

	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2010 Population	16,053	95,362	205,737
2020 Population	19,362	114,967	248,943
2024 Population	20,578	122,774	264,672
2029 Population	21,628	128,676	275,500
2010-2020 Annual Rate	1.89%	1.89%	1.92%
2020-2024 Annual Rate	1.44%	1.56%	1.45%
2024-2029 Annual Rate	1.00%	0.94%	0.81%
2020 Male Population	48.0%	47.8%	48.0%
2020 Female Population	52.0%	52.2%	52.0%
2020 Median Age	38.1	36.4	36.0
2024 Male Population	48.7%	48.7%	48.8%
2024 Female Population	51.3%	51.3%	51.2%
2024 Median Age	38.4	36.9	36.5

In the identified area, the current year population is 264,672. In 2020, the Census count in the area was 248,943. The rate of change since 2020 was 1.45% annually. The five-year projection for the population in the area is 275,500 representing a change of 0.81% annually from 2024 to 2029. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 36.5, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	32.1%	30.3%	31.9%
2024 Black Alone	33.8%	38.4%	36.3%
2024 American Indian/Alaska Native Alone	0.8%	0.8%	0.8%
2024 Asian Alone	10.7%	9.3%	9.7%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	11.8%	10.3%	10.3%
2024 Two or More Races	10.8%	10.8%	10.9%
2024 Hispanic Origin (Any Race)	22.5%	20.9%	21.3%

Persons of Hispanic origin represent 21.3% 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 82.4 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	100	108	101
2010 Households	5,485	30,548	66,856
2020 Households	6,386	35,818	78,479
2024 Households	6,866	38,366	83,661
2029 Households	7,310	40,673	88,003
2010-2020 Annual Rate	1.53%	1.60%	1.62%
2020-2024 Annual Rate	1.72%	1.63%	1.52%
2024-2029 Annual Rate	1.26%	1.17%	1.02%
2024 Average Household Size	2.98	3.19	3.13

The household count in this area has changed from 78,479 in 2020 to 83,661 in the current year, a change of 1.52% annually. The five-year projection of households is 88,003, a change of 1.02% annually from the current year total. Average household size is currently 3.13, compared to 3.13 in the year 2020. The number of families in the current year is 65,376 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	29.8%	25.5%	26.2%
Median Household Income			
2024 Median Household Income	\$82,579	\$96,145	\$90,811
2029 Median Household Income	\$97,299	\$109,714	\$105,746
2024-2029 Annual Rate	3.34%	2.68%	3.09%
Average Household Income			
2024 Average Household Income	\$112,157	\$120,955	\$115,743
2029 Average Household Income	\$133,124	\$141,173	\$134,726
2024-2029 Annual Rate	3.49%	3.14%	3.08%
Per Capita Income			
2024 Per Capita Income	\$37,871	\$37,879	\$36,612
2029 Per Capita Income	\$45,601	\$44,730	\$43,061
2024-2029 Annual Rate	3.78%	3.38%	3.30%
GINI Index			
2024 Gini Index	37.8	35.7	35.9
Households by Income			

Current median household income is \$90,811 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$105,746 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$115,743 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$134,726 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$36,612 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$43,061 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	81	95	93
2010 Total Housing Units	5,996	32,993	72,095
2010 Owner Occupied Housing Units	3,952	24,592	51,677
2010 Renter Occupied Housing Units	1,533	5,955	15,178
2010 Vacant Housing Units	511	2,445	5,239
2020 Total Housing Units	6,667	37,203	81,407
2020 Owner Occupied Housing Units	4,420	27,010	57,395
2020 Renter Occupied Housing Units	1,966	8,808	21,084
2020 Vacant Housing Units	256	1,370	2,939
2024 Total Housing Units	7,140	39,598	86,224
2024 Owner Occupied Housing Units	4,759	29,309	62,376
2024 Renter Occupied Housing Units	2,107	9,057	21,285
2024 Vacant Housing Units	274	1,232	2,563
2029 Total Housing Units	7,579	41,924	90,618
2029 Owner Occupied Housing Units	5,034	31,024	66,107
2029 Renter Occupied Housing Units	2,277	9,649	21,895
2029 Vacant Housing Units	269	1,251	2,615
Socioeconomic Status Index			
2024 Socioeconomic Status Index	46.4	49.9	50.5

Currently, 72.3% of the 86,224 housing units in the area are owner occupied; 24.7%, renter occupied; and 3.0% 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 81,407 housing units in the area and 3.6% vacant housing units. The annual rate of change in housing units since 2020 is 1.36%. Median home value in the area is \$379,447, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.69% annually to \$412,638.

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.