

	1 mile	3 mile	5 mile
Population			
2010 Population	14,621	77,429	175,300
2020 Population	15,758	83,091	201,477
2024 Population	15,489	81,978	205,664
2029 Population	15,000	80,305	208,634
2010-2020 Annual Rate	0.75%	0.71%	1.40%
2020-2024 Annual Rate	-0.40%	-0.32%	0.49%
2024-2029 Annual Rate	-0.64%	-0.41%	0.29%
2020 Male Population	48.4%	48.9%	48.5%
2020 Female Population	51.6%	51.1%	51.5%
2020 Median Age	38.1	39.6	39.3
2024 Male Population	49.2%	49.7%	49.4%
2024 Female Population	50.8%	50.3%	50.6%
2024 Median Age	39.3	40.7	40.2

In the identified area, the current year population is 205,664. In 2020, the Census count in the area was 201,477. The rate of change since 2020 was 0.49% annually. The five-year projection for the population in the area is 208,634 representing a change of 0.29% annually from 2024 to 2029. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 40.2, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	44.0%	48.7%	49.0%
2024 Black Alone	11.4%	10.5%	11.2%
2024 American Indian/Alaska Native Alone	0.2%	0.2%	0.3%
2024 Asian Alone	30.9%	28.4%	26.7%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	4.6%	3.4%	3.9%
2024 Two or More Races	8.9%	8.8%	8.9%
2024 Hispanic Origin (Any Race)	9.8%	8.7%	9.7%

Persons of Hispanic origin represent 9.7% 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 72.5 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	159	204	176
2010 Households	5,428	26,926	64,094
2020 Households	5,537	28,283	73,182
2024 Households	5,452	28,406	75,709
2029 Households	5,385	28,471	78,255
2010-2020 Annual Rate	0.20%	0.49%	1.33%
2020-2024 Annual Rate	-0.36%	0.10%	0.80%
2024-2029 Annual Rate	-0.25%	0.05%	0.66%
2024 Average Household Size	2.83	2.88	2.71

The household count in this area has changed from 73,182 in 2020 to 75,709 in the current year, a change of 0.80% annually. The five-year projection of households is 78,255, a change of 0.66% annually from the current year total. Average household size is currently 2.71, compared to 2.74 in the year 2020. The number of families in the current year is 55,523 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	24.4%	21.7%	24.3%
Median Household Income			
2024 Median Household Income	\$135,226	\$162,858	\$142,678
2029 Median Household Income	\$158,976	\$187,683	\$162,389
2024-2029 Annual Rate	3.29%	2.88%	2.62%
Average Household Income			
2024 Average Household Income	\$171,539	\$207,344	\$185,805
2029 Average Household Income	\$202,293	\$240,804	\$214,345
2024-2029 Annual Rate	3.35%	3.04%	2.90%
Per Capita Income			
2024 Per Capita Income	\$60,761	\$71,811	\$68,400
2029 Per Capita Income	\$73,026	\$85,297	\$80,393
2024-2029 Annual Rate	3.75%	3.50%	3.28%
GINI Index			
2024 Gini Index	30.9	27.3	30.3
Households by Income			

Current median household income is \$142,678 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$162,389 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$185,805 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$214,345 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$68,400 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$80,393 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	100	112	101
2010 Total Housing Units	5,657	28,216	68,039
2010 Owner Occupied Housing Units	3,497	19,889	45,062
2010 Renter Occupied Housing Units	1,932	7,037	19,032
2010 Vacant Housing Units	229	1,290	3,945
2020 Total Housing Units	5,728	29,514	77,255
2020 Owner Occupied Housing Units	3,438	20,290	48,735
2020 Renter Occupied Housing Units	2,099	7,993	24,447
2020 Vacant Housing Units	213	1,202	4,022
2024 Total Housing Units	5,604	29,397	79,253
2024 Owner Occupied Housing Units	3,556	21,076	52,075
2024 Renter Occupied Housing Units	1,896	7,330	23,634
2024 Vacant Housing Units	152	991	3,544
2029 Total Housing Units	5,606	29,665	82,207
2029 Owner Occupied Housing Units	3,605	21,484	54,306
2029 Renter Occupied Housing Units	1,780	6,987	23,950
2029 Vacant Housing Units	221	1,194	3,952

Socioeconomic Status Index			
2024 Socioeconomic Status Index	63.0	62.4	61.7

Currently, 65.7% of the 79,253 housing units in the area are owner occupied; 29.8%, renter occupied; and 4.5% 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 77,255 housing units in the area and 5.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.60%. Median home value in the area is \$553,551, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.80% annually to \$605,209.

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.