

	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2010 Population	10,258	73,577	237,799
2020 Population	10,520	74,988	242,047
2024 Population	10,246	73,448	243,392
2029 Population	9,863	71,386	238,691
2010-2020 Annual Rate	0.25%	0.19%	0.18%
2020-2024 Annual Rate	-0.62%	-0.49%	0.13%
2024-2029 Annual Rate	-0.76%	-0.57%	-0.39%
2020 Male Population	49.5%	48.3%	49.5%
2020 Female Population	50.5%	51.7%	50.5%
2020 Median Age	38.7	40.0	38.0
2024 Male Population	50.3%	49.2%	50.3%
2024 Female Population	49.7%	50.8%	49.7%
2024 Median Age	39.1	40.4	38.6

In the identified area, the current year population is 243,392. In 2020, the Census count in the area was 242,047. The rate of change since 2020 was 0.13% annually. The five-year projection for the population in the area is 238,691 representing a change of -0.39% annually from 2024 to 2029. Currently, the population is 50.3% male and 49.7% female.

Median Age

The median age in this area is 38.6, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	63.5%	59.9%	55.8%
2024 Black Alone	8.2%	11.8%	13.7%
2024 American Indian/Alaska Native Alone	1.1%	0.8%	0.8%
2024 Asian Alone	3.1%	3.6%	4.6%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	10.5%	11.2%	11.9%
2024 Two or More Races	13.6%	12.7%	13.2%
2024 Hispanic Origin (Any Race)	27.2%	26.3%	27.7%

Persons of Hispanic origin represent 27.7% 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 78.2 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	86	87	100
2010 Households	3,556	27,242	79,852
2020 Households	3,664	28,454	84,189
2024 Households	3,634	28,390	85,900
2029 Households	3,600	28,331	86,422
2010-2020 Annual Rate	0.30%	0.44%	0.53%
2020-2024 Annual Rate	-0.19%	-0.05%	0.47%
2024-2029 Annual Rate	-0.19%	-0.04%	0.12%
2024 Average Household Size	2.78	2.56	2.77

The household count in this area has changed from 84,189 in 2020 to 85,900 in the current year, a change of 0.47% annually. The five-year projection of households is 86,422, a change of 0.12% annually from the current year total. Average household size is currently 2.77, compared to 2.81 in the year 2020. The number of families in the current year is 60,476 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	17.9%	19.5%	19.0%
Median Household Income			
2024 Median Household Income	\$90,325	\$83,202	\$91,401
2029 Median Household Income	\$100,730	\$93,329	\$102,608
2024-2029 Annual Rate	2.20%	2.32%	2.34%
Average Household Income			
2024 Average Household Income	\$102,405	\$101,745	\$113,215
2029 Average Household Income	\$115,353	\$114,629	\$127,740
2024-2029 Annual Rate	2.41%	2.41%	2.44%
Per Capita Income			
2024 Per Capita Income	\$36,657	\$39,682	\$40,029
2029 Per Capita Income	\$42,496	\$45,902	\$46,316
2024-2029 Annual Rate	3.00%	2.96%	2.96%
GINI Index			
2024 Gini Index	32.5	35.8	36.0
Households by Income			

Current median household income is \$91,401 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$102,608 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$113,215 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$127,740 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$40,029 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$46,316 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	115	105	108
2010 Total Housing Units	3,736	28,701	84,353
2010 Owner Occupied Housing Units	3,232	21,748	64,172
2010 Renter Occupied Housing Units	324	5,494	15,680
2010 Vacant Housing Units	180	1,459	4,501
2020 Total Housing Units	3,779	29,740	87,870
2020 Owner Occupied Housing Units	3,186	21,600	65,227
2020 Renter Occupied Housing Units	478	6,854	18,962
2020 Vacant Housing Units	96	1,218	3,682
2024 Total Housing Units	3,748	29,757	90,062
2024 Owner Occupied Housing Units	3,211	21,984	67,306
2024 Renter Occupied Housing Units	423	6,406	18,594
2024 Vacant Housing Units	114	1,367	4,162
2029 Total Housing Units	3,748	29,869	90,857
2029 Owner Occupied Housing Units	3,224	22,354	69,029
2029 Renter Occupied Housing Units	376	5,977	17,393
2029 Vacant Housing Units	148	1,538	4,435

Socioeconomic Status Index			
2024 Socioeconomic Status Index	54.0	50.4	50.0

Currently, 74.7% of the 90,062 housing units in the area are owner occupied; 20.6%, renter occupied; and 4.6% 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 87,870 housing units in the area and 4.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.58%. Median home value in the area is \$278,068, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.74% annually to \$303,064.

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.