	10 drive time minute	15 drive time minute	20 drive time minute
Population			
2010 Population	21,584	39,801	122,036
2020 Population	29,189	58,343	156,289
2023 Population	31,770	63,416	167,422
2028 Population	33,015	66,476	176,417
2010-2020 Annual Rate	3.06%	3.90%	2.50%
2020-2023 Annual Rate	2.64%	2.60%	2.14%
2023-2028 Annual Rate	0.77%	0.95%	1.05%
2023 Male Population	50.9%	50.4%	49.5%
2023 Female Population	49.1%	49.6%	50.5%
2023 Median Age	35.9	35.5	34.4

In the identified area, the current year population is 167,422. In 2020, the Census count in the area was 156,289. The rate of change since 2020 was 2.14% annually. The five-year projection for the population in the area is 176,417 representing a change of 1.05% annually from 2023 to 2028. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 34.4, compared to U.S. median age of 39.1.

Race and Ethnicity			
2023 White Alone	49.5%	46.6%	45.7%
2023 Black Alone	32.2%	34.5%	37.4%
2023 American Indian/Alaska Native Alone	0.5%	0.5%	0.5%
2023 Asian Alone	5.1%	4.4%	4.1%
2023 Pacific Islander Alone	0.2%	0.1%	0.1%
2023 Other Race	4.4%	5.7%	5.1%
2023 Two or More Races	8.1%	8.1%	7.2%
2023 Hispanic Origin (Any Race)	10.0%	11.7%	10.2%

Persons of Hispanic origin represent 10.2% of the population in the identified area compared to 19.4% 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 70.8 in the identified area, compared to 72.1 for the U.S. as a whole.

Households			
2023 Wealth Index	81	79	70
2010 Households	7,916	14,606	44,061
2020 Households	11,259	22,246	58,266
2023 Households	12,342	24,432	62,908
2028 Households	12,914	25,756	66,909
2010-2020 Annual Rate	3.59%	4.30%	2.83%
2020-2023 Annual Rate	2.87%	2.93%	2.39%
2023-2028 Annual Rate	0.91%	1.06%	1.24%
2023 Average Household Size	2.43	2.51	2.54

The household count in this area has changed from 58,266 in 2020 to 62,908 in the current year, a change of 2.39% annually. The five-year projection of households is 66,909, a change of 1.24% annually from the current year total. Average household size is currently 2.54, compared to 2.55 in the year 2020. The number of families in the current year is 40,632 in the specified area.

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	10 drive time minute	15 drive time minute	20 drive time minute
Mortgage Income			
2023 Percent of Income for Mortgage	17.7%	18.0%	21.2%
Median Household Income			
2023 Median Household Income	$83,582	$82,766	$69,724
2028 Median Household Income	$95,126	$95,145	$80,368
2023-2028 Annual Rate	2.62%	2.83%	2.88%
Average Household Income			
2023 Average Household Income	$111,741	$109,491	$93,595
2028 Average Household Income	$132,693	$128,631	$109,410
2023-2028 Annual Rate	3.50%	3.27%	3.17%
Per Capita Income			
2023 Per Capita Income	$43,529	$42,495	$35,581
2028 Per Capita Income	$51,964	$50,151	$41,885
2023-2028 Annual Rate	3.61%	3.37%	3.32%
GINI Index			
2023 Gini Index	35.4	35.3	40.3
Households by Income			

Current median household income is $69,724 in the area, compared to $72,603 for all U.S. households. Median household income is projected to be $80,368 in five years, compared to $82,410 for all U.S. households

Current average household income is $93,595 in this area, compared to $107,008 for all U.S. households. Average household income is projected to be $109,410 in five years, compared to $122,048 for all U.S. households

Current per capita income is $35,581 in the area, compared to the U.S. per capita income of $41,310. The per capita income is projected to be $41,885 in five years, compared to $47,525 for all U.S. households

	10 drive time minute	15 drive time minute	20 drive time minute
Housing			
2023 Housing Affordability Index	136	133	113
2010 Total Housing Units	8,676	16,078	50,413
2010 Owner Occupied Housing Units	5,072	9,567	26,318
2010 Renter Occupied Housing Units	2,847	5,040	17,743
2010 Vacant Housing Units	760	1,472	6,352
2020 Total Housing Units	12,259	24,173	65,226
2020 Vacant Housing Units	1,000	1,927	6,960
2023 Total Housing Units	13,476	26,587	70,374
2023 Owner Occupied Housing Units	6,901	13,707	34,478
2023 Renter Occupied Housing Units	5,441	10,725	28,430
2023 Vacant Housing Units	1,134	2,155	7,466
2028 Total Housing Units	14,009	27,844	74,278
2028 Owner Occupied Housing Units	7,195	14,565	36,811
2028 Renter Occupied Housing Units	5,720	11,191	30,098
2028 Vacant Housing Units	1,095	2,088	7,369
Socioeconomic Status Index			
2023 Socioeconomic Status Index	56.8	53.1	48.3

Currently, 49.0% of the 70,374 housing units in the area are owner occupied; 40.4%, renter occupied; and 10.6% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 65,226 housing units in the area and 10.7% vacant housing units. The annual rate of change in housing units since 2020 is 2.36%. Median home value in the area is $246,048, compared to a median home value of $308,943 for the U.S. In five years, median value is projected to change by 1.63% annually to $266,792.

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