	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2010 Population	19,229	73,751	211,121
2020 Population	23,477	97,319	260,773
2024 Population	24,883	101,009	272,014
2029 Population	25,108	105,822	283,803
2010-2020 Annual Rate	2.02%	2.81%	2.13%
2020-2024 Annual Rate	1.38%	0.88%	1.00%
2024-2029 Annual Rate	0.18%	0.94%	0.85%
2020 Male Population	47.5%	50.1%	50.5%
2020 Female Population	52.5%	49.9%	49.5%
2020 Median Age	36.6	33.5	32.1
2024 Male Population	48.5%	50.8%	51.1%
2024 Female Population	51.5%	49.2%	48.9%
2024 Median Age	37.1	33.9	32.8

In the identified area, the current year population is 272,014. In 2020, the Census count in the area was 260,773. The rate of change since 2020 was 1.00% annually. The five-year projection for the population in the area is 283,803 representing a change of 0.85% annually from 2024 to 2029. Currently, the population is 51.1% male and 48.9% female.

Median Age

The median age in this area is 32.8, compared to U.S. median age of 39.3.

Race and Ethnicity			
2024 White Alone	69.3%	61.9%	57.8%
2024 Black Alone	14.6%	17.6%	18.9%
2024 American Indian/Alaska Native Alone	0.2%	0.4%	0.5%
2024 Asian Alone	6.2%	8.9%	8.8%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	2.4%	3.5%	5.5%
2024 Two or More Races	7.3%	7.8%	8.4%
2024 Hispanic Origin (Any Race)	6.7%	8.6%	11.6%

Persons of Hispanic origin represent 11.6% of the population in the identified area compared to 19.6% 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 69.2 in the identified area, compared to 72.5 for the U.S. as a whole.

Households			
2024 Wealth Index	144	120	118
2010 Households	11,211	40,552	101,466
2020 Households	13,321	55,035	131,117
2024 Households	14,001	57,764	140,082
2029 Households	14,403	62,162	150,257
2010-2020 Annual Rate	1.74%	3.10%	2.60%
2020-2024 Annual Rate	1.18%	1.15%	1.57%
2024-2029 Annual Rate	0.57%	1.48%	1.41%
2024 Average Household Size	1.74	1.73	1.82

The household count in this area has changed from 131,117 in 2020 to 140,082 in the current year, a change of 1.57% annually. The five-year projection of households is 150,257, a change of 1.41% annually from the current year total. Average household size is currently 1.82, compared to 1.86 in the year 2020. The number of families in the current year is 48,029 in the specified area.

July 19, 2024

	5 drive time minute	10 drive time minute	15 drive time minute
Mortgage Income			
2024 Percent of Income for Mortgage	42.1%	39.2%	38.4%
Median Household Income			
2024 Median Household Income	$114,673	$110,857	$109,100
2029 Median Household Income	$140,871	$129,567	$126,321
2024-2029 Annual Rate	4.20%	3.17%	2.97%
Average Household Income			
2024 Average Household Income	$179,712	$165,014	$161,061
2029 Average Household Income	$208,191	$190,296	$184,923
2024-2029 Annual Rate	2.99%	2.89%	2.80%
Per Capita Income			
2024 Per Capita Income	$100,023	$93,620	$82,875
2029 Per Capita Income	$118,083	$110,846	$97,786
2024-2029 Annual Rate	3.38%	3.44%	3.36%
GINI Index			
2024 Gini Index	36.3	36.8	36.6
Households by Income			

Current median household income is $109,100 in the area, compared to $79,068 for all U.S. households. Median household income is projected to be $126,321 in five years, compared to $91,442 all U.S. households.

Current average household income is $161,061 in this area, compared to $113,185 for all U.S. households. Average household income is projected to be $184,923 in five years, compared to $130,581 for all U.S. households.

Current per capita income is $82,875 in the area, compared to the U.S. per capita income of $43,829. The per capita income is projected to be $97,786 in five years, compared to $51,203 for all U.S. households.

	5 drive time minute	10 drive time minute	15 drive time minute
Housing			
2024 Housing Affordability Index	58	62	63
2010 Total Housing Units	13,058	47,767	119,368
2010 Owner Occupied Housing Units	5,016	17,755	43,570
2010 Renter Occupied Housing Units	6,196	22,798	57,895
2010 Vacant Housing Units	1,847	7,215	17,902
2020 Total Housing Units	15,255	61,867	147,117
2020 Owner Occupied Housing Units	5,918	21,012	50,503
2020 Renter Occupied Housing Units	7,403	34,023	80,614
2020 Vacant Housing Units	1,912	6,885	15,999
2024 Total Housing Units	15,931	64,815	158,016
2024 Owner Occupied Housing Units	6,505	22,957	55,534
2024 Renter Occupied Housing Units	7,496	34,807	84,548
2024 Vacant Housing Units	1,930	7,051	17,934
2029 Total Housing Units	16,409	69,126	168,196
2029 Owner Occupied Housing Units	6,905	24,141	58,238
2029 Renter Occupied Housing Units	7,498	38,021	92,019
2029 Vacant Housing Units	2,006	6,964	17,939
Socioeconomic Status Index			
2024 Socioeconomic Status Index	65.1	64.2	59.7

Currently, 35.1% of the 158,016 housing units in the area are owner occupied; 53.5%, renter occupied; and 11.3% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 147,117 housing units in the area and 10.9% vacant housing units. The annual rate of change in housing units since 2020 is 1.70%. Median home value in the area is $670,147, compared to a median home value of $355,577 for the U.S. In five years, median value is projected to change by 2.03% annually to $741,102.

July 19, 2024