

	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2010 Population	11,590	59,069	183,535
2020 Population	12,445	67,169	202,070
2024 Population	12,611	67,631	204,680
2029 Population	12,590	67,075	205,041
2010-2020 Annual Rate	0.71%	1.29%	0.97%
2020-2024 Annual Rate	0.31%	0.16%	0.30%
2024-2029 Annual Rate	-0.03%	-0.16%	0.04%
2020 Male Population	46.0%	44.9%	45.2%
2020 Female Population	54.0%	55.1%	54.8%
2020 Median Age	39.1	37.4	37.5
2024 Male Population	47.0%	45.9%	46.1%
2024 Female Population	53.0%	54.1%	53.9%
2024 Median Age	39.8	38.2	38.3

In the identified area, the current year population is 204,680. In 2020, the Census count in the area was 202,070. The rate of change since 2020 was 0.30% annually. The five-year projection for the population in the area is 205,041 representing a change of 0.04% annually from 2024 to 2029. Currently, the population is 46.1% male and 53.9% female.

Median Age

The median age in this area is 38.3, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	2.5%	2.6%	5.0%
2024 Black Alone	92.3%	92.0%	88.0%
2024 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2024 Asian Alone	0.4%	0.4%	0.7%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	1.3%	1.2%	2.0%
2024 Two or More Races	3.3%	3.6%	4.0%
2024 Hispanic Origin (Any Race)	2.7%	2.7%	3.9%

Persons of Hispanic origin represent 3.9% 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 28.0 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	80	72	67
2010 Households	4,249	22,074	67,925
2020 Households	4,607	25,460	75,461
2024 Households	4,680	25,753	76,907
2029 Households	4,700	25,705	77,625
2010-2020 Annual Rate	0.81%	1.44%	1.06%
2020-2024 Annual Rate	0.37%	0.27%	0.45%
2024-2029 Annual Rate	0.09%	-0.04%	0.19%
2024 Average Household Size	2.69	2.62	2.65

The household count in this area has changed from 75,461 in 2020 to 76,907 in the current year, a change of 0.45% annually. The five-year projection of households is 77,625, a change of 0.19% annually from the current year total. Average household size is currently 2.65, compared to 2.67 in the year 2020. The number of families in the current year is 49,790 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	24.3%	29.0%	27.2%
Median Household Income			
2024 Median Household Income	\$71,549	\$65,634	\$64,342
2029 Median Household Income	\$83,560	\$79,487	\$78,120
2024-2029 Annual Rate	3.15%	3.90%	3.96%
Average Household Income			
2024 Average Household Income	\$93,707	\$88,560	\$85,312
2029 Average Household Income	\$113,684	\$107,627	\$102,833
2024-2029 Annual Rate	3.94%	3.98%	3.81%
Per Capita Income			
2024 Per Capita Income	\$34,590	\$33,632	\$32,089
2029 Per Capita Income	\$42,269	\$41,131	\$38,959
2024-2029 Annual Rate	4.09%	4.11%	3.96%
GINI Index			
2024 Gini Index	35.0	39.5	39.3
Households by Income			
Current median household income is \$64,342 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$78,120 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$85,312 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$102,833 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$32,089 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$38,959 in five years, compared to \$51,203 for all U.S. households.			
Housing			
2024 Housing Affordability Index	100	84	90
2010 Total Housing Units	4,685	25,180	77,144
2010 Owner Occupied Housing Units	2,982	14,442	43,898
2010 Renter Occupied Housing Units	1,267	7,632	24,028
2010 Vacant Housing Units	436	3,106	9,219
2020 Total Housing Units	4,860	26,969	80,774
2020 Owner Occupied Housing Units	2,892	14,571	42,849
2020 Renter Occupied Housing Units	1,715	10,889	32,612
2020 Vacant Housing Units	217	1,457	5,260
2024 Total Housing Units	4,935	27,215	82,124
2024 Owner Occupied Housing Units	3,174	15,729	46,797
2024 Renter Occupied Housing Units	1,506	10,024	30,110
2024 Vacant Housing Units	255	1,462	5,217
2029 Total Housing Units	4,982	27,346	83,132
2029 Owner Occupied Housing Units	3,318	16,210	48,741
2029 Renter Occupied Housing Units	1,382	9,495	28,884
2029 Vacant Housing Units	282	1,641	5,507
Socioeconomic Status Index			
2024 Socioeconomic Status Index	49.4	48.3	46.0

Currently, 57.0% of the 82,124 housing units in the area are owner occupied; 36.7%, renter occupied; and 6.4% 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 80,774 housing units in the area and 6.5% vacant housing units. The annual rate of change in housing units since 2020 is 0.39%. Median home value in the area is \$279,616, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 5.07% annually to \$358,142.

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.