

	1 mile	3 mile	5 mile
Population			
2010 Population	6,078	86,752	283,091
2020 Population	7,568	96,144	309,301
2025 Population	7,689	95,997	315,176
2030 Population	7,562	94,953	319,562
2010-2020 Annual Rate	2.22%	1.03%	0.89%
2020-2025 Annual Rate	0.30%	-0.03%	0.36%
2025-2030 Annual Rate	-0.33%	-0.22%	0.28%
2020 Male Population	44.9%	48.8%	49.2%
2020 Female Population	55.1%	51.2%	50.8%
2020 Median Age	39.3	36.3	33.8
2025 Male Population	46.0%	49.5%	49.8%
2025 Female Population	54.0%	50.5%	50.2%
2025 Median Age	40.0	37.4	34.9

In the identified area, the current year population is 315,176. In 2020, the Census count in the area was 309,301. The rate of change since 2020 was 0.36% annually. The five-year projection for the population in the area is 319,562 representing a change of 0.28% annually from 2025 to 2030. Currently, the population is 49.8% male and 50.2% female.

Median Age

The median age in this area is 34.9, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	49.6%	42.7%	36.2%
2025 Black Alone	28.8%	26.3%	28.7%
2025 American Indian/Alaska Native Alone	0.3%	0.6%	1.2%
2025 Asian Alone	9.7%	11.3%	11.2%
2025 Pacific Islander Alone	0.0%	0.0%	0.0%
2025 Other Race	3.3%	10.3%	13.5%
2025 Two or More Races	8.3%	8.8%	9.2%
2025 Hispanic Origin (Any Race)	8.6%	17.0%	22.4%

Persons of Hispanic origin represent 22.4% 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 83.5 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	136	122	96
2010 Households	2,882	34,887	110,767
2020 Households	3,628	38,132	124,259
2025 Households	3,744	38,157	127,336
2030 Households	3,699	37,768	129,515
2010-2020 Annual Rate	2.33%	0.89%	1.16%
2020-2025 Annual Rate	0.60%	0.01%	0.47%
2025-2030 Annual Rate	-0.24%	-0.20%	0.34%
2025 Average Household Size	2.02	2.50	2.42

The household count in this area has changed from 124,259 in 2020 to 127,336 in the current year, a change of 0.47% annually. The five-year projection of households is 129,515, a change of 0.34% annually from the current year total. Average household size is currently 2.42, compared to 2.44 in the year 2020. The number of families in the current year is 67,773 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.

	1 mile	3 mile	5 mile
Mortgage Income			
2025 Percent of Income for Mortgage	26.4%	27.8%	33.3%
Median Household Income			
2025 Median Household Income	\$105,693	\$96,660	\$79,738
2030 Median Household Income	\$127,410	\$115,502	\$92,518
2025-2030 Annual Rate	3.81%	3.63%	3.02%
Average Household Income			
2025 Average Household Income	\$146,062	\$135,620	\$122,455
2030 Average Household Income	\$160,901	\$152,346	\$137,148
2025-2030 Annual Rate	1.95%	2.35%	2.29%
Per Capita Income			
2025 Per Capita Income	\$67,294	\$53,976	\$49,347
2030 Per Capita Income	\$74,090	\$60,678	\$55,447
2025-2030 Annual Rate	1.94%	2.37%	2.36%
GINI Index			
2025 Gini Index	45.3	46.3	49.2
Households by Income			

Current median household income is \$79,738 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$92,518 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$122,455 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$137,148 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$49,347 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$55,447 in five years, compared to \$50,744 for all U.S. households.

Housing			
2025 Housing Affordability Index	88	83	70
2010 Total Housing Units	3,137	38,524	124,338
2010 Owner Occupied Housing Units	1,810	20,081	49,980
2010 Renter Occupied Housing Units	1,072	14,806	60,787
2010 Vacant Housing Units	255	3,637	13,571
2020 Total Housing Units	3,880	40,620	134,275
2020 Owner Occupied Housing Units	1,867	20,478	52,022
2020 Renter Occupied Housing Units	1,761	17,654	72,237
2020 Vacant Housing Units	257	2,479	9,917
2025 Total Housing Units	4,000	40,654	138,407
2025 Owner Occupied Housing Units	2,049	21,565	56,191
2025 Renter Occupied Housing Units	1,695	16,592	71,145
2025 Vacant Housing Units	256	2,497	11,071
2030 Total Housing Units	4,017	40,770	140,839
2030 Owner Occupied Housing Units	2,079	21,917	58,118
2030 Renter Occupied Housing Units	1,620	15,852	71,397
2030 Vacant Housing Units	318	3,002	11,324
Socioeconomic Status Index			
2025 Socioeconomic Status Index	57.9	49.4	46.7

Currently, 40.6% of the 138,407 housing units in the area are owner occupied; 51.4%, renter occupied; and 8.0% 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 134,275 housing units in the area and 7.4% vacant housing units. The annual rate of change in housing units since 2020 is 0.58%. Median home value in the area is \$424,121, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 3.24% annually to \$497,327.

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.