

	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2010 Population	9,944	37,137	134,156
2020 Population	11,324	41,809	154,503
2024 Population	11,876	43,953	161,081
2029 Population	12,684	45,934	166,028
2010-2020 Annual Rate	1.31%	1.19%	1.42%
2020-2024 Annual Rate	1.13%	1.18%	0.99%
2024-2029 Annual Rate	1.33%	0.89%	0.61%
2020 Male Population	45.0%	46.9%	46.7%
2020 Female Population	55.0%	53.1%	53.3%
2020 Median Age	45.3	44.2	39.1
2024 Male Population	45.9%	47.7%	47.5%
2024 Female Population	54.1%	52.3%	52.5%
2024 Median Age	45.3	44.5	39.8

In the identified area, the current year population is 161,081. In 2020, the Census count in the area was 154,503. The rate of change since 2020 was 0.99% annually. The five-year projection for the population in the area is 166,028 representing a change of 0.61% annually from 2024 to 2029. Currently, the population is 47.5% male and 52.5% female.

Median Age

The median age in this area is 39.8, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	38.9%	39.5%	25.3%
2024 Black Alone	45.3%	45.2%	60.3%
2024 American Indian/Alaska Native Alone	0.4%	0.3%	0.3%
2024 Asian Alone	4.6%	4.3%	3.0%
2024 Pacific Islander Alone	0.0%	0.1%	0.0%
2024 Other Race	3.4%	3.3%	4.9%
2024 Two or More Races	7.4%	7.2%	6.1%
2024 Hispanic Origin (Any Race)	8.2%	7.6%	9.1%

Persons of Hispanic origin represent 9.1% 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 63.7 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	88	124	104
2010 Households	3,922	13,614	46,977
2020 Households	4,589	15,243	54,139
2024 Households	4,881	16,163	56,775
2029 Households	5,307	17,129	59,421
2010-2020 Annual Rate	1.58%	1.14%	1.43%
2020-2024 Annual Rate	1.46%	1.39%	1.12%
2024-2029 Annual Rate	1.69%	1.17%	0.92%
2024 Average Household Size	2.38	2.70	2.82

The household count in this area has changed from 54,139 in 2020 to 56,775 in the current year, a change of 1.12% annually. The five-year projection of households is 59,421, a change of 0.92% annually from the current year total. Average household size is currently 2.82, compared to 2.84 in the year 2020. The number of families in the current year is 40,759 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	28.0%	20.9%	22.5%
Median Household Income			
2024 Median Household Income	\$68,953	\$99,935	\$85,420
2029 Median Household Income	\$80,821	\$109,753	\$100,365
2024-2029 Annual Rate	3.23%	1.89%	3.28%
Average Household Income			
2024 Average Household Income	\$94,339	\$119,763	\$111,278
2029 Average Household Income	\$108,507	\$136,974	\$129,031
2024-2029 Annual Rate	2.84%	2.72%	3.00%
Per Capita Income			
2024 Per Capita Income	\$38,771	\$44,289	\$39,291
2029 Per Capita Income	\$45,416	\$51,333	\$46,290
2024-2029 Annual Rate	3.21%	3.00%	3.33%
GINI Index			
2024 Gini Index	40.1	34.7	37.2
Households by Income			
Current median household income is \$85,420 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$100,365 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$111,278 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$129,031 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$39,291 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$46,290 in five years, compared to \$51,203 for all U.S. households.			
Housing			
2024 Housing Affordability Index	88	118	109
2010 Total Housing Units	4,289	14,696	51,507
2010 Owner Occupied Housing Units	3,025	11,142	36,199
2010 Renter Occupied Housing Units	897	2,472	10,778
2010 Vacant Housing Units	367	1,082	4,530
2020 Total Housing Units	4,921	16,293	57,536
2020 Owner Occupied Housing Units	2,989	11,834	38,980
2020 Renter Occupied Housing Units	1,600	3,409	15,159
2020 Vacant Housing Units	307	945	3,431
2024 Total Housing Units	5,286	17,249	60,040
2024 Owner Occupied Housing Units	3,173	12,592	41,785
2024 Renter Occupied Housing Units	1,708	3,571	14,990
2024 Vacant Housing Units	405	1,086	3,265
2029 Total Housing Units	5,694	18,215	62,610
2029 Owner Occupied Housing Units	3,327	13,187	44,550
2029 Renter Occupied Housing Units	1,980	3,942	14,871
2029 Vacant Housing Units	387	1,086	3,189
Socioeconomic Status Index			
2024 Socioeconomic Status Index	54.6	56.3	51.0

Currently, 69.6% of the 60,040 housing units in the area are owner occupied; 25.0%, renter occupied; and 5.4% 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 57,536 housing units in the area and 6.0% vacant housing units. The annual rate of change in housing units since 2020 is 1.01%. Median home value in the area is \$306,765, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 3.60% annually to \$366,144.

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.