	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2010 Population	16,335	89,896	299,454
2020 Population	17,062	95,523	334,480
2025 Population	17,683	99,352	351,419
2030 Population	18,798	102,629	361,759
2010-2020 Annual Rate	0.44%	0.61%	1.11%
2020-2025 Annual Rate	0.68%	0.75%	0.95%
2025-2030 Annual Rate	1.23%	0.65%	0.58%
2020 Male Population	49.9%	47.2%	47.5%
2020 Female Population	50.1%	52.8%	52.5%
2020 Median Age	38.7	34.6	33.9
2025 Male Population	50.3%	47.8%	48.1%
2025 Female Population	49.7%	52.2%	51.9%
2025 Median Age	39.8	36.0	35.2

In the identified area, the current year population is 351,419. In 2020, the Census count in the area was 334,480. The rate of change since 2020 was 0.95% annually. The five-year projection for the population in the area is 361,759 representing a change of 0.58% annually from 2025 to 2030. Currently, the population is 48.1% male and 51.9% female.

Median Age

The median age in this area is 35.2, compared to U.S. median age of 39.6.

	5 drive time minute	10 drive time minute	15 drive time minute
Race and Ethnicity			
2025 White Alone	18.2%	10.2%	12.6%
2025 Black Alone	57.3%	77.3%	74.7%
2025 American Indian/Alaska Native Alone	0.9%	0.5%	0.4%
2025 Asian Alone	2.5%	1.4%	2.1%
2025 Pacific Islander Alone	0.1%	0.0%	0.0%
2025 Other Race	12.9%	5.4%	5.2%
2025 Two or More Races	8.2%	5.3%	5.0%
2025 Hispanic Origin (Any Race)	20.9%	9.3%	9.1%

Persons of Hispanic origin represent 9.1% 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 51.7 in the identified area, compared to 72.7 for the U.S. as a whole.

	5 drive time minute	10 drive time minute	15 drive time minute
Households			
2025 Wealth Index	57	45	55
2010 Households	6,465	34,763	114,551
2020 Households	7,230	39,552	134,128
2025 Households	7,770	42,363	145,538
2030 Households	8,401	44,428	152,289
2010-2020 Annual Rate	1.12%	1.30%	1.59%
2020-2025 Annual Rate	1.38%	1.32%	1.57%
2025-2030 Annual Rate	1.57%	0.96%	0.91%
2025 Average Household Size	2.21	2.33	2.30

The household count in this area has changed from 134,128 in 2020 to 145,538 in the current year, a change of 1.57% annually. The five-year projection of households is 152,289, a change of 0.91% annually from the current year total. Average household size is currently 2.30, compared to 2.37 in the year 2020. The number of families in the current year is 74,220 in the specified area.

January 28, 2026

	5 drive time minute	10 drive time minute	15 drive time minute
Mortgage Income			
2025 Percent of Income for Mortgage	28.1%	34.4%	31.2%
Median Household Income			
2025 Median Household Income	$66,083	$51,843	$59,154
2030 Median Household Income	$76,750	$61,315	$68,328
2025-2030 Annual Rate	3.04%	3.41%	2.93%
Average Household Income			
2025 Average Household Income	$89,166	$72,509	$85,132
2030 Average Household Income	$103,546	$83,949	$97,511
2025-2030 Annual Rate	3.04%	2.97%	2.75%
Per Capita Income			
2025 Per Capita Income	$39,171	$31,313	$35,576
2030 Per Capita Income	$46,324	$36,826	$41,338
2025-2030 Annual Rate	3.41%	3.30%	3.05%
GINI Index			
2025 Gini Index	48.5	49.2	49.8

Households by Income

Current median household income is $59,154 in the area, compared to $81,624 for all U.S. households. Median household income is projected to be $68,328 in five years, compared to $92,476 all U.S. households.

Current average household income is $85,132 in this area, compared to $116,179 for all U.S. households. Average household income is projected to be $97,511 in five years, compared to $128,612 for all U.S. households.

Current per capita income is $35,576 in the area, compared to the U.S. per capita income of $45,360. The per capita income is projected to be $41,338 in five years, compared to $50,744 for all U.S. households.

Housing			
2025 Housing Affordability Index	80	66	73
2010 Total Housing Units	8,198	44,939	141,127
2010 Owner Occupied Housing Units	2,421	12,460	48,668
2010 Renter Occupied Housing Units	4,044	22,303	65,883
2010 Vacant Housing Units	1,733	10,176	26,576
2020 Total Housing Units	8,145	45,540	150,009
2020 Owner Occupied Housing Units	2,547	12,884	51,344
2020 Renter Occupied Housing Units	4,683	26,668	82,784
2020 Vacant Housing Units	928	5,737	15,626
2025 Total Housing Units	8,623	47,712	160,603
2025 Owner Occupied Housing Units	2,975	15,444	59,512
2025 Renter Occupied Housing Units	4,795	26,919	86,026
2025 Vacant Housing Units	853	5,349	15,065
2030 Total Housing Units	9,257	49,892	167,373
2030 Owner Occupied Housing Units	3,563	17,025	64,130
2030 Renter Occupied Housing Units	4,839	27,404	88,159
2030 Vacant Housing Units	856	5,464	15,084
Socioeconomic Status Index			
2025 Socioeconomic Status Index	38.4	39.2	41.3

Currently, 37.1% of the 160,603 housing units in the area are owner occupied; 53.6%, renter occupied; and 9.4% 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 150,009 housing units in the area and 10.4% vacant housing units. The annual rate of change in housing units since 2020 is 1.31%. Median home value in the area is $294,647, compared to a median home value of $370,578 for the U.S. In five years, median value is projected to change by 4.90% annually to $374,203.

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.

January 28, 2026