

	1 mile	3 mile	5 mile
Population			
2010 Population	8,597	43,284	132,392
2020 Population	8,969	46,845	148,344
2024 Population	8,728	46,158	147,911
2029 Population	8,471	45,758	147,995
2010-2020 Annual Rate	0.42%	0.79%	1.14%
2020-2024 Annual Rate	-0.64%	-0.35%	-0.07%
2024-2029 Annual Rate	-0.60%	-0.17%	0.01%
2020 Male Population	44.9%	45.8%	46.4%
2020 Female Population	55.1%	54.2%	53.6%
2020 Median Age	41.0	39.4	37.9
2024 Male Population	45.8%	46.6%	47.2%
2024 Female Population	54.2%	53.4%	52.8%
2024 Median Age	41.4	39.7	38.5

In the identified area, the current year population is 147,911. In 2020, the Census count in the area was 148,344. The rate of change since 2020 was -0.07% annually. The five-year projection for the population in the area is 147,995 representing a change of 0.01% annually from 2024 to 2029. Currently, the population is 47.2% male and 52.8% female.

Median Age

The median age in this area is 38.5, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	3.0%	9.3%	14.3%
2024 Black Alone	89.1%	78.4%	70.2%
2024 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2024 Asian Alone	1.0%	2.2%	4.2%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	2.5%	4.0%	4.6%
2024 Two or More Races	4.0%	5.6%	6.3%
2024 Hispanic Origin (Any Race)	4.8%	7.7%	9.0%

Persons of Hispanic origin represent 9.0% 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 56.5 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	123	113	93
2010 Households	2,967	14,871	45,843
2020 Households	3,132	15,891	50,441
2024 Households	3,063	15,739	50,596
2029 Households	2,992	15,709	51,030
2010-2020 Annual Rate	0.54%	0.67%	0.96%
2020-2024 Annual Rate	-0.52%	-0.23%	0.07%
2024-2029 Annual Rate	-0.47%	-0.04%	0.17%
2024 Average Household Size	2.84	2.93	2.92

The household count in this area has changed from 50,441 in 2020 to 50,596 in the current year, a change of 0.07% annually. The five-year projection of households is 51,030, a change of 0.17% annually from the current year total. Average household size is currently 2.92, compared to 2.93 in the year 2020. The number of families in the current year is 36,659 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	17.3%	22.9%	25.7%
Median Household Income			
2024 Median Household Income	\$107,491	\$91,621	\$81,370
2029 Median Household Income	\$123,028	\$107,832	\$97,926
2024-2029 Annual Rate	2.74%	3.31%	3.77%
Average Household Income			
2024 Average Household Income	\$126,160	\$117,903	\$105,650
2029 Average Household Income	\$151,819	\$140,624	\$124,929
2024-2029 Annual Rate	3.77%	3.59%	3.41%
Per Capita Income			
2024 Per Capita Income	\$43,667	\$40,222	\$36,232
2029 Per Capita Income	\$52,879	\$48,306	\$43,179
2024-2029 Annual Rate	3.90%	3.73%	3.57%
GINI Index			
2024 Gini Index	30.6	34.5	36.9

Households by Income
Current median household income is \$81,370 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$97,926 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$105,650 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$124,929 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$36,232 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$43,179 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	141	106	95
2010 Total Housing Units	3,168	16,110	50,302
2010 Owner Occupied Housing Units	2,614	12,584	36,213
2010 Renter Occupied Housing Units	352	2,288	9,630
2010 Vacant Housing Units	201	1,239	4,459
2020 Total Housing Units	3,209	16,560	52,859
2020 Owner Occupied Housing Units	2,597	12,489	36,119
2020 Renter Occupied Housing Units	535	3,402	14,322
2020 Vacant Housing Units	89	642	2,398
2024 Total Housing Units	3,139	16,341	52,808
2024 Owner Occupied Housing Units	2,626	12,830	37,941
2024 Renter Occupied Housing Units	437	2,909	12,655
2024 Vacant Housing Units	76	602	2,212
2029 Total Housing Units	3,139	16,536	53,655
2029 Owner Occupied Housing Units	2,610	13,092	39,184
2029 Renter Occupied Housing Units	383	2,616	11,846
2029 Vacant Housing Units	147	827	2,625

Socioeconomic Status Index			
2024 Socioeconomic Status Index	57.5	50.5	49.7

Currently, 71.8% of the 52,808 housing units in the area are owner occupied; 24.0%, renter occupied; and 4.2% 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 52,859 housing units in the area and 4.5% vacant housing units. The annual rate of change in housing units since 2020 is -0.02%. Median home value in the area is \$333,475, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 3.42% annually to \$394,612.

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.