

	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2010 Population	14,834	50,867	169,670
2020 Population	15,498	55,713	188,656
2024 Population	15,128	54,905	189,055
2029 Population	14,737	54,524	189,727
2010-2020 Annual Rate	0.44%	0.91%	1.07%
2020-2024 Annual Rate	-0.57%	-0.34%	0.05%
2024-2029 Annual Rate	-0.52%	-0.14%	0.07%
2020 Male Population	44.7%	45.9%	46.4%
2020 Female Population	55.3%	54.1%	53.6%
2020 Median Age	39.7	38.4	37.3
2024 Male Population	45.5%	46.7%	47.2%
2024 Female Population	54.5%	53.3%	52.8%
2024 Median Age	40.1	38.9	38.0

In the identified area, the current year population is 189,055. In 2020, the Census count in the area was 188,656. The rate of change since 2020 was 0.05% annually. The five-year projection for the population in the area is 189,727 representing a change of 0.07% 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 38.0, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	3.7%	10.4%	13.8%
2024 Black Alone	88.1%	76.5%	70.8%
2024 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2024 Asian Alone	0.9%	2.2%	4.1%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	2.6%	4.4%	4.6%
2024 Two or More Races	4.3%	6.1%	6.2%
2024 Hispanic Origin (Any Race)	5.0%	8.6%	8.9%

Persons of Hispanic origin represent 8.9% 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 55.7 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	118	108	86
2010 Households	5,104	17,345	59,473
2020 Households	5,380	18,787	64,865
2024 Households	5,268	18,614	65,454
2029 Households	5,159	18,613	66,233
2010-2020 Annual Rate	0.53%	0.80%	0.87%
2020-2024 Annual Rate	-0.49%	-0.22%	0.21%
2024-2029 Annual Rate	-0.42%	0.00%	0.24%
2024 Average Household Size	2.86	2.94	2.88

The household count in this area has changed from 64,865 in 2020 to 65,454 in the current year, a change of 0.21% annually. The five-year projection of households is 66,233, a change of 0.24% annually from the current year total. Average household size is currently 2.88, compared to 2.90 in the year 2020. The number of families in the current year is 46,417 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	19.7%	24.0%	26.9%
Median Household Income			
2024 Median Household Income	\$100,506	\$86,115	\$76,171
2029 Median Household Income	\$116,106	\$103,381	\$90,663
2024-2029 Annual Rate	2.93%	3.72%	3.54%
Average Household Income			
2024 Average Household Income	\$122,564	\$114,583	\$100,282
2029 Average Household Income	\$147,973	\$136,754	\$118,974
2024-2029 Annual Rate	3.84%	3.60%	3.48%
Per Capita Income			
2024 Per Capita Income	\$42,464	\$38,920	\$34,785
2029 Per Capita Income	\$51,537	\$46,775	\$41,611
2024-2029 Annual Rate	3.95%	3.75%	3.65%
GINI Index			
2024 Gini Index	32.5	36.1	38.2

Households by Income

Current median household income is \$76,171 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$90,663 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$100,282 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$118,974 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$34,785 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$41,611 in five years, compared to \$51,203 for all U.S. households.

Housing

2024 Housing Affordability Index	124	101	91
2010 Total Housing Units	5,516	18,892	65,876
2010 Owner Occupied Housing Units	4,300	14,284	43,961
2010 Renter Occupied Housing Units	804	3,061	15,513
2010 Vacant Housing Units	412	1,547	6,403
2020 Total Housing Units	5,583	19,642	68,377
2020 Owner Occupied Housing Units	4,233	14,114	43,716
2020 Renter Occupied Housing Units	1,147	4,673	21,149
2020 Vacant Housing Units	177	831	3,416
2024 Total Housing Units	5,463	19,381	68,760
2024 Owner Occupied Housing Units	4,313	14,579	46,202
2024 Renter Occupied Housing Units	955	4,035	19,252
2024 Vacant Housing Units	195	767	3,306
2029 Total Housing Units	5,473	19,636	69,954
2029 Owner Occupied Housing Units	4,315	14,959	47,834
2029 Renter Occupied Housing Units	844	3,654	18,398
2029 Vacant Housing Units	314	1,023	3,721

Socioeconomic Status Index

2024 Socioeconomic Status Index	56.4	49.0	48.2
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Currently, 67.2% of the 68,760 housing units in the area are owner occupied; 28.0%, renter occupied; and 4.8% 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 68,377 housing units in the area and 5.0% vacant housing units. The annual rate of change in housing units since 2020 is 0.13%. Median home value in the area is \$326,888, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 3.54% annually to \$388,967.

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.