	1 mile	3 mile	5 mile
Population			
2010 Population	8,125	82,842	212,856
2020 Population	9,975	92,780	240,288
2025 Population	10,147	92,973	244,948
2030 Population	10,317	93,427	246,620
2010-2020 Annual Rate	2.07%	1.14%	1.22%
2020-2025 Annual Rate	0.33%	0.04%	0.37%
2025-2030 Annual Rate	0.33%	0.10%	0.14%
2020 Male Population	49.9%	50.1%	49.6%
2020 Female Population	50.1%	49.9%	50.4%
2020 Median Age	36.6	34.0	34.4
2025 Male Population	50.6%	50.6%	50.1%
2025 Female Population	49.4%	49.4%	49.9%
2025 Median Age	37.4	35.0	35.4

In the identified area, the current year population is 244,948. In 2020, the Census count in the area was 240,288. The rate of change since 2020 was 0.37% annually. The five-year projection for the population in the area is 246,620 representing a change of 0.14% annually from 2025 to 2030. Currently, the population is 50.1% male and 49.9% female.

Median Age

The median age in this area is 35.4, compared to U.S. median age of 39.6.

Race and Ethnicity	1 mile	3 mile	5 mile
2025 White Alone	19.8%	22.4%	24.5%
2025 Black Alone	18.9%	20.2%	24.9%
2025 American Indian/Alaska Native Alone	1.3%	1.6%	1.4%
2025 Asian Alone	30.1%	16.5%	14.2%
2025 Pacific Islander Alone	0.1%	0.1%	0.1%
2025 Other Race	18.7%	26.7%	22.9%
2025 Two or More Races	11.1%	12.5%	12.0%
2025 Hispanic Origin (Any Race)	31.5%	42.9%	37.4%

Persons of Hispanic origin represent 37.4% 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 88.9 in the identified area, compared to 72.7 for the U.S. as a whole.

Households	1 mile	3 mile	5 mile
2025 Wealth Index	78	67	74
2010 Households	2,650	26,698	73,360
2020 Households	3,002	30,369	83,329
2025 Households	3,074	31,005	85,759
2030 Households	3,150	31,396	86,810
2010-2020 Annual Rate	1.26%	1.30%	1.28%
2020-2025 Annual Rate	0.45%	0.40%	0.55%
2025-2030 Annual Rate	0.49%	0.25%	0.24%
2025 Average Household Size	3.29	2.99	2.85

The household count in this area has changed from 83,329 in 2020 to 85,759 in the current year, a change of 0.55% annually. The five-year projection of households is 86,810, a change of 0.24% annually from the current year total. Average household size is currently 2.85, compared to 2.87 in the year 2020. The number of families in the current year is 57,034 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.

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	1 mile	3 mile	5 mile
Mortgage Income			
2025 Percent of Income for Mortgage	30.4%	33.5%	33.9%
Median Household Income			
2025 Median Household Income	$78,662	$67,368	$68,882
2030 Median Household Income	$86,501	$74,483	$77,088
2025-2030 Annual Rate	1.92%	2.03%	2.28%
Average Household Income			
2025 Average Household Income	$98,567	$89,380	$94,174
2030 Average Household Income	$107,879	$98,966	$104,464
2025-2030 Annual Rate	1.82%	2.06%	2.10%
Per Capita Income			
2025 Per Capita Income	$30,103	$29,939	$33,062
2030 Per Capita Income	$33,198	$33,405	$36,873
2025-2030 Annual Rate	1.98%	2.22%	2.21%
GINI Index			
2025 Gini Index	37.3	43.1	44.9

Households by Income

Current median household income is $68,882 in the area, compared to $81,624 for all U.S. households. Median household income is projected to be $77,088 in five years, compared to $92,476 all U.S. households.

Current average household income is $94,174 in this area, compared to $116,179 for all U.S. households. Average household income is projected to be $104,464 in five years, compared to $128,612 for all U.S. households.

Current per capita income is $33,062 in the area, compared to the U.S. per capita income of $45,360. The per capita income is projected to be $36,873 in five years, compared to $50,744 for all U.S. households.

Housing			
2025 Housing Affordability Index	75	68	68
2010 Total Housing Units	2,848	29,842	81,537
2010 Owner Occupied Housing Units	2,107	15,188	40,206
2010 Renter Occupied Housing Units	543	11,510	33,154
2010 Vacant Housing Units	198	3,144	8,177
2020 Total Housing Units	3,121	31,851	87,970
2020 Owner Occupied Housing Units	2,199	15,769	41,702
2020 Renter Occupied Housing Units	803	14,600	41,627
2020 Vacant Housing Units	138	1,466	4,801
2025 Total Housing Units	3,176	32,306	90,568
2025 Owner Occupied Housing Units	2,334	17,042	44,610
2025 Renter Occupied Housing Units	740	13,963	41,149
2025 Vacant Housing Units	102	1,301	4,809
2030 Total Housing Units	3,271	33,056	92,368
2030 Owner Occupied Housing Units	2,435	17,781	46,407
2030 Renter Occupied Housing Units	715	13,616	40,403
2030 Vacant Housing Units	121	1,660	5,558

Socioeconomic Status Index			
2025 Socioeconomic Status Index	45.5	42.2	43.5

Currently, 49.3% of the 90,568 housing units in the area are owner occupied; 45.4%, renter occupied; and 5.3% 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 87,970 housing units in the area and 5.5% vacant housing units. The annual rate of change in housing units since 2020 is 0.56%. Median home value in the area is $373,309, compared to a median home value of $370,578 for the U.S. In five years, median value is projected to change by 2.32% annually to $418,686.

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