

	1 mile	3 mile	5 mile
Population			
2010 Population	3,320	25,861	49,956
2020 Population	3,609	29,218	56,978
2024 Population	3,887	30,336	60,590
2029 Population	4,158	31,674	63,069
2010-2020 Annual Rate	0.84%	1.23%	1.32%
2020-2024 Annual Rate	1.76%	0.89%	1.46%
2024-2029 Annual Rate	1.36%	0.87%	0.81%
2020 Male Population	46.3%	46.6%	47.1%
2020 Female Population	53.7%	53.4%	52.9%
2020 Median Age	42.1	44.1	42.9
2024 Male Population	46.8%	47.4%	47.9%
2024 Female Population	53.2%	52.6%	52.1%
2024 Median Age	42.7	44.3	43.2

In the identified area, the current year population is 60,590. In 2020, the Census count in the area was 56,978. The rate of change since 2020 was 1.46% annually. The five-year projection for the population in the area is 63,069 representing a change of 0.81% annually from 2024 to 2029. Currently, the population is 47.9% male and 52.1% female.

Median Age

The median age in this area is 43.2, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	43.3%	42.9%	38.3%
2024 Black Alone	40.9%	41.1%	47.0%
2024 American Indian/Alaska Native Alone	0.2%	0.3%	0.3%
2024 Asian Alone	5.4%	4.9%	3.8%
2024 Pacific Islander Alone	0.0%	0.0%	0.1%
2024 Other Race	3.3%	3.1%	3.4%
2024 Two or More Races	6.9%	7.5%	7.1%
2024 Hispanic Origin (Any Race)	7.1%	7.7%	7.7%

Persons of Hispanic origin represent 7.7% 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 67.8 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	98	117	128
2010 Households	1,256	9,538	17,951
2020 Households	1,420	10,829	20,459
2024 Households	1,534	11,311	21,827
2029 Households	1,675	11,981	23,021
2010-2020 Annual Rate	1.23%	1.28%	1.32%
2020-2024 Annual Rate	1.83%	1.03%	1.53%
2024-2029 Annual Rate	1.77%	1.16%	1.07%
2024 Average Household Size	2.41	2.65	2.76

The household count in this area has changed from 20,459 in 2020 to 21,827 in the current year, a change of 1.53% annually. The five-year projection of households is 23,021, a change of 1.07% annually from the current year total. Average household size is currently 2.76, compared to 2.77 in the year 2020. The number of families in the current year is 16,089 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	24.8%	21.0%	19.8%
Median Household Income			
2024 Median Household Income	\$80,035	\$99,019	\$102,828
2029 Median Household Income	\$89,946	\$108,035	\$113,431
2024-2029 Annual Rate	2.36%	1.76%	1.98%
Average Household Income			
2024 Average Household Income	\$104,987	\$116,553	\$124,375
2029 Average Household Income	\$119,901	\$132,383	\$142,305
2024-2029 Annual Rate	2.69%	2.58%	2.73%
Per Capita Income			
2024 Per Capita Income	\$40,770	\$43,715	\$44,823
2029 Per Capita Income	\$47,402	\$50,372	\$51,990
2024-2029 Annual Rate	3.06%	2.88%	3.01%
GINI Index			
2024 Gini Index	39.7	35.2	34.1
Households by Income			
Current median household income is \$102,828 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$113,431 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$124,375 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$142,305 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$44,823 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$51,990 in five years, compared to \$51,203 for all U.S. households.			
Housing			
2024 Housing Affordability Index	99	117	124
2010 Total Housing Units	1,421	10,226	19,328
2010 Owner Occupied Housing Units	940	7,685	14,987
2010 Renter Occupied Housing Units	316	1,853	2,964
2010 Vacant Housing Units	165	688	1,377
2020 Total Housing Units	1,580	11,487	21,702
2020 Owner Occupied Housing Units	901	8,134	16,184
2020 Renter Occupied Housing Units	519	2,695	4,275
2020 Vacant Housing Units	87	648	1,186
2024 Total Housing Units	1,733	12,019	23,146
2024 Owner Occupied Housing Units	976	8,547	17,435
2024 Renter Occupied Housing Units	558	2,764	4,392
2024 Vacant Housing Units	199	708	1,319
2029 Total Housing Units	1,879	12,673	24,349
2029 Owner Occupied Housing Units	1,034	8,938	18,307
2029 Renter Occupied Housing Units	641	3,043	4,714
2029 Vacant Housing Units	204	692	1,328
Socioeconomic Status Index			
2024 Socioeconomic Status Index	53.9	57.4	57.2

Currently, 75.3% of the 23,146 housing units in the area are owner occupied; 19.0%, renter occupied; and 5.7% 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 21,702 housing units in the area and 5.5% vacant housing units. The annual rate of change in housing units since 2020 is 1.53%. Median home value in the area is \$325,511, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.85% annually to \$374,576.

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.