

	10 drive time minute	15 drive time minute	20 drive time minute
Population			
2010 Population	11,282	46,745	154,557
2020 Population	12,793	51,696	172,170
2024 Population	13,930	53,503	178,735
2029 Population	14,065	53,379	182,679
2010-2020 Annual Rate	1.26%	1.01%	1.09%
2020-2024 Annual Rate	2.02%	0.81%	0.88%
2024-2029 Annual Rate	0.19%	-0.05%	0.44%
2020 Male Population	48.2%	47.9%	47.0%
2020 Female Population	51.8%	52.1%	53.0%
2020 Median Age	42.4	41.1	39.4
2024 Male Population	49.2%	48.8%	47.9%
2024 Female Population	50.8%	51.2%	52.1%
2024 Median Age	43.0	41.5	39.7

In the identified area, the current year population is 178,735. In 2020, the Census count in the area was 172,170. The rate of change since 2020 was 0.88% annually. The five-year projection for the population in the area is 182,679 representing a change of 0.44% annually from 2024 to 2029. Currently, the population is 47.9% male and 52.1% female.

Median Age

The median age in this area is 39.7, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	40.7%	38.2%	25.7%
2024 Black Alone	44.4%	47.1%	60.0%
2024 American Indian/Alaska Native Alone	0.5%	0.4%	0.4%
2024 Asian Alone	3.8%	3.6%	3.1%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	3.6%	3.4%	4.2%
2024 Two or More Races	7.0%	7.3%	6.6%
2024 Hispanic Origin (Any Race)	7.5%	7.8%	8.2%

Persons of Hispanic origin represent 8.2% 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 63.2 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	117	106	93
2010 Households	3,795	16,135	54,550
2020 Households	4,359	17,828	60,633
2024 Households	4,787	18,585	63,368
2029 Households	4,879	18,736	65,508
2010-2020 Annual Rate	1.40%	1.00%	1.06%
2020-2024 Annual Rate	2.23%	0.98%	1.04%
2024-2029 Annual Rate	0.38%	0.16%	0.67%
2024 Average Household Size	2.91	2.88	2.81

The household count in this area has changed from 60,633 in 2020 to 63,368 in the current year, a change of 1.04% annually. The five-year projection of households is 65,508, a change of 0.67% annually from the current year total. Average household size is currently 2.81, compared to 2.83 in the year 2020. The number of families in the current year is 46,714 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.

	10 drive time minute	15 drive time minute	20 drive time minute
Mortgage Income			
2024 Percent of Income for Mortgage	21.8%	21.9%	23.2%
Median Household Income			
2024 Median Household Income	\$97,740	\$95,753	\$84,103
2029 Median Household Income	\$110,696	\$108,514	\$99,098
2024-2029 Annual Rate	2.52%	2.53%	3.34%
Average Household Income			
2024 Average Household Income	\$118,799	\$115,080	\$105,548
2029 Average Household Income	\$137,254	\$131,682	\$121,153
2024-2029 Annual Rate	2.93%	2.73%	2.80%
Per Capita Income			
2024 Per Capita Income	\$40,820	\$39,969	\$37,492
2029 Per Capita Income	\$47,609	\$46,204	\$43,533
2024-2029 Annual Rate	3.12%	2.94%	3.03%
GINI Index			
2024 Gini Index	32.1	33.0	34.9

Households by Income

Current median household income is \$84,103 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$99,098 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$105,548 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$121,153 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$37,492 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$43,533 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	112	111	105
2010 Total Housing Units	4,025	17,230	59,230
2010 Owner Occupied Housing Units	3,355	13,442	42,007
2010 Renter Occupied Housing Units	440	2,693	12,543
2010 Vacant Housing Units	230	1,095	4,680
2020 Total Housing Units	4,503	18,580	63,560
2020 Owner Occupied Housing Units	3,814	14,450	44,022
2020 Renter Occupied Housing Units	545	3,378	16,611
2020 Vacant Housing Units	128	767	2,858
2024 Total Housing Units	4,906	19,208	66,010
2024 Owner Occupied Housing Units	4,282	15,453	47,321
2024 Renter Occupied Housing Units	505	3,132	16,047
2024 Vacant Housing Units	119	623	2,642
2029 Total Housing Units	5,014	19,428	68,372
2029 Owner Occupied Housing Units	4,423	15,874	49,460
2029 Renter Occupied Housing Units	456	2,862	16,048
2029 Vacant Housing Units	135	692	2,864

Socioeconomic Status Index

2024 Socioeconomic Status Index	57.1	55.4	51.2
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Currently, 71.7% of the 66,010 housing units in the area are owner occupied; 24.3%, renter occupied; and 4.0% 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 63,560 housing units in the area and 4.5% vacant housing units. The annual rate of change in housing units since 2020 is 0.89%. Median home value in the area is \$311,939, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.77% annually to \$357,525.

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.