

# Executive Summary



Rings: 1, 3, 5 mile radii

Population	1 mile	3 mile	5 mile
2010 Population	5,018	52,336	169,326
2020 Population	6,512	61,826	194,450
2025 Population	6,869	69,677	207,746
2030 Population	6,966	72,436	214,886
2010-2020 Annual Rate	2.64%	1.68%	1.39%
2020-2025 Annual Rate	1.02%	2.30%	1.27%
2025-2030 Annual Rate	0.28%	0.78%	0.68%


Age	1 mile	3 mile	5 mile
2025 Median Age	35.6	37.4	36.2
U.S. median age is 39.1			


Race and Ethnicity	1 mile	3 mile	5 mile
White Alone	33.4%	38.9%	38.8%
Black Alone	48.7%	44.2%	43.3%
American Indian Alone	0.5%	0.4%	0.4%
Asian Alone	5.8%	4.9%	5.3%
Pacific Islander Alone	0.0%	0.1%	0.0%
Some Other Race Alone	3.2%	3.8%	4.8%
Two or More Races	8.4%	7.7%	7.5%
Hispanic Origin	7.6%	8.4%	9.9%
Diversity Index	69.0	69.8	71.4

Households	1 mile	3 mile	5 mile
2010 Total Households	2,537	23,194	72,756
2020 Total Households	3,214	27,373	85,385
2025 Total Households	3,264	31,033	92,357
2030 Total Households	3,308	32,459	96,575
2010-2020 Annual Rate	2.39%	1.67%	1.61%
2020-2025 Annual Rate	0.29%	2.42%	1.51%
2025-2030 Annual Rate	0.27%	0.90%	0.90%
2025 Average Household Size	2.10	2.23	2.21
Wealth Index	108	145	122

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

<b>Mortgage Income</b>	<b>1 mile</b>	<b>3 mile</b>	<b>5 mile</b>
2025 Percent of Income for Mortgage	24.1%	27.7%	29.8%
<b>Median Household Income</b>			
2025 Median Household Income	\$120,195	\$119,664	\$101,226
2030 Median Household Income	\$147,498	\$145,453	\$114,551
2025-2030 Annual Rate	4.18%	3.98%	2.50%
<b>Average Household Income</b>			
2025 Average Household Income	\$157,061	\$175,929	\$155,171
2030 Average Household Income	\$176,025	\$194,146	\$169,736
<b>Per Capita Income</b>			
2025 Per Capita Income	\$74,868	\$78,391	\$69,110
2030 Per Capita Income	\$84,001	\$87,040	\$76,447
2025-2030 Annual Rate	2.33%	2.12%	2.04%
<b>Income Equality</b>			
2025 Gini Index	40.8	45.4	47.6
<b>Socioeconomic Status</b>			
2025 Socioeconomic Status Index	59.5	57.8	53.2
<b>Housing Unit Summary</b>			
Housing Affordability Index	100	86	79
2010 Total Housing Units	2,828	26,333	83,771
2010 Owner Occupied Hus (%)	47.0%	58.1%	54.0%
2010 Renter Occupied Hus (%)	53.0%	41.9%	46.0%
2010 Vacant Housing Units (%)	10.3%	11.9%	13.2%
2020 Housing Units	3,359	29,458	93,282
2020 Owner Occupied HUs (%)	51.4%	59.3%	51.5%
2020 Renter Occupied HUs (%)	48.6%	40.7%	48.5%
Vacant Housing Units	5.0%	6.9%	8.5%
2025 Housing Units	3,403	33,361	101,304
Owner Occupied Housing Units	54.1%	58.9%	52.7%
Renter Occupied Housing Units	45.9%	41.1%	47.3%
Vacant Housing Units	4.1%	7.0%	8.8%
2030 Total Housing Units	3,447	34,712	105,330
2030 Owner Occupied Housing Units	1,837	19,019	50,748
2030 Renter Occupied Housing Units	1,471	13,440	45,827
2030 Vacant Housing Units	139	2,253	8,755

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