

Executive Summary



Rings: 1, 3, 5 mile radii

Population	1 mile	3 mile	5 mile
2020 Population	5,925	21,424	35,713
2020 Male Population	45.7%	46.3%	47.2%
2020 Female Population	54.3%	53.7%	52.8%
2026 Population	7,544	25,706	42,785
2026 Male Population	47.1%	47.5%	48.2%
2026 Female Population	52.9%	52.5%	51.8%
2031 Population	8,513	28,406	48,307
2031 Male Population	47.2%	47.6%	48.2%
2031 Female Population	52.8%	52.4%	51.8%
2010-2020 Annual Rate	5.44%	3.54%	2.45%
2020-2026 Annual Rate	3.94%	2.96%	2.93%
2026-2031 Annual Rate	2.45%	2.02%	2.46%

In the identified area, the current year population is **42,785**. In 2020, the Census count in the area was **35,713**. The rate of change since 2020 was **2.93%** annually. The five-year projection for the population in the area is **48,307** representing a change of **2.46%** annually from 2026 to 2031. Currently, the population is **48.2%** male and **51.8%** female.

Median Age

2026 Median Age	37.6	38.4	39.9
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The median age in this area is **39.9**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	53.0%	56.7%	58.6%
2026 Black Alone	28.0%	24.8%	21.8%
2026 American Indian Alone	0.5%	0.6%	0.7%
2026 Asian Alone	5.0%	3.5%	2.7%
2026 Pacific Islander Alone	0.1%	0.1%	0.1%
2026 Some Other Race Alone	3.9%	5.2%	7.4%
2026 Two or More Races	9.4%	9.1%	8.8%
2026 Hispanic Origin	9.5%	10.8%	13.2%
2026 Diversity Index	69.2	68.1	68.8

Persons of Hispanic origin represent **13.2%** 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 **68.8** in the identified area, compared to **73.0** for the U.S. as a whole.

Households	1 mile	3 mile	5 mile
2026 Wealth Index	103	89	90
2010 Total Households	1,431	6,268	11,143
2020 Total Households	2,410	8,785	14,327
2026 Total Households	3,077	10,669	17,387
2031 Total Households	3,501	11,913	19,790
2010-2020 Annual Rate	5.35%	3.43%	2.55%
2020-2026 Annual Rate	3.99%	3.16%	3.15%
2026-2031 Annual Rate	2.62%	2.23%	2.62%
2026 Average Household Size	2.45	2.40	2.45

The household count in this area has changed from **14,327** in 2020 to **17,387** in the current year, a change of **3.15%** annually. The five-year projection of households is **19,790**, a change of **2.62%** annually from the current year total. Average household size is currently **2.45**, compared to **2.48** in the year 2020. The number of families in the current year is **11,567** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	22.3%	22.2%	22.6%

Median Household Income			
2026 Median Household Income	\$92,105	\$85,695	\$84,729
2031 Median Household Income	\$104,533	\$101,534	\$101,565
2026-2031 Annual Rate	2.56%	3.45%	3.69%

Average Household Income			
2026 Average Household Income	\$127,944	\$113,514	\$112,982
2031 Average Household Income	\$146,901	\$132,656	\$132,482
2026-2031 Annual Rate	2.80%	3.17%	3.24%

Per Capita Income			
2026 Per Capita Income	\$53,079	\$46,900	\$46,070
2031 Per Capita Income	\$61,535	\$55,261	\$54,492
2026-2031 Annual Rate	3.00%	3.34%	3.41%

Income Equality			
2026 Gini Index	46.5	45.1	44.3

Households by Income

Current median household income is **\$84,729** in the area, compared to **\$85,893** for all U.S. households. Median household income is projected to be **\$101,565** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$112,982** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$132,482** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$46,070** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$54,492** in five years, compared to **\$55,073** for all U.S. households.

Housing Unit Summary	1 mile	3 mile	5 mile
2026 Housing Affordability Index	106	107	104
2010 Total Housing Units	1,503	6,764	12,081
2010 Owner Occupied	938	4,145	8,116
2010 Renter Occupied	493	2,123	3,028
2010 Vacant	72	496	938
2020 Housing Units	2,533	9,337	15,235
2020 Owner Occupied	1,380	5,351	9,814
2020 Renter Occupied	1,030	3,434	4,513
2020 Vacant	139	554	889
2026 Housing Units	3,269	11,458	18,615
2026 Owner Occupied	1,832	6,972	12,649
2026 Renter Occupied	1,245	3,697	4,738
2026 Vacant	192	789	1,228
2031 Total Housing Units	3,726	12,806	21,246
2031 Owner Occupied	2,022	7,822	14,468
2031 Renter Occupied	1,479	4,092	5,322
2031 Vacant	225	893	1,456

Socioeconomic Status

2026 Socioeconomic Status Index	58.4	55.1	53.6
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Currently, **56.0%** of the **18,615** housing units in the area are owner occupied; **38.1%** renter occupied; and **5.9%** 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 **15,235** housing units in the area and **139** vacant housing units. The annual rate of change in housing units since 2020 is **3.26%**. Median home value in the area is **\$326,203**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **3.89%** annually to **\$423,188**.