	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2010 Population	13,369	95,726	227,401
2020 Population	14,937	104,727	250,637
2025 Population	14,477	103,790	254,929
2030 Population	14,139	103,254	255,456
2010-2020 Annual Rate	1.12%	0.90%	0.98%
2020-2025 Annual Rate	-0.59%	-0.17%	0.32%
2025-2030 Annual Rate	-0.47%	-0.10%	0.04%
2020 Male Population	46.5%	46.3%	46.8%
2020 Female Population	53.5%	53.7%	53.2%
2020 Median Age	37.5	36.2	35.6
2025 Male Population	47.2%	47.0%	47.5%
2025 Female Population	52.8%	53.0%	52.5%
2025 Median Age	38.6	37.4	36.7

In the identified area, the current year population is 254,929. In 2020, the Census count in the area was 250,637. The rate of change since 2020 was 0.32% annually. The five-year projection for the population in the area is 255,456 representing a change of 0.04% annually from 2025 to 2030. Currently, the population is 47.5% male and 52.5% female.

Median Age

The median age in this area is 36.7, compared to U.S. median age of 39.6.

Race and Ethnicity			
2025 White Alone	7.6%	6.3%	11.0%
2025 Black Alone	80.2%	82.6%	73.3%
2025 American Indian/Alaska Native Alone	0.5%	0.4%	0.4%
2025 Asian Alone	2.4%	2.7%	6.7%
2025 Pacific Islander Alone	0.0%	0.0%	0.0%
2025 Other Race	4.0%	3.1%	3.5%
2025 Two or More Races	5.2%	5.0%	5.1%
2025 Hispanic Origin (Any Race)	6.5%	5.5%	6.4%

Persons of Hispanic origin represent 6.4% 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 50.9 in the identified area, compared to 72.7 for the U.S. as a whole.

Households			
2025 Wealth Index	81	65	69
2010 Households	4,633	34,775	82,760
2020 Households	5,132	37,616	90,691
2025 Households	4,989	37,441	92,607
2030 Households	4,877	37,266	93,060
2010-2020 Annual Rate	1.03%	0.79%	0.92%
2020-2025 Annual Rate	-0.54%	-0.09%	0.40%
2025-2030 Annual Rate	-0.45%	-0.09%	0.10%
2025 Average Household Size	2.90	2.76	2.73

The household count in this area has changed from 90,691 in 2020 to 92,607 in the current year, a change of 0.40% annually. The five-year projection of households is 93,060, a change of 0.10% annually from the current year total. Average household size is currently 2.73, compared to 2.74 in the year 2020. The number of families in the current year is 58,826 in the specified area.

October 15, 2025

	5 drive time minute	10 drive time minute	15 drive time minute
Mortgage Income			
2025 Percent of Income for Mortgage	26.3%	28.2%	28.8%
Median Household Income			
2025 Median Household Income	$73,399	$64,097	$66,004
2030 Median Household Income	$85,745	$72,234	$74,988
2025-2030 Annual Rate	3.16%	2.42%	2.59%
Average Household Income			
2025 Average Household Income	$94,113	$84,225	$89,310
2030 Average Household Income	$108,273	$96,089	$101,507
2025-2030 Annual Rate	2.84%	2.67%	2.59%
Per Capita Income			
2025 Per Capita Income	$32,733	$30,481	$32,484
2030 Per Capita Income	$37,656	$34,789	$37,019
2025-2030 Annual Rate	2.84%	2.68%	2.65%
GINI Index			
2025 Gini Index	42.8	43.6	45.5
Households by Income			

Current median household income is $66,004 in the area, compared to $81,624 for all U.S. households. Median household income is projected to be $74,988 in five years, compared to $92,476 all U.S. households.

Current average household income is $89,310 in this area, compared to $116,179 for all U.S. households. Average household income is projected to be $101,507 in five years, compared to $128,612 for all U.S. households.

Current per capita income is $32,484 in the area, compared to the U.S. per capita income of $45,360. The per capita income is projected to be $37,019 in five years, compared to $50,744 for all U.S. households.

Housing			
2025 Housing Affordability Index	86	80	79
2010 Total Housing Units	5,223	39,353	93,897
2010 Owner Occupied Housing Units	3,583	21,841	48,312
2010 Renter Occupied Housing Units	1,050	12,934	34,448
2010 Vacant Housing Units	590	4,578	11,137
2020 Total Housing Units	5,436	40,334	97,570
2020 Owner Occupied Housing Units	3,398	20,852	47,505
2020 Renter Occupied Housing Units	1,734	16,764	43,186
2020 Vacant Housing Units	287	2,700	6,878
2025 Total Housing Units	5,292	40,116	100,132
2025 Owner Occupied Housing Units	3,527	22,193	51,197
2025 Renter Occupied Housing Units	1,462	15,248	41,410
2025 Vacant Housing Units	303	2,675	7,525
2030 Total Housing Units	5,296	40,498	101,272
2030 Owner Occupied Housing Units	3,577	22,782	52,850
2030 Renter Occupied Housing Units	1,300	14,483	40,210
2030 Vacant Housing Units	419	3,232	8,212
Socioeconomic Status Index			
2025 Socioeconomic Status Index	46.8	44.2	43.2

Currently, 51.1% of the 100,132 housing units in the area are owner occupied; 41.4%, renter occupied; and 7.5% 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 97,570 housing units in the area and 7.0% vacant housing units. The annual rate of change in housing units since 2020 is 0.49%. Median home value in the area is $303,827, compared to a median home value of $370,578 for the U.S. In five years, median value is projected to change by 3.90% annually to $367,961.

October 15, 2025