

	1 mile	3 mile	5 mile
Population			
2010 Population	7,063	54,073	220,207
2020 Population	8,143	67,468	267,109
2024 Population	10,370	72,011	284,459
2029 Population	11,593	75,957	299,599
2010-2020 Annual Rate	1.43%	2.24%	1.95%
2020-2024 Annual Rate	5.85%	1.55%	1.49%
2024-2029 Annual Rate	2.25%	1.07%	1.04%
2020 Male Population	48.0%	49.0%	50.1%
2020 Female Population	52.0%	51.0%	49.9%
2020 Median Age	33.7	33.6	33.2
2024 Male Population	49.2%	49.8%	50.8%
2024 Female Population	50.8%	50.2%	49.2%
2024 Median Age	35.3	34.5	33.8

In the identified area, the current year population is 284,459. In 2020, the Census count in the area was 267,109. The rate of change since 2020 was 1.49% annually. The five-year projection for the population in the area is 299,599 representing a change of 1.04% annually from 2024 to 2029. Currently, the population is 50.8% male and 49.2% female.

Median Age

The median age in this area is 33.8, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	48.8%	47.4%	45.7%
2024 Black Alone	25.0%	37.5%	36.8%
2024 American Indian/Alaska Native Alone	0.8%	0.4%	0.3%
2024 Asian Alone	4.6%	4.3%	7.3%
2024 Pacific Islander Alone	0.1%	0.1%	0.0%
2024 Other Race	9.6%	3.3%	2.8%
2024 Two or More Races	11.1%	7.1%	7.0%
2024 Hispanic Origin (Any Race)	18.7%	7.9%	7.2%

Persons of Hispanic origin represent 7.2% 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 69.1 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	137	126	111
2010 Households	2,882	23,104	100,522
2020 Households	3,471	30,045	128,527
2024 Households	4,625	32,586	139,462
2029 Households	5,280	35,326	150,902
2010-2020 Annual Rate	1.88%	2.66%	2.49%
2020-2024 Annual Rate	6.99%	1.93%	1.94%
2024-2029 Annual Rate	2.68%	1.63%	1.59%
2024 Average Household Size	2.24	2.12	1.93

The household count in this area has changed from 128,527 in 2020 to 139,462 in the current year, a change of 1.94% annually. The five-year projection of households is 150,902, a change of 1.59% annually from the current year total. Average household size is currently 1.93, compared to 1.96 in the year 2020. The number of families in the current year is 54,637 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	20.8%	33.0%	33.6%
Median Household Income			
2024 Median Household Income	\$151,430	\$110,220	\$100,880
2029 Median Household Income	\$161,888	\$131,262	\$116,915
2024-2029 Annual Rate	1.34%	3.56%	2.99%
Average Household Income			
2024 Average Household Income	\$183,391	\$164,376	\$150,233
2029 Average Household Income	\$203,485	\$185,549	\$172,792
2024-2029 Annual Rate	2.10%	2.45%	2.84%
Per Capita Income			
2024 Per Capita Income	\$83,289	\$74,870	\$73,692
2029 Per Capita Income	\$94,273	\$86,804	\$87,031
2024-2029 Annual Rate	2.51%	3.00%	3.38%
GINI Index			
2024 Gini Index	31.0	37.1	38.9

Households by Income

Current median household income is \$100,880 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$116,915 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$150,233 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$172,792 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$73,692 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$87,031 in five years, compared to \$51,203 for all U.S. households.

Housing

2024 Housing Affordability Index	117	74	73
2010 Total Housing Units	3,318	26,596	122,811
2010 Owner Occupied Housing Units	1,931	12,662	46,087
2010 Renter Occupied Housing Units	951	10,442	54,435
2010 Vacant Housing Units	436	3,492	22,289
2020 Total Housing Units	3,764	32,308	145,416
2020 Owner Occupied Housing Units	2,334	14,671	53,487
2020 Renter Occupied Housing Units	1,137	15,374	75,040
2020 Vacant Housing Units	288	2,329	16,958
2024 Total Housing Units	4,945	35,225	158,105
2024 Owner Occupied Housing Units	2,648	16,356	59,749
2024 Renter Occupied Housing Units	1,977	16,230	79,713
2024 Vacant Housing Units	320	2,639	18,643
2029 Total Housing Units	5,553	37,822	169,195
2029 Owner Occupied Housing Units	2,717	17,004	62,923
2029 Renter Occupied Housing Units	2,563	18,321	87,979
2029 Vacant Housing Units	273	2,496	18,293

Socioeconomic Status Index

2024 Socioeconomic Status Index	59.6	54.8	54.9
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Currently, 37.8% of the 158,105 housing units in the area are owner occupied; 50.4% renter occupied; and 11.8% 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 145,416 housing units in the area and 11.7% vacant housing units. The annual rate of change in housing units since 2020 is 1.99%. Median home value in the area is \$541,022, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 3.25% annually to \$634,774.

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.