

	1 mile	3 mile	5 mile
Population			
2010 Population	7,311	65,722	174,310
2020 Population	8,138	67,968	186,669
2024 Population	8,249	68,369	187,411
2029 Population	8,382	67,415	185,675
2010-2020 Annual Rate	1.08%	0.34%	0.69%
2020-2024 Annual Rate	0.32%	0.14%	0.09%
2024-2029 Annual Rate	0.32%	-0.28%	-0.19%
2020 Male Population	47.7%	48.1%	48.3%
2020 Female Population	52.3%	51.9%	51.7%
2020 Median Age	45.0	37.9	39.5
2024 Male Population	48.5%	48.9%	49.1%
2024 Female Population	51.5%	51.1%	50.9%
2024 Median Age	45.3	38.8	40.3

In the identified area, the current year population is 187,411. In 2020, the Census count in the area was 186,669. The rate of change since 2020 was 0.09% annually. The five-year projection for the population in the area is 185,675 representing a change of -0.19% 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	69.5%	57.2%	62.3%
2024 Black Alone	11.6%	16.4%	13.8%
2024 American Indian/Alaska Native Alone	0.3%	0.6%	0.4%
2024 Asian Alone	3.7%	5.0%	7.7%
2024 Pacific Islander Alone	0.0%	0.1%	0.0%
2024 Other Race	5.1%	9.1%	5.5%
2024 Two or More Races	9.8%	11.8%	10.3%
2024 Hispanic Origin (Any Race)	12.3%	18.8%	12.8%

Persons of Hispanic origin represent 12.8% 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 66.8 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	192	139	172
2010 Households	2,926	26,063	68,771
2020 Households	3,493	28,107	73,979
2024 Households	3,510	28,642	75,130
2029 Households	3,658	28,908	75,916
2010-2020 Annual Rate	1.79%	0.76%	0.73%
2020-2024 Annual Rate	0.11%	0.44%	0.36%
2024-2029 Annual Rate	0.83%	0.19%	0.21%
2024 Average Household Size	2.27	2.37	2.48

The household count in this area has changed from 73,979 in 2020 to 75,130 in the current year, a change of 0.36% annually. The five-year projection of households is 75,916, a change of 0.21% 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 49,422 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.

	1 mile	3 mile	5 mile
Mortgage Income			
2024 Percent of Income for Mortgage	24.7%	28.6%	28.3%
Median Household Income			
2024 Median Household Income	\$137,501	\$107,098	\$123,151
2029 Median Household Income	\$154,209	\$123,157	\$146,449
2024-2029 Annual Rate	2.32%	2.83%	3.53%
Average Household Income			
2024 Average Household Income	\$190,214	\$153,862	\$179,667
2029 Average Household Income	\$215,025	\$178,800	\$206,472
2024-2029 Annual Rate	2.48%	3.05%	2.82%
Per Capita Income			
2024 Per Capita Income	\$80,854	\$64,497	\$72,026
2029 Per Capita Income	\$93,772	\$76,710	\$84,418
2024-2029 Annual Rate	3.01%	3.53%	3.23%
GINI Index			
2024 Gini Index	31.1	35.4	33.1

Households by Income

Current median household income is \$123,151 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$146,449 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$179,667 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$206,472 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$72,026 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$84,418 in five years, compared to \$51,203 for all U.S. households.

Housing

2024 Housing Affordability Index	99	85	87
2010 Total Housing Units	3,269	28,230	73,435
2010 Owner Occupied Housing Units	2,052	14,031	43,759
2010 Renter Occupied Housing Units	875	12,032	25,012
2010 Vacant Housing Units	343	2,167	4,664
2020 Total Housing Units	3,689	29,766	77,662
2020 Owner Occupied Housing Units	2,301	15,097	46,810
2020 Renter Occupied Housing Units	1,192	13,010	27,169
2020 Vacant Housing Units	200	1,702	3,695
2024 Total Housing Units	3,676	30,103	78,300
2024 Owner Occupied Housing Units	2,452	16,142	49,114
2024 Renter Occupied Housing Units	1,058	12,500	26,016
2024 Vacant Housing Units	166	1,461	3,170
2029 Total Housing Units	3,815	30,521	79,428
2029 Owner Occupied Housing Units	2,531	16,638	50,234
2029 Renter Occupied Housing Units	1,127	12,270	25,681
2029 Vacant Housing Units	157	1,613	3,512

Socioeconomic Status Index

2024 Socioeconomic Status Index	63.3	55.0	60.4
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Currently, 62.7% of the 78,300 housing units in the area are owner occupied; 33.2%, renter occupied; and 4.0% 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 77,662 housing units in the area and 4.8% vacant housing units. The annual rate of change in housing units since 2020 is 0.19%. Median home value in the area is \$556,065, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.02% annually to \$614,615.

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.