

	1 mile	3 mile	5 mile
Population			
2010 Population	5,531	57,571	187,561
2020 Population	7,320	68,789	220,815
2024 Population	8,335	75,213	232,045
2029 Population	8,751	78,087	237,901
2010-2020 Annual Rate	2.84%	1.80%	1.65%
2020-2024 Annual Rate	3.10%	2.12%	1.17%
2024-2029 Annual Rate	0.98%	0.75%	0.50%
2020 Male Population	48.0%	48.0%	48.2%
2020 Female Population	52.0%	52.0%	51.8%
2020 Median Age	37.4	37.8	36.2
2024 Male Population	49.2%	48.8%	49.0%
2024 Female Population	50.8%	51.2%	51.0%
2024 Median Age	37.3	37.9	37.0

In the identified area, the current year population is 232,045. In 2020, the Census count in the area was 220,815. The rate of change since 2020 was 1.17% annually. The five-year projection for the population in the area is 237,901 representing a change of 0.50% annually from 2024 to 2029. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 37.0, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	22.7%	27.9%	27.7%
2024 Black Alone	20.8%	22.0%	23.0%
2024 American Indian/Alaska Native Alone	0.2%	0.5%	0.7%
2024 Asian Alone	45.5%	31.4%	24.6%
2024 Pacific Islander Alone	0.0%	0.0%	0.1%
2024 Other Race	4.1%	8.7%	12.8%
2024 Two or More Races	6.7%	9.5%	11.1%
2024 Hispanic Origin (Any Race)	9.1%	17.7%	24.4%

Persons of Hispanic origin represent 24.4% 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 86.2 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	112	112	98
2010 Households	1,997	20,076	66,130
2020 Households	2,834	24,932	78,562
2024 Households	3,196	27,672	83,470
2029 Households	3,399	29,149	86,706
2010-2020 Annual Rate	3.56%	2.19%	1.74%
2020-2024 Annual Rate	2.87%	2.48%	1.44%
2024-2029 Annual Rate	1.24%	1.05%	0.76%
2024 Average Household Size	2.60	2.71	2.77

The household count in this area has changed from 78,562 in 2020 to 83,470 in the current year, a change of 1.44% annually. The five-year projection of households is 86,706, a change of 0.76% annually from the current year total. Average household size is currently 2.77, compared to 2.80 in the year 2020. The number of families in the current year is 58,367 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	41.1%	29.7%	30.3%
Median Household Income			
2024 Median Household Income	\$92,436	\$90,307	\$82,545
2029 Median Household Income	\$109,283	\$105,974	\$96,293
2024-2029 Annual Rate	3.41%	3.25%	3.13%
Average Household Income			
2024 Average Household Income	\$139,493	\$129,144	\$117,547
2029 Average Household Income	\$159,929	\$148,727	\$135,762
2024-2029 Annual Rate	2.77%	2.86%	2.92%
Per Capita Income			
2024 Per Capita Income	\$54,708	\$47,498	\$42,224
2029 Per Capita Income	\$63,695	\$55,494	\$49,408
2024-2029 Annual Rate	3.09%	3.16%	3.19%
GINI Index			
2024 Gini Index	40.0	38.4	38.9

Households by Income

Current median household income is \$82,545 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$96,293 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$117,547 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$135,762 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$42,224 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$49,408 in five years, compared to \$51,203 for all U.S. households.

Housing

2024 Housing Affordability Index	59	82	80
2010 Total Housing Units	2,139	21,397	70,906
2010 Owner Occupied Housing Units	1,066	13,597	40,150
2010 Renter Occupied Housing Units	931	6,479	25,980
2010 Vacant Housing Units	142	1,321	4,776
2020 Total Housing Units	3,080	26,223	82,756
2020 Owner Occupied Housing Units	1,155	14,327	42,470
2020 Renter Occupied Housing Units	1,679	10,605	36,092
2020 Vacant Housing Units	266	1,262	4,252
2024 Total Housing Units	3,491	29,224	87,800
2024 Owner Occupied Housing Units	1,373	15,376	45,596
2024 Renter Occupied Housing Units	1,823	12,296	37,874
2024 Vacant Housing Units	295	1,552	4,330
2029 Total Housing Units	3,682	30,683	91,048
2029 Owner Occupied Housing Units	1,492	16,578	48,763
2029 Renter Occupied Housing Units	1,907	12,572	37,943
2029 Vacant Housing Units	283	1,534	4,342

Socioeconomic Status Index

2024 Socioeconomic Status Index	55.6	53.4	51.0
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Currently, 51.9% of the 87,800 housing units in the area are owner occupied; 43.1% are renter occupied; and 4.9% 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 82,756 housing units in the area and 5.1% vacant housing units. The annual rate of change in housing units since 2020 is 1.40%. Median home value in the area is \$400,116, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.88% annually to \$439,073.

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.