

	1 mile	3 mile	5 mile
Population			
2010 Population	10,127	120,859	352,609
2020 Population	12,045	144,074	419,863
2024 Population	12,086	151,139	439,477
2029 Population	11,857	155,377	455,506
2010-2020 Annual Rate	1.75%	1.77%	1.76%
2020-2024 Annual Rate	0.08%	1.13%	1.08%
2024-2029 Annual Rate	-0.38%	0.55%	0.72%
2020 Male Population	46.2%	47.7%	49.7%
2020 Female Population	53.8%	52.3%	50.3%
2020 Median Age	28.9	34.3	33.5
2024 Male Population	46.9%	48.4%	50.4%
2024 Female Population	53.1%	51.6%	49.6%
2024 Median Age	28.8	34.9	34.1

In the identified area, the current year population is 439,477. In 2020, the Census count in the area was 419,863. The rate of change since 2020 was 1.08% annually. The five-year projection for the population in the area is 455,506 representing a change of 0.72% annually from 2024 to 2029. Currently, the population is 50.4% male and 49.6% female.

Median Age

The median age in this area is 34.1, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	61.4%	63.3%	53.7%
2024 Black Alone	19.0%	17.2%	25.2%
2024 American Indian/Alaska Native Alone	0.1%	0.3%	0.4%
2024 Asian Alone	11.0%	8.2%	8.4%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	1.8%	2.8%	4.1%
2024 Two or More Races	6.6%	8.3%	8.2%
2024 Hispanic Origin (Any Race)	5.7%	7.4%	9.6%

Persons of Hispanic origin represent 9.6% 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 69.7 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	180	134	114
2010 Households	3,910	57,889	163,135
2020 Households	4,361	67,305	200,225
2024 Households	4,276	70,829	212,653
2029 Households	4,181	73,775	225,198
2010-2020 Annual Rate	1.10%	1.52%	2.07%
2020-2024 Annual Rate	-0.46%	1.21%	1.43%
2024-2029 Annual Rate	-0.45%	0.82%	1.15%
2024 Average Household Size	2.03	2.04	1.94

The household count in this area has changed from 200,225 in 2020 to 212,653 in the current year, a change of 1.43% annually. The five-year projection of households is 225,198, a change of 1.15% annually from the current year total. Average household size is currently 1.94, compared to 1.96 in the year 2020. The number of families in the current year is 82,619 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	35.1%	34.0%	33.8%
Median Household Income			
2024 Median Household Income	\$134,408	\$119,015	\$105,450
2029 Median Household Income	\$155,795	\$140,113	\$122,472
2024-2029 Annual Rate	3.00%	3.32%	3.04%
Average Household Income			
2024 Average Household Income	\$199,564	\$171,861	\$152,645
2029 Average Household Income	\$225,086	\$198,469	\$177,190
2024-2029 Annual Rate	2.44%	2.92%	3.03%
Per Capita Income			
2024 Per Capita Income	\$70,210	\$80,825	\$74,096
2029 Per Capita Income	\$78,836	\$94,546	\$87,815
2024-2029 Annual Rate	2.34%	3.19%	3.46%
GINI Index			
2024 Gini Index	34.8	35.7	38.1

Households by Income

Current median household income is \$105,450 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$122,472 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$152,645 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$177,190 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$74,096 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$87,815 in five years, compared to \$51,203 for all U.S. households.

Housing

2024 Housing Affordability Index	69	72	72
2010 Total Housing Units	4,252	63,887	187,856
2010 Owner Occupied Housing Units	2,122	28,894	75,979
2010 Renter Occupied Housing Units	1,788	28,995	87,157
2010 Vacant Housing Units	342	5,998	24,721
2020 Total Housing Units	4,664	73,851	222,998
2020 Owner Occupied Housing Units	2,167	31,960	86,474
2020 Renter Occupied Housing Units	2,194	35,345	113,751
2020 Vacant Housing Units	306	6,467	22,604
2024 Total Housing Units	4,575	78,105	238,174
2024 Owner Occupied Housing Units	2,252	34,776	94,438
2024 Renter Occupied Housing Units	2,024	36,053	118,215
2024 Vacant Housing Units	299	7,276	25,521
2029 Total Housing Units	4,575	81,073	250,619
2029 Owner Occupied Housing Units	2,277	36,349	99,093
2029 Renter Occupied Housing Units	1,905	37,426	126,105
2029 Vacant Housing Units	394	7,298	25,421

Socioeconomic Status Index

2024 Socioeconomic Status Index	65.3	61.0	56.4
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Currently, 39.7% of the 238,174 housing units in the area are owner occupied; 49.6%, renter occupied; and 10.7% 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 222,998 housing units in the area and 10.1% vacant housing units. The annual rate of change in housing units since 2020 is 1.56%. Median home value in the area is \$568,974, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.48% annually to \$643,088.

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.