

	1 mile	3 mile	5 mile
Population			
2010 Population	6,322	32,393	97,003
2020 Population	8,195	46,551	130,953
2024 Population	8,177	49,663	137,301
2029 Population	8,519	51,978	142,284
2010-2020 Annual Rate	2.63%	3.69%	3.05%
2020-2024 Annual Rate	-0.05%	1.53%	1.12%
2024-2029 Annual Rate	0.82%	0.92%	0.72%
2020 Male Population	49.2%	48.9%	49.0%
2020 Female Population	50.8%	51.1%	51.0%
2020 Median Age	35.9	35.9	38.2
2024 Male Population	50.2%	49.8%	49.9%
2024 Female Population	49.8%	50.2%	50.1%
2024 Median Age	36.9	36.9	39.2

In the identified area, the current year population is 137,301. In 2020, the Census count in the area was 130,953. The rate of change since 2020 was 1.12% annually. The five-year projection for the population in the area is 142,284 representing a change of 0.72% annually from 2024 to 2029. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 39.2, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	42.1%	44.1%	52.9%
2024 Black Alone	10.9%	11.5%	8.8%
2024 American Indian/Alaska Native Alone	0.5%	0.4%	0.3%
2024 Asian Alone	28.2%	29.7%	26.0%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	7.5%	4.9%	3.4%
2024 Two or More Races	10.7%	9.3%	8.5%
2024 Hispanic Origin (Any Race)	15.9%	11.6%	9.0%

Persons of Hispanic origin represent 9.0% 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 69.6 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	182	144	183
2010 Households	2,056	12,159	35,152
2020 Households	2,481	16,841	46,553
2024 Households	2,483	18,001	49,080
2029 Households	2,593	18,951	51,271
2010-2020 Annual Rate	1.90%	3.31%	2.85%
2020-2024 Annual Rate	0.02%	1.58%	1.25%
2024-2029 Annual Rate	0.87%	1.03%	0.88%
2024 Average Household Size	3.29	2.75	2.79

The household count in this area has changed from 46,553 in 2020 to 49,080 in the current year, a change of 1.25% annually. The five-year projection of households is 51,271, a change of 0.88% annually from the current year total. Average household size is currently 2.79, compared to 2.80 in the year 2020. The number of families in the current year is 37,115 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	26.5%	27.8%	24.7%
Median Household Income			
2024 Median Household Income	\$144,130	\$125,382	\$152,084
2029 Median Household Income	\$160,796	\$141,421	\$166,321
2024-2029 Annual Rate	2.21%	2.44%	1.81%
Average Household Income			
2024 Average Household Income	\$188,060	\$166,325	\$194,227
2029 Average Household Income	\$212,511	\$188,212	\$219,562
2024-2029 Annual Rate	2.47%	2.50%	2.48%
Per Capita Income			
2024 Per Capita Income	\$58,595	\$59,846	\$68,894
2029 Per Capita Income	\$66,576	\$68,087	\$78,500
2024-2029 Annual Rate	2.59%	2.61%	2.64%
GINI Index			
2024 Gini Index	27.5	30.6	27.9

Households by Income

Current median household income is \$152,084 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$166,321 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$194,227 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$219,562 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$68,894 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$78,500 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	93	89	100
2010 Total Housing Units	2,154	12,913	37,174
2010 Owner Occupied Housing Units	1,776	8,193	26,065
2010 Renter Occupied Housing Units	280	3,966	9,087
2010 Vacant Housing Units	98	754	2,022
2020 Total Housing Units	2,595	17,996	49,001
2020 Owner Occupied Housing Units	2,042	10,585	33,019
2020 Renter Occupied Housing Units	439	6,256	13,534
2020 Vacant Housing Units	98	1,113	2,408
2024 Total Housing Units	2,562	18,989	51,214
2024 Owner Occupied Housing Units	2,086	11,570	35,500
2024 Renter Occupied Housing Units	397	6,431	13,580
2024 Vacant Housing Units	79	988	2,134
2029 Total Housing Units	2,685	20,061	53,629
2029 Owner Occupied Housing Units	2,190	12,351	37,555
2029 Renter Occupied Housing Units	403	6,600	13,717
2029 Vacant Housing Units	92	1,110	2,358

Socioeconomic Status Index

2024 Socioeconomic Status Index	57.3	58.7	62.7
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Currently, 69.3% of the 51,214 housing units in the area are owner occupied; 26.5% renter occupied; and 4.2% 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 49,001 housing units in the area and 4.9% vacant housing units. The annual rate of change in housing units since 2020 is 1.04%. Median home value in the area is \$600,093, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.13% annually to \$634,631.

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.