

Executive Summary



Drive Times: 5, 10, 15 drive time minute radii

Population	5 drive time minute	10 drive time minute	15 drive time minute
2020 Population	5,250	25,092	86,695
2020 Male Population	45.7%	46.8%	47.5%
2020 Female Population	54.3%	53.3%	52.5%
2026 Population	7,097	30,562	97,917
2026 Male Population	47.1%	47.8%	48.4%
2026 Female Population	52.9%	52.2%	51.6%
2031 Population	8,091	34,041	105,809
2031 Male Population	47.3%	47.9%	48.3%
2031 Female Population	52.7%	52.1%	51.7%
2010-2020 Annual Rate	6.71%	3.17%	1.84%
2020-2026 Annual Rate	4.94%	3.21%	1.97%
2026-2031 Annual Rate	2.66%	2.18%	1.56%

In the identified area, the current year population is **97,917**. In 2020, the Census count in the area was **86,695**. The rate of change since 2020 was **1.97%** annually. The five-year projection for the population in the area is **105,809** representing a change of **1.56%** annually from 2026 to 2031. Currently, the population is **48.4%** male and **51.6%** female.

Median Age

2026 Median Age	36.8	38.6	40.0
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The median age in this area is **40.0**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	50.1%	56.4%	55.7%
2026 Black Alone	29.9%	24.6%	22.3%
2026 American Indian Alone	0.6%	0.7%	0.9%
2026 Asian Alone	5.3%	3.1%	2.3%
2026 Pacific Islander Alone	0.1%	0.1%	0.1%
2026 Some Other Race Alone	4.3%	6.2%	10.3%
2026 Two or More Races	9.7%	8.9%	8.5%
2026 Hispanic Origin	10.1%	11.9%	16.9%
2026 Diversity Index	71.0	69.1	72.8

Persons of Hispanic origin represent **16.9%** of the population in the identified area compared to **19.9%** 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 **72.8** in the identified area, compared to **73.0** for the U.S. as a whole.

Households	5 drive time minute	10 drive time minute	15 drive time minute
2026 Wealth Index	93	85	82
2010 Total Households	1,104	7,434	28,906
2020 Total Households	2,076	10,280	35,033
2026 Total Households	2,835	12,705	40,533
2031 Total Households	3,264	14,262	44,262
2010-2020 Annual Rate	6.52%	3.29%	1.94%
2020-2026 Annual Rate	5.11%	3.45%	2.36%
2026-2031 Annual Rate	2.86%	2.34%	1.78%
2026 Average Household Size	2.50	2.40	2.39

The household count in this area has changed from **35,033** in 2020 to **40,533** in the current year, a change of **2.36%** annually. The five-year projection of households is **44,262**, a change of **1.78%** annually from the current year total. Average household size is currently **2.39**, compared to **2.45** in the year 2020. The number of families in the current year is **25,734** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	22.5%	22.6%	25.3%

Median Household Income			
2026 Median Household Income	\$91,731	\$83,088	\$72,971
2031 Median Household Income	\$104,725	\$98,992	\$85,803
2026-2031 Annual Rate	2.68%	3.56%	3.29%

Average Household Income			
2026 Average Household Income	\$123,918	\$110,989	\$104,070
2031 Average Household Income	\$142,593	\$129,721	\$122,370
2026-2031 Annual Rate	2.85%	3.17%	3.29%

Per Capita Income			
2026 Per Capita Income	\$50,829	\$46,254	\$43,252
2031 Per Capita Income	\$59,071	\$54,518	\$51,352
2026-2031 Annual Rate	3.05%	3.34%	3.49%

Income Equality			
2026 Gini Index	46.9	45.1	46.8

Households by Income

Current median household income is **\$72,971** in the area, compared to **\$85,893** for all U.S. households. Median household income is projected to be **\$85,803** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$104,070** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$122,370** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$43,252** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$51,352** in five years, compared to **\$55,073** for all U.S. households.

Housing Unit Summary	5 drive time minute	10 drive time minute	15 drive time minute
2026 Housing Affordability Index	106	104	93
2010 Total Housing Units	1,185	8,147	31,933
2010 Owner Occupied	639	5,024	19,047
2010 Renter Occupied	465	2,409	9,859
2010 Vacant	81	713	3,027
2020 Housing Units	2,223	11,087	37,697
2020 Owner Occupied	1,085	6,194	22,024
2020 Renter Occupied	991	4,086	13,009
2020 Vacant	140	714	2,669
2026 Housing Units	3,050	13,772	43,840
2026 Owner Occupied	1,601	8,032	26,747
2026 Renter Occupied	1,234	4,673	13,786
2026 Vacant	215	1,067	3,307
2031 Total Housing Units	3,511	15,399	47,862
2031 Owner Occupied	1,796	9,144	29,846
2031 Renter Occupied	1,468	5,118	14,417
2031 Vacant	247	1,137	3,600

Socioeconomic Status

2026 Socioeconomic Status Index	56.7	53.6	48.9
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Currently, **52.5%** of the **43,840** housing units in the area are owner occupied; **40.5%** renter occupied; and **7.0%** are vacant. Currently, in the U.S., **57.6%** of the housing units are owner occupied; **32.4%** are renter occupied; and **10.0%** are vacant. In 2020, there were **37,697** housing units in the area and **140** vacant housing units. The annual rate of change in housing units since 2020 is **2.44%**. Median home value in the area is **\$314,079**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **4.21%** annually to **\$431,262**.