

	3 mile	5 mile	7 mile
Population			
2010 Population	7,229	14,791	19,714
2020 Population	8,553	16,995	22,294
2025 Population	9,451	18,375	24,023
2030 Population	9,790	19,157	25,045
2010-2020 Annual Rate	1.70%	1.40%	1.24%
2020-2025 Annual Rate	1.92%	1.50%	1.43%
2025-2030 Annual Rate	0.71%	0.84%	0.84%
2020 Male Population	48.7%	49.1%	49.4%
2020 Female Population	51.3%	50.9%	50.6%
2020 Median Age	45.1	46.1	47.3
2025 Male Population	49.6%	50.0%	50.2%
2025 Female Population	50.4%	50.0%	49.8%
2025 Median Age	45.4	46.1	47.4

In the identified area, the current year population is 24,023. In 2020, the Census count in the area was 22,294. The rate of change since 2020 was 1.43% annually. The five-year projection for the population in the area is 25,045 representing a change of 0.84% annually from 2025 to 2030. Currently, the population is 50.2% male and 49.8% female.

Median Age

The median age in this area is 47.4, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	76.9%	80.2%	82.3%
2025 Black Alone	0.7%	0.6%	0.6%
2025 American Indian/Alaska Native Alone	1.3%	1.2%	1.0%
2025 Asian Alone	0.9%	0.7%	0.6%
2025 Pacific Islander Alone	0.0%	0.0%	0.0%
2025 Other Race	13.6%	11.1%	9.3%
2025 Two or More Races	6.5%	6.2%	6.0%
2025 Hispanic Origin (Any Race)	22.6%	19.0%	16.5%

Persons of Hispanic origin represent 16.5% of the population in the identified area compared to 19.7% 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 50.0 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	81	80	83
2010 Households	2,803	5,754	7,816
2020 Households	3,422	6,746	9,017
2025 Households	3,775	7,363	9,820
2030 Households	3,960	7,771	10,363
2010-2020 Annual Rate	2.02%	1.60%	1.44%
2020-2025 Annual Rate	1.89%	1.68%	1.64%
2025-2030 Annual Rate	0.96%	1.08%	1.08%
2025 Average Household Size	2.46	2.47	2.42

The household count in this area has changed from 9,017 in 2020 to 9,820 in the current year, a change of 1.64% annually. The five-year projection of households is 10,363, a change of 1.08% annually from the current year total. Average household size is currently 2.42, compared to 2.45 in the year 2020. The number of families in the current year is 6,611 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 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

	3 mile	5 mile	7 mile
Mortgage Income			
2025 Percent of Income for Mortgage	25.6%	27.4%	28.1%
Median Household Income			
2025 Median Household Income	\$78,782	\$75,624	\$75,162
2030 Median Household Income	\$84,860	\$82,452	\$82,396
2025-2030 Annual Rate	1.50%	1.74%	1.85%
Average Household Income			
2025 Average Household Income	\$93,384	\$91,231	\$91,181
2030 Average Household Income	\$102,068	\$99,930	\$99,781
2025-2030 Annual Rate	1.79%	1.84%	1.82%
Per Capita Income			
2025 Per Capita Income	\$37,073	\$36,664	\$37,240
2030 Per Capita Income	\$41,017	\$40,651	\$41,253
2025-2030 Annual Rate	2.04%	2.09%	2.07%
GINI Index			
2025 Gini Index	39.3	40.8	41.1

Households by Income

Current median household income is \$75,162 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$82,396 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$91,181 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$99,781 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$37,240 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$41,253 in five years, compared to \$50,744 for all U.S. households.

Housing			
2025 Housing Affordability Index	95	89	86
2010 Total Housing Units	4,055	8,137	10,932
2010 Owner Occupied Housing Units	1,952	4,052	5,723
2010 Renter Occupied Housing Units	851	1,702	2,093
2010 Vacant Housing Units	1,252	2,383	3,116
2020 Total Housing Units	4,477	8,792	11,769
2020 Owner Occupied Housing Units	2,536	5,027	6,919
2020 Renter Occupied Housing Units	886	1,719	2,098
2020 Vacant Housing Units	983	1,994	2,858
2025 Total Housing Units	4,830	9,545	12,763
2025 Owner Occupied Housing Units	2,953	5,767	7,882
2025 Renter Occupied Housing Units	822	1,596	1,938
2025 Vacant Housing Units	1,055	2,182	2,943
2030 Total Housing Units	5,077	10,060	13,439
2030 Owner Occupied Housing Units	3,188	6,267	8,539
2030 Renter Occupied Housing Units	771	1,504	1,824
2030 Vacant Housing Units	1,117	2,289	3,076

Socioeconomic Status Index

2025 Socioeconomic Status Index	50.0	48.9	47.6
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Currently, 61.8% of the 12,763 housing units in the area are owner occupied; 15.2%, renter occupied; and 23.1% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 11,769 housing units in the area and 24.3% vacant housing units. The annual rate of change in housing units since 2020 is 1.56%. Median home value in the area is \$337,245, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 1.33% annually to \$360,267.

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 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.