

	3 mile	5 mile	7 mile
Population			
2010 Population	12,875	44,094	110,031
2020 Population	14,512	48,143	121,978
2024 Population	15,768	49,956	125,812
2029 Population	15,946	49,704	128,540
2010-2020 Annual Rate	1.20%	0.88%	1.04%
2020-2024 Annual Rate	1.97%	0.87%	0.73%
2024-2029 Annual Rate	0.22%	-0.10%	0.43%
2020 Male Population	48.4%	48.0%	47.2%
2020 Female Population	51.6%	52.0%	52.8%
2020 Median Age	42.8	41.3	40.0
2024 Male Population	49.4%	49.0%	48.1%
2024 Female Population	50.6%	51.0%	51.9%
2024 Median Age	43.4	41.7	40.4

In the identified area, the current year population is 125,812. In 2020, the Census count in the area was 121,978. The rate of change since 2020 was 0.73% annually. The five-year projection for the population in the area is 128,540 representing a change of 0.43% annually from 2024 to 2029. Currently, the population is 48.1% male and 51.9% female.

Median Age

The median age in this area is 40.4, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	42.4%	38.4%	30.5%
2024 Black Alone	43.5%	46.4%	54.6%
2024 American Indian/Alaska Native Alone	0.5%	0.4%	0.4%
2024 Asian Alone	3.2%	4.2%	3.6%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	3.3%	3.4%	4.0%
2024 Two or More Races	7.0%	7.2%	6.9%
2024 Hispanic Origin (Any Race)	7.4%	7.7%	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 66.1 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	120	112	98
2010 Households	4,266	15,106	38,964
2020 Households	4,887	16,510	42,956
2024 Households	5,354	17,264	44,588
2029 Households	5,471	17,360	46,150
2010-2020 Annual Rate	1.37%	0.89%	0.98%
2020-2024 Annual Rate	2.17%	1.06%	0.88%
2024-2029 Annual Rate	0.43%	0.11%	0.69%
2024 Average Household Size	2.95	2.89	2.82

The household count in this area has changed from 42,956 in 2020 to 44,588 in the current year, a change of 0.88% annually. The five-year projection of households is 46,150, a change of 0.69% annually from the current year total. Average household size is currently 2.82, compared to 2.84 in the year 2020. The number of families in the current year is 33,288 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.

	3 mile	5 mile	7 mile
Mortgage Income			
2024 Percent of Income for Mortgage	21.4%	21.5%	22.4%
Median Household Income			
2024 Median Household Income	\$99,562	\$97,546	\$88,379
2029 Median Household Income	\$111,741	\$109,834	\$103,062
2024-2029 Annual Rate	2.33%	2.40%	3.12%
Average Household Income			
2024 Average Household Income	\$120,747	\$118,358	\$109,399
2029 Average Household Income	\$139,244	\$135,355	\$125,200
2024-2029 Annual Rate	2.89%	2.72%	2.73%
Per Capita Income			
2024 Per Capita Income	\$41,209	\$40,889	\$38,751
2029 Per Capita Income	\$48,024	\$47,261	\$44,901
2024-2029 Annual Rate	3.11%	2.94%	2.99%
GINI Index			
2024 Gini Index	31.7	33.0	34.0

Households by Income

Current median household income is \$88,379 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$103,062 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$109,399 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$125,200 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$38,751 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$44,901 in five years, compared to \$51,203 for all U.S. households.

Housing

2024 Housing Affordability Index	114	113	109
2010 Total Housing Units	4,522	16,088	41,888
2010 Owner Occupied Housing Units	3,875	12,773	30,885
2010 Renter Occupied Housing Units	391	2,333	8,080
2010 Vacant Housing Units	256	982	2,924
2020 Total Housing Units	5,052	17,212	45,016
2020 Owner Occupied Housing Units	4,371	13,612	32,465
2020 Renter Occupied Housing Units	516	2,898	10,491
2020 Vacant Housing Units	136	720	2,060
2024 Total Housing Units	5,482	17,854	46,361
2024 Owner Occupied Housing Units	4,877	14,587	34,753
2024 Renter Occupied Housing Units	477	2,677	9,835
2024 Vacant Housing Units	128	590	1,773
2029 Total Housing Units	5,603	18,041	48,113
2029 Owner Occupied Housing Units	5,045	14,928	36,275
2029 Renter Occupied Housing Units	427	2,432	9,875
2029 Vacant Housing Units	132	681	1,963

Socioeconomic Status Index

2024 Socioeconomic Status Index	56.8	56.6	53.1
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Currently, 75.0% of the 46,361 housing units in the area are owner occupied; 21.2%, renter occupied; and 3.8% 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 45,016 housing units in the area and 4.6% vacant housing units. The annual rate of change in housing units since 2020 is 0.70%. Median home value in the area is \$316,844, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.56% annually to \$359,565.

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.