

	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2010 Population	11,059	76,933	246,506
2020 Population	12,832	83,923	274,594
2024 Population	13,310	86,636	282,208
2029 Population	13,534	87,938	288,590
2010-2020 Annual Rate	1.50%	0.87%	1.08%
2020-2024 Annual Rate	0.86%	0.75%	0.65%
2024-2029 Annual Rate	0.33%	0.30%	0.45%
2020 Male Population	47.8%	48.8%	48.7%
2020 Female Population	52.2%	51.2%	51.3%
2020 Median Age	40.7	34.4	34.8
2024 Male Population	48.6%	49.4%	49.5%
2024 Female Population	51.4%	50.6%	50.5%
2024 Median Age	41.5	35.4	35.7

In the identified area, the current year population is 282,208. In 2020, the Census count in the area was 274,594. The rate of change since 2020 was 0.65% annually. The five-year projection for the population in the area is 288,590 representing a change of 0.45% annually from 2024 to 2029. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 35.7, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	58.4%	41.3%	45.4%
2024 Black Alone	16.5%	26.6%	26.2%
2024 American Indian/Alaska Native Alone	1.4%	1.2%	0.8%
2024 Asian Alone	1.6%	3.3%	5.8%
2024 Pacific Islander Alone	0.1%	0.1%	0.1%
2024 Other Race	13.1%	15.5%	10.4%
2024 Two or More Races	8.9%	12.0%	11.4%
2024 Hispanic Origin (Any Race)	21.8%	28.1%	20.3%

Persons of Hispanic origin represent 20.3% 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 79.6 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	133	93	103
2010 Households	4,727	29,639	94,854
2020 Households	5,463	32,436	107,618
2024 Households	5,713	33,492	111,125
2029 Households	5,841	34,167	114,774
2010-2020 Annual Rate	1.46%	0.91%	1.27%
2020-2024 Annual Rate	1.06%	0.76%	0.76%
2024-2029 Annual Rate	0.44%	0.40%	0.65%
2024 Average Household Size	2.26	2.50	2.46

The household count in this area has changed from 107,618 in 2020 to 111,125 in the current year, a change of 0.76% annually. The five-year projection of households is 114,774, a change of 0.65% annually from the current year total. Average household size is currently 2.46, compared to 2.47 in the year 2020. The number of families in the current year is 65,723 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	40.7%	33.7%	29.8%
Median Household Income			
2024 Median Household Income	\$84,718	\$76,184	\$86,999
2029 Median Household Income	\$103,813	\$89,540	\$102,922
2024-2029 Annual Rate	4.15%	3.28%	3.42%
Average Household Income			
2024 Average Household Income	\$134,449	\$110,951	\$121,205
2029 Average Household Income	\$155,883	\$129,066	\$140,120
2024-2029 Annual Rate	3.00%	3.07%	2.94%
Per Capita Income			
2024 Per Capita Income	\$56,419	\$43,143	\$48,161
2029 Per Capita Income	\$65,899	\$50,424	\$56,177
2024-2029 Annual Rate	3.16%	3.17%	3.13%
GINI Index			
2024 Gini Index	41.9	40.4	38.1

Households by Income

Current median household income is \$86,999 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$102,922 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$121,205 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$140,120 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$48,161 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$56,177 in five years, compared to \$51,203 for all U.S. households.

Housing

2024 Housing Affordability Index	62	75	84
2010 Total Housing Units	5,648	34,553	106,821
2010 Owner Occupied Housing Units	2,380	13,738	51,503
2010 Renter Occupied Housing Units	2,347	15,901	43,352
2010 Vacant Housing Units	921	4,914	11,967
2020 Total Housing Units	5,916	34,771	115,252
2020 Owner Occupied Housing Units	3,104	15,187	56,107
2020 Renter Occupied Housing Units	2,359	17,249	51,511
2020 Vacant Housing Units	423	2,309	7,524
2024 Total Housing Units	6,135	35,696	118,833
2024 Owner Occupied Housing Units	3,479	16,948	60,413
2024 Renter Occupied Housing Units	2,234	16,544	50,712
2024 Vacant Housing Units	422	2,204	7,708
2029 Total Housing Units	6,235	36,370	122,400
2029 Owner Occupied Housing Units	3,709	18,169	63,700
2029 Renter Occupied Housing Units	2,132	15,998	51,074
2029 Vacant Housing Units	394	2,203	7,626

Socioeconomic Status Index

2024 Socioeconomic Status Index	49.2	45.9	50.8
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Currently, 50.8% of the 118,833 housing units in the area are owner occupied; 42.7%, renter occupied; and 6.5% 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 115,252 housing units in the area and 6.5% vacant housing units. The annual rate of change in housing units since 2020 is 0.72%. Median home value in the area is \$414,614, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.49% annually to \$468,939.

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.