

	5 drive time minute	10 drive time minute	15 drive time minute
<b>Population</b>			
2010 Population	10,446	80,271	240,400
2020 Population	11,660	88,901	264,965
2024 Population	11,345	89,252	267,913
2029 Population	11,184	89,419	272,558
2010-2020 Annual Rate	1.11%	1.03%	0.98%
2020-2024 Annual Rate	-0.64%	0.09%	0.26%
2024-2029 Annual Rate	-0.29%	0.04%	0.34%
2020 Male Population	47.3%	46.6%	46.8%
2020 Female Population	52.7%	53.4%	53.2%
2020 Median Age	30.9	32.7	34.1
2024 Male Population	47.7%	47.3%	47.5%
2024 Female Population	52.3%	52.7%	52.5%
2024 Median Age	31.6	33.6	35.0

In the identified area, the current year population is 267,913. In 2020, the Census count in the area was 264,965. The rate of change since 2020 was 0.26% annually. The five-year projection for the population in the area is 272,558 representing a change of 0.34% annually from 2024 to 2029. Currently, the population is 47.5% male and 52.5% female.

### Median Age

The median age in this area is 35.0, compared to U.S. median age of 39.3.

### Race and Ethnicity

2024 White Alone	7.5%	8.5%	9.0%
2024 Black Alone	63.1%	66.3%	70.1%
2024 American Indian/Alaska Native Alone	1.1%	0.9%	0.7%
2024 Asian Alone	4.0%	6.5%	5.1%
2024 Pacific Islander Alone	0.1%	0.0%	0.1%
2024 Other Race	18.0%	11.8%	9.3%
2024 Two or More Races	6.3%	5.9%	5.8%
2024 Hispanic Origin (Any Race)	26.3%	18.3%	14.7%

Persons of Hispanic origin represent 14.7% 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 61.5 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	35	39	48
2010 Households	3,481	29,092	86,255
2020 Households	4,246	33,218	97,900
2024 Households	4,228	33,862	100,479
2029 Households	4,250	34,557	104,489
2010-2020 Annual Rate	2.01%	1.34%	1.27%
2020-2024 Annual Rate	-0.10%	0.45%	0.61%
2024-2029 Annual Rate	0.10%	0.41%	0.79%
2024 Average Household Size	2.67	2.61	2.64

The household count in this area has changed from 97,900 in 2020 to 100,479 in the current year, a change of 0.61% annually. The five-year projection of households is 104,489, a change of 0.79% annually from the current year total. Average household size is currently 2.64, compared to 2.68 in the year 2020. The number of families in the current year is 61,209 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
<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	16.6%	20.5%	24.6%
<b>Median Household Income</b>			
2024 Median Household Income	\$50,207	\$51,708	\$55,832
2029 Median Household Income	\$54,892	\$58,619	\$65,506
2024-2029 Annual Rate	1.80%	2.54%	3.25%
<b>Average Household Income</b>			
2024 Average Household Income	\$61,709	\$65,789	\$72,510
2029 Average Household Income	\$72,050	\$76,298	\$85,473
2024-2029 Annual Rate	3.15%	3.01%	3.34%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$22,960	\$25,210	\$27,279
2029 Per Capita Income	\$27,331	\$29,775	\$32,848
2024-2029 Annual Rate	3.55%	3.38%	3.79%
<b>GINI Index</b>			
2024 Gini Index	39.4	39.0	40.0
<b>Households by Income</b>			
Current median household income is \$55,832 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$65,506 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$72,510 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$85,473 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$27,279 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$32,848 in five years, compared to \$51,203 for all U.S. households.			
<b>Housing</b>			
2024 Housing Affordability Index	148	120	100
2010 Total Housing Units	4,208	34,607	102,509
2010 Owner Occupied Housing Units	1,155	11,206	41,512
2010 Renter Occupied Housing Units	2,326	17,886	44,743
2010 Vacant Housing Units	727	5,515	16,254
2020 Total Housing Units	4,648	36,213	107,454
2020 Owner Occupied Housing Units	1,100	10,449	40,694
2020 Renter Occupied Housing Units	3,146	22,769	57,206
2020 Vacant Housing Units	426	2,946	9,347
2024 Total Housing Units	4,599	36,713	109,353
2024 Owner Occupied Housing Units	1,159	11,154	44,128
2024 Renter Occupied Housing Units	3,069	22,708	56,351
2024 Vacant Housing Units	371	2,851	8,874
2029 Total Housing Units	4,616	37,370	113,357
2029 Owner Occupied Housing Units	1,278	12,304	48,887
2029 Renter Occupied Housing Units	2,972	22,253	55,601
2029 Vacant Housing Units	366	2,813	8,868
<b>Socioeconomic Status Index</b>			
2024 Socioeconomic Status Index	40.6	40.0	41.2

Currently, 40.4% of the 109,353 housing units in the area are owner occupied; 51.5%, renter occupied; and 8.1% 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 107,454 housing units in the area and 8.7% vacant housing units. The annual rate of change in housing units since 2020 is 0.41%. Median home value in the area is \$219,240, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 5.82% annually to \$290,844.

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**Source:** U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.