	1 mile	3 mile	5 mile
Population			
2010 Population	1,050	17,026	33,919
2020 Population	1,290	20,418	43,573
2023 Population	1,281	22,052	48,914
2028 Population	1,281	23,184	61,313
2010-2020 Annual Rate	2.08%	1.83%	2.54%
2020-2023 Annual Rate	-0.22%	2.40%	3.62%
2023-2028 Annual Rate	0.00%	1.01%	4.62%
2020 Male Population	44.2%	44.6%	46.2%
2020 Female Population	55.8%	55.4%	53.8%
2020 Median Age	72.2	70.7	66.8
2023 Male Population	43.4%	45.0%	46.5%
2023 Female Population	56.6%	55.0%	53.5%
2023 Median Age	74.9	72.5	68.1

In the identified area, the current year population is 48,914. In 2020, the Census count in the area was 43,573. The rate of change since 2020 was 3.62% annually. The five-year projection for the population in the area is 61,313 representing a change of 4.62% annually from 2023 to 2028. Currently, the population is 46.5% male and 53.5% female.

Median Age

The median age in this area is 68.1, compared to U.S. median age of 39.1.

Race and Ethnicity			
2023 White Alone	90.4%	83.7%	77.6%
2023 Black Alone	1.9%	5.7%	7.3%
2023 American Indian/Alaska Native Alone	0.2%	0.2%	0.3%
2023 Asian Alone	1.2%	1.3%	1.9%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	1.2%	2.6%	3.7%
2023 Two or More Races	5.1%	6.6%	9.1%
2023 Hispanic Origin (Any Race)	5.2%	9.4%	13.1%

Persons of Hispanic origin represent 13.1% 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 52.3 in the identified area, compared to 72.1 for the U.S. as a whole.

Households			
2023 Wealth Index	83	85	84
2010 Households	580	9,430	16,844
2020 Households	664	11,165	21,472
2023 Households	662	12,108	24,142
2028 Households	668	12,959	30,225
2010-2020 Annual Rate	1.36%	1.70%	2.46%
2020-2023 Annual Rate	-0.09%	2.53%	3.67%
2023-2028 Annual Rate	0.18%	1.37%	4.60%
2023 Average Household Size	1.87	1.79	2.01

The household count in this area has changed from 21,472 in 2020 to 24,142 in the current year, a change of 3.67% annually. The five-year projection of households is 30,225, a change of 4.60% annually from the current year total. Average household size is currently 2.01, compared to 2.01 in the year 2020. The number of families in the current year is 15,647 in the specified area.

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	1 mile	3 mile	5 mile
Mortgage Income			
2023 Percent of Income for Mortgage	22.6%	22.5%	24.1%
Median Household Income			
2023 Median Household Income	$52,267	$55,361	$57,972
2028 Median Household Income	$57,778	$61,709	$65,765
2023-2028 Annual Rate	2.03%	2.19%	2.55%
Average Household Income			
2023 Average Household Income	$69,512	$74,214	$77,983
2028 Average Household Income	$80,487	$85,550	$91,490
2023-2028 Annual Rate	2.98%	2.88%	3.25%
Per Capita Income			
2023 Per Capita Income	$41,337	$40,417	$38,337
2028 Per Capita Income	$48,518	$47,443	$44,708
2023-2028 Annual Rate	3.26%	3.26%	3.12%
GINI Index			
2023 Gini Index	39.4	37.1	37.3
Households by Income			

Current median household income is $57,972 in the area, compared to $72,603 for all U.S. households. Median household income is projected to be $65,765 in five years, compared to $82,410 for all U.S. households

Current average household income is $77,983 in this area, compared to $107,008 for all U.S. households. Average household income is projected to be $91,490 in five years, compared to $122,048 for all U.S. households

Current per capita income is $38,337 in the area, compared to the U.S. per capita income of $41,310. The per capita income is projected to be $44,708 in five years, compared to $47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	109	109	101
2010 Total Housing Units	700	10,704	19,168
2010 Owner Occupied Housing Units	519	8,571	15,076
2010 Renter Occupied Housing Units	61	859	1,768
2010 Vacant Housing Units	120	1,274	2,324
2020 Total Housing Units	799	12,342	23,401
2020 Owner Occupied Housing Units	581	9,929	19,185
2020 Renter Occupied Housing Units	83	1,236	2,287
2020 Vacant Housing Units	74	1,192	2,003
2023 Total Housing Units	736	13,279	26,143
2023 Owner Occupied Housing Units	588	10,665	21,138
2023 Renter Occupied Housing Units	74	1,443	3,004
2023 Vacant Housing Units	74	1,171	2,001
2028 Total Housing Units	758	14,258	32,401
2028 Owner Occupied Housing Units	599	11,577	27,097
2028 Renter Occupied Housing Units	69	1,382	3,129
2028 Vacant Housing Units	90	1,299	2,176
Socioeconomic Status Index			
2023 Socioeconomic Status Index	59.9	61.3	55.9

Currently, 80.9% of the 26,143 housing units in the area are owner occupied; 11.5%, renter occupied; and 7.7% 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 23,401 housing units in the area and 8.6% vacant housing units. The annual rate of change in housing units since 2020 is 3.47%. Median home value in the area is $232,919, compared to a median home value of $308,943 for the U.S. In five years, median value is projected to change by 0.44% annually to $238,118.

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 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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