	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2010 Population	11,690	76,275	213,131
2020 Population	12,396	81,217	226,588
2023 Population	12,132	81,051	228,714
2028 Population	11,808	79,908	228,785
2010-2020 Annual Rate	0.59%	0.63%	0.61%
2020-2023 Annual Rate	-0.66%	-0.06%	0.29%
2023-2028 Annual Rate	-0.54%	-0.28%	0.01%
2020 Male Population	47.2%	47.7%	48.2%
2020 Female Population	52.8%	52.3%	51.8%
2020 Median Age	40.2	42.7	41.8
2023 Male Population	47.2%	47.8%	48.3%
2023 Female Population	52.8%	52.2%	51.7%
2023 Median Age	42.1	43.2	42.9

In the identified area, the current year population is 228,714. In 2020, the Census count in the area was 226,588. The rate of change since 2020 was 0.29% annually. The five-year projection for the population in the area is 228,785 representing a change of 0.01% annually from 2023 to 2028. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 42.9, compared to U.S. median age of 39.1.

Race and Ethnicity			
2023 White Alone	72.1%	76.3%	81.0%
2023 Black Alone	9.7%	8.8%	6.5%
2023 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2023 Asian Alone	9.3%	6.2%	4.2%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	1.8%	1.6%	1.4%
2023 Two or More Races	7.0%	6.8%	6.6%
2023 Hispanic Origin (Any Race)	5.0%	4.7%	3.9%

Persons of Hispanic origin represent 3.9% 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 38.3 in the identified area, compared to 72.1 for the U.S. as a whole.

Households			
2023 Wealth Index	77	105	111
2010 Households	5,954	33,689	90,032
2020 Households	6,340	36,102	96,125
2023 Households	6,235	36,229	97,556
2028 Households	6,123	36,016	98,304
2010-2020 Annual Rate	0.63%	0.69%	0.66%
2020-2023 Annual Rate	-0.51%	0.11%	0.46%
2023-2028 Annual Rate	-0.36%	-0.12%	0.15%
2023 Average Household Size	1.94	2.19	2.31

The household count in this area has changed from 96,125 in 2020 to 97,556 in the current year, a change of 0.46% annually. The five-year projection of households is 98,304, a change of 0.15% annually from the current year total. Average household size is currently 2.31, compared to 2.33 in the year 2020. The number of families in the current year is 60,733 in the specified area.

June 17, 2024

	5 drive time minute	10 drive time minute	15 drive time minute
Mortgage Income			
2023 Percent of Income for Mortgage	20.2%	18.8%	17.4%
Median Household Income			
2023 Median Household Income	$68,003	$76,001	$79,371
2028 Median Household Income	$77,098	$86,907	$90,343
2023-2028 Annual Rate	2.54%	2.72%	2.62%
Average Household Income			
2023 Average Household Income	$97,092	$110,500	$112,746
2028 Average Household Income	$110,556	$126,062	$128,429
2023-2028 Annual Rate	2.63%	2.67%	2.64%
Per Capita Income			
2023 Per Capita Income	$48,644	$49,379	$48,135
2028 Per Capita Income	$55,923	$56,794	$55,228
2023-2028 Annual Rate	2.83%	2.84%	2.79%
GINI Index			
2023 Gini Index	37.6	39.2	38.8
Households by Income			

Current median household income is $79,371 in the area, compared to $72,603 for all U.S. households. Median household income is projected to be $90,343 in five years, compared to $82,410 for all U.S. households

Current average household income is $112,746 in this area, compared to $107,008 for all U.S. households. Average household income is projected to be $128,429 in five years, compared to $122,048 for all U.S. households

Current per capita income is $48,135 in the area, compared to the U.S. per capita income of $41,310. The per capita income is projected to be $55,228 in five years, compared to $47,525 for all U.S. households

	5 drive time minute	10 drive time minute	15 drive time minute
Housing			
2023 Housing Affordability Index	97	109	120
2010 Total Housing Units	6,514	36,462	97,072
2010 Owner Occupied Housing Units	3,001	21,295	61,800
2010 Renter Occupied Housing Units	2,953	12,398	28,233
2010 Vacant Housing Units	560	2,773	7,040
2020 Total Housing Units	6,624	38,119	101,583
2020 Owner Occupied Housing Units	3,150	22,164	64,629
2020 Renter Occupied Housing Units	3,190	13,938	31,496
2020 Vacant Housing Units	295	1,947	5,492
2023 Total Housing Units	6,521	38,254	102,912
2023 Owner Occupied Housing Units	3,422	22,835	67,035
2023 Renter Occupied Housing Units	2,813	13,394	30,521
2023 Vacant Housing Units	286	2,025	5,356
2028 Total Housing Units	6,446	37,910	103,381
2028 Owner Occupied Housing Units	3,431	22,936	68,208
2028 Renter Occupied Housing Units	2,691	13,079	30,096
2028 Vacant Housing Units	323	1,894	5,077
Socioeconomic Status Index			
2023 Socioeconomic Status Index	50.4	55.5	55.6

Currently, 65.1% of the 102,912 housing units in the area are owner occupied; 29.7%, renter occupied; and 5.2% 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 101,583 housing units in the area and 5.4% vacant housing units. The annual rate of change in housing units since 2020 is 0.40%. Median home value in the area is $229,237, compared to a median home value of $308,943 for the U.S. In five years, median value is projected to change by 2.92% annually to $264,741.

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.

June 17, 2024