	1 mile	3 mile	5 mile
Population			
2010 Population	4,531	31,233	70,010
2020 Population	4,748	34,480	76,789
2025 Population	4,642	35,549	81,061
2030 Population	4,496	36,065	84,558
2010-2020 Annual Rate	0.47%	0.99%	0.93%
2020-2025 Annual Rate	-0.43%	0.58%	1.04%
2025-2030 Annual Rate	-0.64%	0.29%	0.85%
2020 Male Population	46.2%	47.0%	47.2%
2020 Female Population	53.8%	53.0%	52.8%
2020 Median Age	36.7	38.3	38.1
2025 Male Population	47.0%	47.5%	47.8%
2025 Female Population	53.0%	52.5%	52.2%
2025 Median Age	37.3	39.0	38.9

In the identified area, the current year population is 81,061. In 2020, the Census count in the area was 76,789. The rate of change since 2020 was 1.04% annually. The five-year projection for the population in the area is 84,558 representing a change of 0.85% annually from 2025 to 2030. Currently, the population is 47.8% male and 52.2% female.

Median Age

The median age in this area is 38.9, compared to U.S. median age of 39.6.

Race and Ethnicity	1 mile	3 mile	5 mile
2025 White Alone	20.8%	25.8%	28.3%
2025 Black Alone	63.8%	59.3%	55.5%
2025 American Indian/Alaska Native Alone	0.5%	0.6%	0.6%
2025 Asian Alone	2.2%	2.3%	1.9%
2025 Pacific Islander Alone	0.0%	0.1%	0.1%
2025 Other Race	5.2%	4.5%	5.9%
2025 Two or More Races	7.4%	7.5%	7.8%
2025 Hispanic Origin (Any Race)	11.2%	10.3%	11.7%

Persons of Hispanic origin represent 11.7% 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 68.4 in the identified area, compared to 72.7 for the U.S. as a whole.

Households	1 mile	3 mile	5 mile
2025 Wealth Index	100	123	98
2010 Households	1,462	10,292	24,106
2020 Households	1,535	11,257	26,509
2025 Households	1,516	11,664	28,275
2030 Households	1,479	11,869	29,657
2010-2020 Annual Rate	0.49%	0.90%	0.95%
2020-2025 Annual Rate	-0.24%	0.68%	1.24%
2025-2030 Annual Rate	-0.49%	0.35%	0.96%
2025 Average Household Size	3.06	3.04	2.84

The household count in this area has changed from 26,509 in 2020 to 28,275 in the current year, a change of 1.24% annually. The five-year projection of households is 29,657, a change of 0.96% annually from the current year total. Average household size is currently 2.84, compared to 2.87 in the year 2020. The number of families in the current year is 20,420 in the specified area.

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	1 mile	3 mile	5 mile
Mortgage Income			
2025 Percent of Income for Mortgage	19.1%	19.7%	23.5%
Median Household Income			
2025 Median Household Income	$112,582	$113,877	$92,714
2030 Median Household Income	$119,404	$126,705	$106,469
2025-2030 Annual Rate	1.18%	2.16%	2.81%
Average Household Income			
2025 Average Household Income	$120,462	$131,875	$114,601
2030 Average Household Income	$132,757	$146,031	$128,217
2025-2030 Annual Rate	1.96%	2.06%	2.27%
Per Capita Income			
2025 Per Capita Income	$39,202	$43,376	$40,126
2030 Per Capita Income	$43,525	$48,187	$45,140
2025-2030 Annual Rate	2.11%	2.13%	2.38%
GINI Index			
2025 Gini Index	34.6	39.0	41.8
Households by Income			

Current median household income is $92,714 in the area, compared to $81,624 for all U.S. households. Median household income is projected to be $106,469 in five years, compared to $92,476 all U.S. households.

Current average household income is $114,601 in this area, compared to $116,179 for all U.S. households. Average household income is projected to be $128,217 in five years, compared to $128,612 for all U.S. households.

Current per capita income is $40,126 in the area, compared to the U.S. per capita income of $45,360. The per capita income is projected to be $45,140 in five years, compared to $50,744 for all U.S. households.

	1 mile	3 mile	5 mile
Housing			
2025 Housing Affordability Index	121	118	98
2010 Total Housing Units	1,572	11,110	26,476
2010 Owner Occupied Housing Units	1,268	8,697	17,491
2010 Renter Occupied Housing Units	194	1,595	6,615
2010 Vacant Housing Units	110	818	2,370
2020 Total Housing Units	1,578	11,681	27,846
2020 Owner Occupied Housing Units	1,233	8,975	18,304
2020 Renter Occupied Housing Units	302	2,282	8,205
2020 Vacant Housing Units	44	436	1,354
2025 Total Housing Units	1,548	11,994	29,684
2025 Owner Occupied Housing Units	1,256	9,585	19,910
2025 Renter Occupied Housing Units	260	2,079	8,365
2025 Vacant Housing Units	32	330	1,409
2030 Total Housing Units	1,559	12,303	31,361
2030 Owner Occupied Housing Units	1,244	9,912	21,428
2030 Renter Occupied Housing Units	235	1,957	8,230
2030 Vacant Housing Units	80	434	1,704
Socioeconomic Status Index			
2025 Socioeconomic Status Index	53.5	50.0	48.5

Currently, 67.1% of the 29,684 housing units in the area are owner occupied; 28.2%, renter occupied; and 4.7% 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 27,846 housing units in the area and 4.9% vacant housing units. The annual rate of change in housing units since 2020 is 1.22%. Median home value in the area is $348,026, compared to a median home value of $370,578 for the U.S. In five years, median value is projected to change by 2.59% annually to $395,452.

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.

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