137,901	\$113,330	\$111,629
2030 Average Household Income	\$154,044	\$124,712	\$123,144
2025-2030 Annual Rate	2.24%	1.93%	1.98%
Per Capita Income			
2025 Per Capita Income	\$47,443	\$39,748	\$40,901
2030 Per Capita Income	\$53,520	\$44,086	\$45,542
2025-2030 Annual Rate	2.44%	2.09%	2.17%
GINI Index			
2025 Gini Index	37.5	35.4	37.9

Households by Income

Current median household income is \$94,630 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$105,945 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$111,629 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$123,144 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$40,901 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$45,542 in five years, compared to \$50,744 for all U.S. households.

Housing			
2025 Housing Affordability Index	124	115	111
2010 Total Housing Units	545	5,315	21,447
2010 Owner Occupied Housing Units	488	4,416	14,882
2010 Renter Occupied Housing Units	25	587	4,700
2010 Vacant Housing Units	32	312	1,865
2020 Total Housing Units	562	5,594	22,455
2020 Owner Occupied Housing Units	503	4,458	15,628
2020 Renter Occupied Housing Units	42	946	5,618
2020 Vacant Housing Units	15	230	1,232
2025 Total Housing Units	565	5,714	23,166
2025 Owner Occupied Housing Units	516	4,711	16,845
2025 Renter Occupied Housing Units	35	825	5,192
2025 Vacant Housing Units	14	178	1,129
2030 Total Housing Units	566	5,788	24,032
2030 Owner Occupied Housing Units	524	4,862	17,676
2030 Renter Occupied Housing Units	31	727	5,159
2030 Vacant Housing Units	11	199	1,197
Socioeconomic Status Index			
2025 Socioeconomic Status Index	57.2	52.6	49.3

Currently, 72.7% of the 23,166 housing units in the area are owner occupied; 22.4%, renter occupied; and 4.9% 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 22,455 housing units in the area and 5.5% vacant housing units. The annual rate of change in housing units since 2020 is 0.60%. Median home value in the area is \$317,404, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 3.51% annually to \$377,115.

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.