

Executive Summary



Rings: 1, 3, 5 mile radii


Population	1 mile	3 mile	5 mile
2010 Population	7,483	75,715	232,696
2020 Population	9,179	84,779	257,466
2025 Population	11,103	87,359	261,650
2030 Population	11,412	88,263	265,214
2010-2020 Annual Rate	2.06%	1.14%	1.02%
2020-2025 Annual Rate	3.69%	0.57%	0.31%
2025-2030 Annual Rate	0.55%	0.21%	0.27%

Age	1 mile	3 mile	5 mile
2025 Median Age	36.1	34.6	35.2
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 mile	5 mile
White Alone	28.2%	24.1%	28.0%
Black Alone	21.4%	23.5%	21.2%
American Indian Alone	1.3%	1.4%	1.6%
Asian Alone	13.4%	12.5%	12.9%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	23.4%	25.3%	23.9%
Two or More Races	12.2%	13.1%	12.4%
Hispanic Origin	37.4%	41.3%	38.9%
Diversity Index	88.7	89.2	88.9

Households	1 mile	3 mile	5 mile
2010 Total Households	2,528	26,172	81,738
2020 Total Households	3,162	31,347	93,633
2025 Total Households	3,901	32,989	96,918
2030 Total Households	4,041	33,566	98,788
2010-2020 Annual Rate	2.26%	1.82%	1.37%
2020-2025 Annual Rate	4.08%	0.98%	0.66%
2025-2030 Annual Rate	0.71%	0.35%	0.38%
2025 Average Household Size	2.84	2.65	2.70
Wealth Index	106	71	88

Mortgage Income	1 mile	3 mile	5 mile
2025 Percent of Income for Mortgage	32.2%	38.7%	36.8%
Median Household Income			
2025 Median Household Income	\$105,535	\$68,131	\$71,882
2030 Median Household Income	\$121,463	\$76,488	\$80,093
2025-2030 Annual Rate	2.85%	2.34%	2.19%
Average Household Income			
2025 Average Household Income	\$131,012	\$95,702	\$107,700
2030 Average Household Income	\$144,175	\$105,712	\$119,567
Per Capita Income			
2025 Per Capita Income	\$45,208	\$36,079	\$39,863
2030 Per Capita Income	\$50,097	\$40,139	\$44,523
2025-2030 Annual Rate	2.07%	2.16%	2.24%
Income Equality			
2025 Gini Index	43.1	46.2	47.7
Socioeconomic Status			
2025 Socioeconomic Status Index	51.3	44.4	45.0
Housing Unit Summary			
Housing Affordability Index	72	60	63
2010 Total Housing Units	2,814	29,954	91,462
2010 Owner Occupied Hus (%)	60.8%	46.6%	50.2%
2010 Renter Occupied Hus (%)	39.2%	53.4%	49.8%
2010 Vacant Housing Units (%)	10.2%	12.6%	10.6%
2020 Housing Units	3,299	33,137	99,029
2020 Owner Occupied HUs (%)	57.3%	41.8%	45.0%
2020 Renter Occupied HUs (%)	42.7%	58.2%	55.0%
Vacant Housing Units	4.4%	5.3%	5.5%
2025 Housing Units	4,077	34,783	102,163
Owner Occupied Housing Units	53.0%	43.8%	47.1%
Renter Occupied Housing Units	47.0%	56.2%	52.9%
Vacant Housing Units	4.3%	5.2%	5.1%
2030 Total Housing Units	4,213	35,628	104,914
2030 Owner Occupied Housing Units	2,230	15,306	47,796
2030 Renter Occupied Housing Units	1,811	18,260	50,992
2030 Vacant Housing Units	172	2,062	6,126

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.