

	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2010 Population	14,079	84,003	243,410
2020 Population	19,927	106,842	298,460
2024 Population	21,705	115,267	314,617
2029 Population	23,024	125,456	332,287
2010-2020 Annual Rate	3.53%	2.43%	2.06%
2020-2024 Annual Rate	2.03%	1.80%	1.25%
2024-2029 Annual Rate	1.19%	1.71%	1.10%
2020 Male Population	55.2%	53.7%	50.9%
2020 Female Population	44.8%	46.3%	49.1%
2020 Median Age	25.6	29.3	32.1
2024 Male Population	55.2%	54.0%	51.5%
2024 Female Population	44.8%	46.0%	48.5%
2024 Median Age	27.2	30.3	32.8

In the identified area, the current year population is 314,617. In 2020, the Census count in the area was 298,460. The rate of change since 2020 was 1.25% annually. The five-year projection for the population in the area is 332,287 representing a change of 1.10% annually from 2024 to 2029. Currently, the population is 51.5% male and 48.5% female.

Median Age

The median age in this area is 32.8, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	45.0%	43.3%	44.1%
2024 Black Alone	28.2%	37.7%	38.6%
2024 American Indian/Alaska Native Alone	0.4%	0.3%	0.3%
2024 Asian Alone	16.7%	8.9%	6.9%
2024 Pacific Islander Alone	0.1%	0.1%	0.0%
2024 Other Race	2.5%	2.7%	3.1%
2024 Two or More Races	7.2%	7.1%	7.0%
2024 Hispanic Origin (Any Race)	7.6%	7.5%	7.6%

Persons of Hispanic origin represent 7.6% 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 69.6 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	66	87	94
2010 Households	5,247	35,919	112,509
2020 Households	9,138	50,503	146,028
2024 Households	10,946	56,392	157,246
2029 Households	12,060	64,242	171,133
2010-2020 Annual Rate	5.70%	3.47%	2.64%
2020-2024 Annual Rate	4.34%	2.63%	1.76%
2024-2029 Annual Rate	1.96%	2.64%	1.71%
2024 Average Household Size	1.59	1.73	1.83

The household count in this area has changed from 146,028 in 2020 to 157,246 in the current year, a change of 1.76% annually. The five-year projection of households is 171,133, a change of 1.71% annually from the current year total. Average household size is currently 1.83, compared to 1.85 in the year 2020. The number of families in the current year is 53,169 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	34.7%	31.8%	38.0%
Median Household Income			
2024 Median Household Income	\$85,563	\$93,711	\$91,515
2029 Median Household Income	\$106,327	\$109,422	\$108,627
2024-2029 Annual Rate	4.44%	3.15%	3.49%
Average Household Income			
2024 Average Household Income	\$118,986	\$134,413	\$136,474
2029 Average Household Income	\$140,448	\$155,824	\$158,537
2024-2029 Annual Rate	3.37%	3.00%	3.04%
Per Capita Income			
2024 Per Capita Income	\$60,576	\$65,966	\$68,644
2029 Per Capita Income	\$74,132	\$79,671	\$82,025
2024-2029 Annual Rate	4.12%	3.85%	3.63%
GINI Index			
2024 Gini Index	40.6	39.9	40.9
Households by Income			
Current median household income is \$91,515 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$108,627 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$136,474 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$158,537 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$68,644 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$82,025 in five years, compared to \$51,203 for all U.S. households.			
Housing			
2024 Housing Affordability Index	70	77	64
2010 Total Housing Units	7,765	47,494	138,597
2010 Owner Occupied Housing Units	1,186	13,301	44,641
2010 Renter Occupied Housing Units	4,061	22,619	67,869
2010 Vacant Housing Units	2,518	11,575	26,088
2020 Total Housing Units	11,012	58,931	165,860
2020 Owner Occupied Housing Units	1,746	16,444	51,905
2020 Renter Occupied Housing Units	7,392	34,059	94,123
2020 Vacant Housing Units	1,884	8,290	19,932
2024 Total Housing Units	13,353	66,514	179,531
2024 Owner Occupied Housing Units	2,213	19,091	58,693
2024 Renter Occupied Housing Units	8,733	37,301	98,553
2024 Vacant Housing Units	2,407	10,122	22,285
2029 Total Housing Units	14,399	74,021	193,010
2029 Owner Occupied Housing Units	2,320	20,110	62,336
2029 Renter Occupied Housing Units	9,740	44,132	108,797
2029 Vacant Housing Units	2,339	9,779	21,877
Socioeconomic Status Index			
2024 Socioeconomic Status Index	56.5	54.1	53.0

Currently, 32.7% of the 179,531 housing units in the area are owner occupied; 54.9%, renter occupied; and 12.4% 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 165,860 housing units in the area and 12.0% vacant housing units. The annual rate of change in housing units since 2020 is 1.88%. Median home value in the area is \$556,080, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 3.46% annually to \$659,303.

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.