

	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2010 Population	13,022	81,779	220,815
2020 Population	14,893	94,410	264,719
2024 Population	14,927	97,930	278,112
2029 Population	14,665	98,025	288,228
2010-2020 Annual Rate	1.35%	1.45%	1.83%
2020-2024 Annual Rate	0.05%	0.87%	1.17%
2024-2029 Annual Rate	-0.35%	0.02%	0.72%
2020 Male Population	46.6%	47.5%	48.9%
2020 Female Population	53.4%	52.5%	51.1%
2020 Median Age	30.9	34.7	34.0
2024 Male Population	47.3%	48.2%	49.6%
2024 Female Population	52.7%	51.8%	50.4%
2024 Median Age	31.0	35.1	34.5

In the identified area, the current year population is 278,112. In 2020, the Census count in the area was 264,719. The rate of change since 2020 was 1.17% annually. The five-year projection for the population in the area is 288,228 representing a change of 0.72% annually from 2024 to 2029. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 34.5, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	64.6%	66.3%	55.4%
2024 Black Alone	14.7%	13.9%	23.3%
2024 American Indian/Alaska Native Alone	0.2%	0.3%	0.3%
2024 Asian Alone	10.8%	8.4%	9.1%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	2.2%	3.0%	3.6%
2024 Two or More Races	7.5%	8.1%	8.3%
2024 Hispanic Origin (Any Race)	6.6%	7.6%	8.6%

Persons of Hispanic origin represent 8.6% 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 68.2 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	186	143	116
2010 Households	5,340	38,734	107,202
2020 Households	5,515	43,171	129,627
2024 Households	5,440	44,796	136,748
2029 Households	5,349	45,242	144,622
2010-2020 Annual Rate	0.32%	1.09%	1.92%
2020-2024 Annual Rate	-0.32%	0.87%	1.27%
2024-2029 Annual Rate	-0.34%	0.20%	1.13%
2024 Average Household Size	2.24	2.06	1.96

The household count in this area has changed from 129,627 in 2020 to 136,748 in the current year, a change of 1.27% annually. The five-year projection of households is 144,622, a change of 1.13% annually from the current year total. Average household size is currently 1.96, compared to 1.97 in the year 2020. The number of families in the current year is 54,228 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.

	5 drive time minute	10 drive time minute	15 drive time minute
Mortgage Income			
2024 Percent of Income for Mortgage	30.2%	34.7%	34.2%
Median Household Income			
2024 Median Household Income	\$149,959	\$120,221	\$107,340
2029 Median Household Income	\$168,586	\$143,952	\$124,225
2024-2029 Annual Rate	2.37%	3.67%	2.96%
Average Household Income			
2024 Average Household Income	\$207,504	\$176,799	\$154,508
2029 Average Household Income	\$234,557	\$205,459	\$179,166
2024-2029 Annual Rate	2.48%	3.05%	3.01%
Per Capita Income			
2024 Per Capita Income	\$76,709	\$80,856	\$75,860
2029 Per Capita Income	\$86,766	\$94,689	\$89,721
2024-2029 Annual Rate	2.49%	3.21%	3.41%
GINI Index			
2024 Gini Index	32.5	35.7	37.5

Households by Income

Current median household income is \$107,340 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$124,225 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$154,508 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$179,166 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$75,860 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$89,721 in five years, compared to \$51,203 for all U.S. households.

Housing

2024 Housing Affordability Index	81	70	71
2010 Total Housing Units	5,795	42,338	121,109
2010 Owner Occupied Housing Units	2,939	19,994	49,455
2010 Renter Occupied Housing Units	2,401	18,739	57,747
2010 Vacant Housing Units	455	3,604	13,907
2020 Total Housing Units	5,878	47,211	142,733
2020 Owner Occupied Housing Units	3,090	21,517	55,316
2020 Renter Occupied Housing Units	2,425	21,654	74,311
2020 Vacant Housing Units	352	4,057	13,087
2024 Total Housing Units	5,798	48,898	151,480
2024 Owner Occupied Housing Units	3,243	23,167	60,770
2024 Renter Occupied Housing Units	2,197	21,629	75,978
2024 Vacant Housing Units	358	4,102	14,732
2029 Total Housing Units	5,801	49,562	159,351
2029 Owner Occupied Housing Units	3,303	24,157	63,750
2029 Renter Occupied Housing Units	2,046	21,086	80,872
2029 Vacant Housing Units	452	4,320	14,729

Socioeconomic Status Index

2024 Socioeconomic Status Index	63.8	61.7	57.6
---------------------------------	------	------	------

Currently, 40.1% of the 151,480 housing units in the area are owner occupied; 50.2%, renter occupied; and 9.7% 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 142,733 housing units in the area and 9.2% vacant housing units. The annual rate of change in housing units since 2020 is 1.41%. Median home value in the area is \$587,246, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.13% annually to \$652,527.

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.