

	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2010 Population	11,373	76,324	193,218
2020 Population	12,511	79,137	209,632
2024 Population	12,599	79,460	211,145
2029 Population	12,692	78,417	210,234
2010-2020 Annual Rate	0.96%	0.36%	0.82%
2020-2024 Annual Rate	0.17%	0.10%	0.17%
2024-2029 Annual Rate	0.15%	-0.26%	-0.09%
2020 Male Population	47.9%	48.1%	48.3%
2020 Female Population	52.1%	51.9%	51.7%
2020 Median Age	44.1	38.7	39.5
2024 Male Population	48.8%	48.8%	49.1%
2024 Female Population	51.2%	51.2%	50.9%
2024 Median Age	44.4	39.6	40.3

In the identified area, the current year population is 211,145. In 2020, the Census count in the area was 209,632. The rate of change since 2020 was 0.17% annually. The five-year projection for the population in the area is 210,234 representing a change of -0.09% annually from 2024 to 2029. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 40.3, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	70.9%	59.5%	62.2%
2024 Black Alone	10.1%	15.0%	13.3%
2024 American Indian/Alaska Native Alone	0.3%	0.5%	0.3%
2024 Asian Alone	3.9%	5.7%	8.8%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	4.6%	8.0%	5.2%
2024 Two or More Races	10.1%	11.2%	10.1%
2024 Hispanic Origin (Any Race)	11.8%	17.0%	12.3%

Persons of Hispanic origin represent 12.3% 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 66.7 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	188	153	168
2010 Households	4,679	30,008	76,767
2020 Households	5,291	32,000	83,254
2024 Households	5,336	32,508	84,664
2029 Households	5,504	32,779	85,954
2010-2020 Annual Rate	1.24%	0.64%	0.81%
2020-2024 Annual Rate	0.20%	0.37%	0.40%
2024-2029 Annual Rate	0.62%	0.17%	0.30%
2024 Average Household Size	2.30	2.43	2.48

The household count in this area has changed from 83,254 in 2020 to 84,664 in the current year, a change of 0.40% annually. The five-year projection of households is 85,954, a change of 0.30% annually from the current year total. Average household size is currently 2.48, compared to 2.51 in the year 2020. The number of families in the current year is 55,652 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	24.9%	28.5%	28.2%
Median Household Income			
2024 Median Household Income	\$133,600	\$113,184	\$121,943
2029 Median Household Income	\$152,967	\$131,139	\$143,549
2024-2029 Annual Rate	2.74%	2.99%	3.32%
Average Household Income			
2024 Average Household Income	\$184,999	\$165,512	\$176,466
2029 Average Household Income	\$211,302	\$190,620	\$202,939
2024-2029 Annual Rate	2.69%	2.87%	2.83%
Per Capita Income			
2024 Per Capita Income	\$77,182	\$67,788	\$70,681
2029 Per Capita Income	\$90,334	\$79,776	\$82,872
2024-2029 Annual Rate	3.20%	3.31%	3.23%
GINI Index			
2024 Gini Index	31.1	34.7	33.1
Households by Income			

Current median household income is \$121,943 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$143,549 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$176,466 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$202,939 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$70,681 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$82,872 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	98	86	87
2010 Total Housing Units	5,186	32,455	82,151
2010 Owner Occupied Housing Units	3,399	17,387	49,319
2010 Renter Occupied Housing Units	1,281	12,621	27,448
2010 Vacant Housing Units	507	2,447	5,384
2020 Total Housing Units	5,620	33,851	87,563
2020 Owner Occupied Housing Units	3,721	18,650	53,097
2020 Renter Occupied Housing Units	1,570	13,350	30,157
2020 Vacant Housing Units	301	1,827	4,229
2024 Total Housing Units	5,615	34,121	88,426
2024 Owner Occupied Housing Units	3,940	19,677	55,734
2024 Renter Occupied Housing Units	1,396	12,831	28,930
2024 Vacant Housing Units	279	1,613	3,762
2029 Total Housing Units	5,781	34,574	90,098
2029 Owner Occupied Housing Units	4,055	20,131	57,013
2029 Renter Occupied Housing Units	1,449	12,648	28,942
2029 Vacant Housing Units	277	1,795	4,144

Socioeconomic Status Index			
2024 Socioeconomic Status Index	64.6	56.3	60.6

Currently, 63.0% of the 88,426 housing units in the area are owner occupied; 32.7%, renter occupied; and 4.3% 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 87,563 housing units in the area and 4.8% vacant housing units. The annual rate of change in housing units since 2020 is 0.23%. Median home value in the area is \$548,558, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.11% annually to \$608,876.

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.