

	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2010 Population	4,736	65,121	188,736
2020 Population	5,281	74,837	221,179
2024 Population	6,454	77,894	232,564
2029 Population	6,681	79,948	239,926
2010-2020 Annual Rate	1.10%	1.40%	1.60%
2020-2024 Annual Rate	4.83%	0.95%	1.19%
2024-2029 Annual Rate	0.69%	0.52%	0.63%
2020 Male Population	46.8%	47.3%	47.6%
2020 Female Population	53.2%	52.7%	52.4%
2020 Median Age	43.2	38.2	37.7
2024 Male Population	48.0%	48.3%	48.4%
2024 Female Population	52.0%	51.7%	51.6%
2024 Median Age	43.2	38.7	38.1

In the identified area, the current year population is 232,564. In 2020, the Census count in the area was 221,179. The rate of change since 2020 was 1.19% annually. The five-year projection for the population in the area is 239,926 representing a change of 0.63% annually from 2024 to 2029. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 38.1, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	45.3%	32.4%	30.6%
2024 Black Alone	27.8%	40.5%	40.9%
2024 American Indian/Alaska Native Alone	0.9%	0.6%	0.6%
2024 Asian Alone	9.8%	10.4%	10.3%
2024 Pacific Islander Alone	0.1%	0.1%	0.1%
2024 Other Race	6.8%	6.7%	7.8%
2024 Two or More Races	9.3%	9.2%	9.6%
2024 Hispanic Origin (Any Race)	14.8%	14.3%	16.4%

Persons of Hispanic origin represent 16.4% 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 79.2 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	91	107	108
2010 Households	1,791	21,654	62,665
2020 Households	1,878	24,073	70,879
2024 Households	2,128	25,120	74,746
2029 Households	2,222	26,042	78,012
2010-2020 Annual Rate	0.48%	1.06%	1.24%
2020-2024 Annual Rate	2.98%	1.01%	1.26%
2024-2029 Annual Rate	0.87%	0.72%	0.86%
2024 Average Household Size	2.98	3.08	3.10

The household count in this area has changed from 70,879 in 2020 to 74,746 in the current year, a change of 1.26% annually. The five-year projection of households is 78,012, a change of 0.86% annually from the current year total. Average household size is currently 3.10, compared to 3.11 in the year 2020. The number of families in the current year is 58,925 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	19.2%	24.4%	24.4%
Median Household Income			
2024 Median Household Income	\$84,246	\$96,193	\$96,969
2029 Median Household Income	\$102,009	\$108,682	\$109,830
2024-2029 Annual Rate	3.90%	2.47%	2.52%
Average Household Income			
2024 Average Household Income	\$101,026	\$118,899	\$120,024
2029 Average Household Income	\$118,960	\$137,288	\$139,163
2024-2029 Annual Rate	3.32%	2.92%	3.00%
Per Capita Income			
2024 Per Capita Income	\$34,184	\$38,750	\$38,613
2029 Per Capita Income	\$40,593	\$45,184	\$45,292
2024-2029 Annual Rate	3.50%	3.12%	3.24%
GINI Index			
2024 Gini Index	35.5	35.0	34.4
Households by Income			
Current median household income is \$96,969 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$109,830 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$120,024 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$139,163 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$38,613 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$45,292 in five years, compared to \$51,203 for all U.S. households.			
Housing			
2024 Housing Affordability Index	126	100	99
2010 Total Housing Units	1,925	23,385	67,343
2010 Owner Occupied Housing Units	1,509	17,885	51,581
2010 Renter Occupied Housing Units	282	3,769	11,085
2010 Vacant Housing Units	134	1,731	4,678
2020 Total Housing Units	1,947	24,960	73,436
2020 Owner Occupied Housing Units	1,510	18,532	54,639
2020 Renter Occupied Housing Units	368	5,541	16,240
2020 Vacant Housing Units	64	838	2,527
2024 Total Housing Units	2,212	25,862	76,932
2024 Owner Occupied Housing Units	1,644	19,579	58,616
2024 Renter Occupied Housing Units	484	5,541	16,130
2024 Vacant Housing Units	84	742	2,186
2029 Total Housing Units	2,304	26,811	80,244
2029 Owner Occupied Housing Units	1,764	20,709	61,776
2029 Renter Occupied Housing Units	458	5,332	16,236
2029 Vacant Housing Units	82	769	2,232
Socioeconomic Status Index			
2024 Socioeconomic Status Index	55.2	52.4	52.7

Currently, 76.2% of the 76,932 housing units in the area are owner occupied; 21.0%, renter occupied; and 2.8% 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 73,436 housing units in the area and 3.4% vacant housing units. The annual rate of change in housing units since 2020 is 1.10%. Median home value in the area is \$378,726, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.68% annually to \$411,626.

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.