

	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2010 Population	5,686	46,615	106,505
2020 Population	7,239	56,919	133,483
2024 Population	7,716	61,550	146,071
2029 Population	8,233	64,404	156,418
2010-2020 Annual Rate	2.44%	2.02%	2.28%
2020-2024 Annual Rate	1.51%	1.86%	2.14%
2024-2029 Annual Rate	1.31%	0.91%	1.38%
2020 Male Population	48.3%	48.6%	49.3%
2020 Female Population	51.7%	51.4%	50.7%
2020 Median Age	37.8	38.1	37.1
2024 Male Population	48.9%	49.5%	50.0%
2024 Female Population	51.1%	50.5%	50.0%
2024 Median Age	37.8	38.7	37.6

In the identified area, the current year population is 146,071. In 2020, the Census count in the area was 133,483. The rate of change since 2020 was 2.14% annually. The five-year projection for the population in the area is 156,418 representing a change of 1.38% annually from 2024 to 2029. Currently, the population is 50.0% male and 50.0% female.

Median Age

The median age in this area is 37.6, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	49.7%	52.2%	49.0%
2024 Black Alone	28.8%	22.5%	22.5%
2024 American Indian/Alaska Native Alone	0.6%	0.5%	0.5%
2024 Asian Alone	5.1%	8.5%	10.5%
2024 Pacific Islander Alone	0.1%	0.0%	0.0%
2024 Other Race	5.8%	6.0%	7.0%
2024 Two or More Races	9.9%	10.3%	10.4%
2024 Hispanic Origin (Any Race)	14.6%	15.2%	16.7%

Persons of Hispanic origin represent 16.7% 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 77.1 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	143	127	117
2010 Households	1,728	14,732	33,494
2020 Households	2,131	17,569	41,574
2024 Households	2,306	19,281	46,135
2029 Households	2,487	20,434	50,127
2010-2020 Annual Rate	2.12%	1.78%	2.18%
2020-2024 Annual Rate	1.87%	2.21%	2.48%
2024-2029 Annual Rate	1.52%	1.17%	1.67%
2024 Average Household Size	3.35	3.19	3.12

The household count in this area has changed from 41,574 in 2020 to 46,135 in the current year, a change of 2.48% annually. The five-year projection of households is 50,127, a change of 1.67% annually from the current year total. Average household size is currently 3.12, compared to 3.15 in the year 2020. The number of families in the current year is 37,467 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	19.7%	22.5%	23.9%
Median Household Income			
2024 Median Household Income	\$122,298	\$107,964	\$103,143
2029 Median Household Income	\$147,119	\$122,289	\$117,380
2024-2029 Annual Rate	3.76%	2.52%	2.62%
Average Household Income			
2024 Average Household Income	\$151,231	\$137,179	\$131,739
2029 Average Household Income	\$174,824	\$157,627	\$152,282
2024-2029 Annual Rate	2.94%	2.82%	2.94%
Per Capita Income			
2024 Per Capita Income	\$45,962	\$43,057	\$41,677
2029 Per Capita Income	\$53,527	\$50,071	\$48,875
2024-2029 Annual Rate	3.09%	3.06%	3.24%
GINI Index			
2024 Gini Index	29.0	32.7	33.9
Households by Income			
Current median household income is \$103,143 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$117,380 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$131,739 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$152,282 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$41,677 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$48,875 in five years, compared to \$51,203 for all U.S. households.			
Housing			
2024 Housing Affordability Index	123	108	102
2010 Total Housing Units	1,838	15,595	35,997
2010 Owner Occupied Housing Units	1,587	13,287	28,452
2010 Renter Occupied Housing Units	141	1,446	5,043
2010 Vacant Housing Units	110	863	2,503
2020 Total Housing Units	2,204	18,109	43,124
2020 Owner Occupied Housing Units	1,862	15,074	33,505
2020 Renter Occupied Housing Units	269	2,495	8,069
2020 Vacant Housing Units	75	552	1,450
2024 Total Housing Units	2,404	19,777	48,040
2024 Owner Occupied Housing Units	2,050	16,853	37,504
2024 Renter Occupied Housing Units	256	2,428	8,631
2024 Vacant Housing Units	98	496	1,905
2029 Total Housing Units	2,591	20,920	52,062
2029 Owner Occupied Housing Units	2,187	17,981	40,126
2029 Renter Occupied Housing Units	300	2,453	10,001
2029 Vacant Housing Units	104	486	1,935
Socioeconomic Status Index			
2024 Socioeconomic Status Index	56.3	56.2	54.7

Currently, 78.1% of the 48,040 housing units in the area are owner occupied; 18.0%, renter occupied; and 4.0% 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 43,124 housing units in the area and 3.4% vacant housing units. The annual rate of change in housing units since 2020 is 2.57%. Median home value in the area is \$394,506, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.17% annually to \$439,256.

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.