	3 mile	5 mile	7 mile
Population			
2010 Population	44,458	125,704	232,470
2020 Population	56,578	156,441	281,230
2024 Population	62,268	169,867	300,763
2029 Population	67,573	182,025	317,957
2010-2020 Annual Rate	2.44%	2.21%	1.92%
2020-2024 Annual Rate	2.28%	1.96%	1.59%
2024-2029 Annual Rate	1.65%	1.39%	1.12%
2020 Male Population	48.4%	48.9%	48.9%
2020 Female Population	51.6%	51.1%	51.1%
2020 Median Age	36.8	37.7	37.5
2024 Male Population	49.3%	49.7%	49.7%
2024 Female Population	50.7%	50.3%	50.3%
2024 Median Age	37.4	38.2	38.2

In the identified area, the current year population is 300,763. In 2020, the Census count in the area was 281,230. The rate of change since 2020 was 1.59% annually. The five-year projection for the population in the area is 317,957 representing a change of 1.12% annually from 2024 to 2029. Currently, the population is 49.7% male and 50.3% female.

Median Age

The median age in this area is 38.2, compared to U.S. median age of 39.3.

Race and Ethnicity			
2024 White Alone	40.3%	44.3%	45.1%
2024 Black Alone	20.6%	19.2%	19.9%
2024 American Indian/Alaska Native Alone	0.5%	0.6%	0.5%
2024 Asian Alone	18.1%	16.7%	16.1%
2024 Pacific Islander Alone	0.0%	0.0%	0.1%
2024 Other Race	9.3%	8.0%	7.5%
2024 Two or More Races	11.2%	11.1%	10.8%
2024 Hispanic Origin (Any Race)	20.0%	18.5%	17.5%

Persons of Hispanic origin represent 17.5% 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 79.7 in the identified area, compared to 72.5 for the U.S. as a whole.

Households			
2024 Wealth Index	115	123	125
2010 Households	15,031	40,855	75,856
2020 Households	19,053	50,494	91,016
2024 Households	21,251	55,595	98,531
2029 Households	23,350	60,417	105,553
2010-2020 Annual Rate	2.40%	2.14%	1.84%
2020-2024 Annual Rate	2.60%	2.29%	1.88%
2024-2029 Annual Rate	1.90%	1.68%	1.39%
2024 Average Household Size	2.92	3.03	3.01

The household count in this area has changed from 91,016 in 2020 to 98,531 in the current year, a change of 1.88% annually. The five-year projection of households is 105,553, a change of 1.39% annually from the current year total. Average household size is currently 3.01, compared to 3.04 in the year 2020. The number of families in the current year is 77,749 in the specified area.

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	3 mile	5 mile	7 mile
Mortgage Income			
2024 Percent of Income for Mortgage	27.0%	24.4%	24.7%
Median Household Income			
2024 Median Household Income	$97,081	$105,389	$104,812
2029 Median Household Income	$114,685	$120,391	$120,472
2024-2029 Annual Rate	3.39%	2.70%	2.82%
Average Household Income			
2024 Average Household Income	$132,584	$136,442	$137,081
2029 Average Household Income	$155,087	$157,946	$158,658
2024-2029 Annual Rate	3.19%	2.97%	2.97%
Per Capita Income			
2024 Per Capita Income	$45,205	$44,658	$44,850
2029 Per Capita Income	$53,535	$52,420	$52,592
2024-2029 Annual Rate	3.44%	3.26%	3.24%
GINI Index			
2024 Gini Index	37.1	35.2	35.5

Households by Income

Current median household income is $104,812 in the area, compared to $79,068 for all U.S. households. Median household income is projected to be $120,472 in five years, compared to $91,442 all U.S. households.

Current average household income is $137,081 in this area, compared to $113,185 for all U.S. households. Average household income is projected to be $158,658 in five years, compared to $130,581 for all U.S. households.

Current per capita income is $44,850 in the area, compared to the U.S. per capita income of $43,829. The per capita income is projected to be $52,592 in five years, compared to $51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	90	99	98
2010 Total Housing Units	16,323	43,793	81,224
2010 Owner Occupied Housing Units	10,976	33,187	60,421
2010 Renter Occupied Housing Units	4,054	7,668	15,435
2010 Vacant Housing Units	1,292	2,938	5,368
2020 Total Housing Units	19,809	52,290	94,520
2020 Owner Occupied Housing Units	12,720	38,045	68,505
2020 Renter Occupied Housing Units	6,333	12,449	22,511
2020 Vacant Housing Units	745	1,776	3,517
2024 Total Housing Units	22,502	58,220	102,922
2024 Owner Occupied Housing Units	13,875	41,173	74,129
2024 Renter Occupied Housing Units	7,376	14,422	24,402
2024 Vacant Housing Units	1,251	2,625	4,391
2029 Total Housing Units	24,590	63,038	110,011
2029 Owner Occupied Housing Units	14,695	43,583	78,490
2029 Renter Occupied Housing Units	8,655	16,834	27,063
2029 Vacant Housing Units	1,240	2,621	4,458
Socioeconomic Status Index			
2024 Socioeconomic Status Index	56.1	54.5	54.0

Currently, 72.0% of the 102,922 housing units in the area are owner occupied; 23.7%, renter occupied; and 4.3% 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 94,520 housing units in the area and 3.7% vacant housing units. The annual rate of change in housing units since 2020 is 2.02%. Median home value in the area is $414,321, compared to a median home value of $355,577 for the U.S. In five years, median value is projected to change by 1.71% annually to $450,942.

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