

Executive Summary



Rings: 1, 3, 5 mile radii

Population	1 mile	3 mile	5 mile
2010 Population	5,449	78,681	259,763
2020 Population	6,631	88,159	286,115
2025 Population	7,076	88,685	289,680
2030 Population	7,203	87,897	292,658
2010-2020 Annual Rate	1.98%	1.14%	0.97%
2020-2025 Annual Rate	1.24%	0.11%	0.24%
2025-2030 Annual Rate	0.36%	-0.18%	0.20%


Age	1 mile	3 mile	5 mile
2025 Median Age	40.3	38.1	35.4
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 mile	5 mile
White Alone	45.7%	41.6%	31.3%
Black Alone	29.2%	29.2%	30.4%
American Indian Alone	0.3%	0.8%	1.3%
Asian Alone	9.8%	11.1%	12.1%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	6.5%	8.7%	15.3%
Two or More Races	8.4%	8.6%	9.6%
Hispanic Origin	11.6%	15.3%	24.9%
Diversity Index	75.0	78.9	85.1

Households	1 mile	3 mile	5 mile
2010 Total Households	2,517	32,156	99,606
2020 Total Households	3,150	35,165	111,221
2025 Total Households	3,351	35,363	113,571
2030 Total Households	3,413	35,074	115,170
2010-2020 Annual Rate	2.27%	0.90%	1.11%
2020-2025 Annual Rate	1.19%	0.11%	0.40%
2025-2030 Annual Rate	0.37%	-0.16%	0.28%
2025 Average Household Size	2.10	2.49	2.54
Wealth Index	106	118	90

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Mortgage Income	1 mile	3 mile	5 mile
2025 Percent of Income for Mortgage	27.4%	27.1%	33.0%
Median Household Income			
2025 Median Household Income	\$91,187	\$93,546	\$75,138
2030 Median Household Income	\$110,143	\$112,234	\$86,040
2025-2030 Annual Rate	3.85%	3.71%	2.75%
Average Household Income			
2025 Average Household Income	\$124,570	\$130,901	\$113,136
2030 Average Household Income	\$140,578	\$147,759	\$126,965
Per Capita Income			
2025 Per Capita Income	\$57,520	\$52,290	\$44,419
2030 Per Capita Income	\$64,976	\$59,063	\$50,025
2025-2030 Annual Rate	2.47%	2.47%	2.41%
Income Equality			
2025 Gini Index	43.2	46.3	48.6
Socioeconomic Status			
2025 Socioeconomic Status Index	55.6	49.8	45.4
Housing Unit Summary			
Housing Affordability Index	85	85	70
2010 Total Housing Units	2,792	35,344	112,079
2010 Owner Occupied Hus (%)	63.7%	60.4%	46.5%
2010 Renter Occupied Hus (%)	36.2%	39.6%	53.5%
2010 Vacant Housing Units (%)	9.8%	9.0%	11.1%
2020 Housing Units	3,385	37,518	119,688
2020 Owner Occupied HUs (%)	52.1%	56.2%	43.4%
2020 Renter Occupied HUs (%)	47.9%	43.8%	56.6%
Vacant Housing Units	6.3%	6.3%	7.0%
2025 Housing Units	3,591	37,732	122,814
Owner Occupied Housing Units	51.6%	59.1%	45.8%
Renter Occupied Housing Units	48.4%	40.9%	54.2%
Vacant Housing Units	6.7%	6.3%	7.5%
2030 Total Housing Units	3,646	37,857	124,902
2030 Owner Occupied Housing Units	1,846	21,285	53,731
2030 Renter Occupied Housing Units	1,567	13,789	61,438
2030 Vacant Housing Units	233	2,783	9,732

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.