

	1 mile	3 mile	5 mile
Population			
2010 Population	5,442	70,800	162,785
2020 Population	5,178	71,798	169,407
2024 Population	5,461	73,414	173,102
2029 Population	5,691	75,802	177,144
2010-2020 Annual Rate	-0.50%	0.14%	0.40%
2020-2024 Annual Rate	1.26%	0.53%	0.51%
2024-2029 Annual Rate	0.83%	0.64%	0.46%
2020 Male Population	50.3%	49.8%	49.1%
2020 Female Population	49.7%	50.2%	50.9%
2020 Median Age	33.2	33.8	34.4
2024 Male Population	50.8%	50.6%	49.9%
2024 Female Population	49.2%	49.4%	50.1%
2024 Median Age	33.3	34.2	34.9

In the identified area, the current year population is 173,102. In 2020, the Census count in the area was 169,407. The rate of change since 2020 was 0.51% annually. The five-year projection for the population in the area is 177,144 representing a change of 0.46% annually from 2024 to 2029. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 34.9, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	58.9%	69.5%	64.9%
2024 Black Alone	14.0%	10.9%	14.2%
2024 American Indian/Alaska Native Alone	0.7%	0.6%	0.6%
2024 Asian Alone	10.9%	5.5%	4.7%
2024 Pacific Islander Alone	0.1%	0.1%	0.1%
2024 Other Race	5.9%	4.8%	6.7%
2024 Two or More Races	9.6%	8.6%	8.9%
2024 Hispanic Origin (Any Race)	11.9%	10.2%	12.5%

Persons of Hispanic origin represent 12.5% 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 64.3 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	46	49	57
2010 Households	2,283	29,526	65,854
2020 Households	2,325	30,836	70,133
2024 Households	2,473	31,736	72,149
2029 Households	2,613	33,284	74,692
2010-2020 Annual Rate	0.18%	0.44%	0.63%
2020-2024 Annual Rate	1.46%	0.68%	0.67%
2024-2029 Annual Rate	1.11%	0.96%	0.70%
2024 Average Household Size	2.16	2.20	2.33

The household count in this area has changed from 70,133 in 2020 to 72,149 in the current year, a change of 0.67% annually. The five-year projection of households is 74,692, a change of 0.70% annually from the current year total. Average household size is currently 2.33, compared to 2.35 in the year 2020. The number of families in the current year is 39,595 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	15.6%	19.7%	20.6%
Median Household Income			
2024 Median Household Income	\$55,794	\$54,823	\$57,200
2029 Median Household Income	\$65,423	\$61,931	\$65,339
2024-2029 Annual Rate	3.24%	2.47%	2.70%
Average Household Income			
2024 Average Household Income	\$67,694	\$71,826	\$76,643
2029 Average Household Income	\$79,917	\$83,862	\$89,260
2024-2029 Annual Rate	3.38%	3.15%	3.09%
Per Capita Income			
2024 Per Capita Income	\$29,818	\$31,313	\$31,903
2029 Per Capita Income	\$35,585	\$37,115	\$37,596
2024-2029 Annual Rate	3.60%	3.46%	3.34%
GINI Index			
2024 Gini Index	35.7	39.2	39.5

Households by Income

Current median household income is \$57,200 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$65,339 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$76,643 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$89,260 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$31,903 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$37,596 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	159	126	121
2010 Total Housing Units	2,571	32,893	74,222
2010 Owner Occupied Housing Units	933	15,961	39,812
2010 Renter Occupied Housing Units	1,350	13,565	26,042
2010 Vacant Housing Units	288	3,367	8,368
2020 Total Housing Units	2,642	33,797	76,275
2020 Owner Occupied Housing Units	920	15,802	40,353
2020 Renter Occupied Housing Units	1,405	15,034	29,780
2020 Vacant Housing Units	299	2,983	6,208
2024 Total Housing Units	2,720	34,591	78,076
2024 Owner Occupied Housing Units	1,058	16,807	42,810
2024 Renter Occupied Housing Units	1,415	14,929	29,339
2024 Vacant Housing Units	247	2,855	5,927
2029 Total Housing Units	2,874	36,134	80,616
2029 Owner Occupied Housing Units	1,177	17,802	45,171
2029 Renter Occupied Housing Units	1,437	15,482	29,521
2029 Vacant Housing Units	261	2,850	5,924

Socioeconomic Status Index

2024 Socioeconomic Status Index	45.7	46.2	46.2
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Currently, 54.8% of the 78,076 housing units in the area are owner occupied; 37.6%, renter occupied; and 7.6% 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 76,275 housing units in the area and 8.1% vacant housing units. The annual rate of change in housing units since 2020 is 0.55%. Median home value in the area is \$187,857, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 4.91% annually to \$238,724.

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.