	1 mile	3 mile	5 mile
Population			
2010 Population	8,206	50,317	169,473
2020 Population	8,585	52,632	177,969
2025 Population	8,701	53,714	185,233
2030 Population	9,102	55,377	191,038
2010-2020 Annual Rate	0.45%	0.45%	0.49%
2020-2025 Annual Rate	0.26%	0.39%	0.76%
2025-2030 Annual Rate	0.91%	0.61%	0.62%
2020 Male Population	49.6%	47.6%	47.9%
2020 Female Population	50.4%	52.4%	52.1%
2020 Median Age	38.0	36.2	35.0
2025 Male Population	50.0%	48.2%	48.5%
2025 Female Population	50.0%	51.8%	51.5%
2025 Median Age	39.3	37.6	36.3

In the identified area, the current year population is 185,233. In 2020, the Census count in the area was 177,969. The rate of change since 2020 was 0.76% annually. The five-year projection for the population in the area is 191,038 representing a change of 0.62% annually from 2025 to 2030. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 36.3, compared to U.S. median age of 39.6.

Race and Ethnicity			
2025 White Alone	17.7%	13.6%	10.4%
2025 Black Alone	55.4%	70.3%	77.0%
2025 American Indian/Alaska Native Alone	1.1%	0.6%	0.5%
2025 Asian Alone	2.0%	1.4%	1.5%
2025 Pacific Islander Alone	0.1%	0.0%	0.0%
2025 Other Race	15.5%	7.9%	5.7%
2025 Two or More Races	8.2%	6.2%	5.0%
2025 Hispanic Origin (Any Race)	23.8%	13.2%	9.7%

Persons of Hispanic origin represent 9.7% 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 49.8 in the identified area, compared to 72.7 for the U.S. as a whole.

Households			
2025 Wealth Index	55	48	47
2010 Households	2,984	19,746	64,208
2020 Households	3,413	21,801	72,549
2025 Households	3,611	23,051	77,774
2030 Households	3,914	24,146	81,362
2010-2020 Annual Rate	1.35%	0.99%	1.23%
2020-2025 Annual Rate	1.08%	1.07%	1.33%
2025-2030 Annual Rate	1.62%	0.93%	0.91%
2025 Average Household Size	2.31	2.30	2.33

The household count in this area has changed from 72,549 in 2020 to 77,774 in the current year, a change of 1.33% annually. The five-year projection of households is 81,362, a change of 0.91% annually from the current year total. Average household size is currently 2.33, compared to 2.40 in the year 2020. The number of families in the current year is 40,174 in the specified area.

January 28, 2026

	1 mile	3 mile	5 mile
Mortgage Income			
2025 Percent of Income for Mortgage	25.9%	29.6%	34.7%
Median Household Income			
2025 Median Household Income	$67,074	$58,861	$52,342
2030 Median Household Income	$77,116	$67,290	$61,994
2025-2030 Annual Rate	2.83%	2.71%	3.44%
Average Household Income			
2025 Average Household Income	$86,226	$76,510	$75,440
2030 Average Household Income	$101,127	$88,563	$87,126
2025-2030 Annual Rate	3.24%	2.97%	2.92%
Per Capita Income			
2025 Per Capita Income	$35,905	$32,898	$31,768
2030 Per Capita Income	$43,079	$38,685	$37,199
2025-2030 Annual Rate	3.71%	3.29%	3.21%
GINI Index			
2025 Gini Index	48.4	47.8	49.8

Households by Income

Current median household income is $52,342 in the area, compared to $81,624 for all U.S. households. Median household income is projected to be $61,994 in five years, compared to $92,476 all U.S. households.

Current average household income is $75,440 in this area, compared to $116,179 for all U.S. households. Average household income is projected to be $87,126 in five years, compared to $128,612 for all U.S. households.

Current per capita income is $31,768 in the area, compared to the U.S. per capita income of $45,360. The per capita income is projected to be $37,199 in five years, compared to $50,744 for all U.S. households.

Housing			
2025 Housing Affordability Index	87	77	65
2010 Total Housing Units	3,924	24,732	81,251
2010 Owner Occupied Housing Units	1,048	7,976	24,375
2010 Renter Occupied Housing Units	1,937	11,770	39,833
2010 Vacant Housing Units	940	4,986	17,043
2020 Total Housing Units	3,866	24,985	82,627
2020 Owner Occupied Housing Units	1,128	8,130	25,130
2020 Renter Occupied Housing Units	2,285	13,671	47,419
2020 Vacant Housing Units	413	3,118	9,966
2025 Total Housing Units	4,036	25,940	87,040
2025 Owner Occupied Housing Units	1,320	9,552	29,581
2025 Renter Occupied Housing Units	2,291	13,499	48,193
2025 Vacant Housing Units	425	2,889	9,266
2030 Total Housing Units	4,353	27,133	90,807
2030 Owner Occupied Housing Units	1,671	10,584	32,147
2030 Renter Occupied Housing Units	2,243	13,562	49,215
2030 Vacant Housing Units	439	2,987	9,445
Socioeconomic Status Index			
2025 Socioeconomic Status Index	37.1	39.0	39.3

Currently, 34.0% of the 87,040 housing units in the area are owner occupied; 55.4%, renter occupied; and 10.6% 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 82,627 housing units in the area and 12.1% vacant housing units. The annual rate of change in housing units since 2020 is 1.00%. Median home value in the area is $290,250, compared to a median home value of $370,578 for the U.S. In five years, median value is projected to change by 5.09% annually to $372,119.

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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