

Executive Summary



Rings: 1, 3, 5 mile radii

Population	1 mile	3 mile	5 mile
2010 Population	12,431	82,464	173,116
2020 Population	13,114	86,991	198,792
2025 Population	13,211	85,280	203,786
2030 Population	12,843	83,111	205,764
2010-2020 Annual Rate	0.54%	0.54%	1.39%
2020-2025 Annual Rate	0.14%	-0.38%	0.47%
2025-2030 Annual Rate	-0.56%	-0.51%	0.19%


Age	1 mile	3 mile	5 mile
2025 Median Age	40.1	40.9	40.6
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 mile	5 mile
White Alone	44.3%	47.6%	48.1%
Black Alone	13.3%	10.6%	11.1%
American Indian Alone	0.2%	0.2%	0.2%
Asian Alone	27.2%	29.8%	28.1%
Pacific Islander Alone	0.1%	0.0%	0.1%
Some Other Race Alone	5.3%	3.2%	3.6%
Two or More Races	9.7%	8.6%	8.7%
Hispanic Origin	11.3%	8.2%	9.2%
Diversity Index	76.0	71.5	72.3

Households	1 mile	3 mile	5 mile
2010 Total Households	4,597	28,420	63,372
2020 Total Households	4,662	29,321	72,311
2025 Total Households	4,645	29,403	75,468
2030 Total Households	4,556	28,894	76,918
2010-2020 Annual Rate	0.14%	0.31%	1.33%
2020-2025 Annual Rate	-0.07%	0.05%	0.82%
2025-2030 Annual Rate	-0.39%	-0.35%	0.38%
2025 Average Household Size	2.84	2.89	2.69
Wealth Index	163	214	186

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

Mortgage Income	1 mile	3 mile	5 mile
2025 Percent of Income for Mortgage	21.6%	22.3%	24.5%
Median Household Income			
2025 Median Household Income	\$140,301	\$168,546	\$151,009
2030 Median Household Income	\$159,905	\$198,045	\$171,704
2025-2030 Annual Rate	2.65%	3.28%	2.60%
Average Household Income			
2025 Average Household Income	\$173,378	\$212,814	\$191,589
2030 Average Household Income	\$199,168	\$238,416	\$213,995
Per Capita Income			
2025 Per Capita Income	\$60,936	\$73,689	\$70,704
2030 Per Capita Income	\$70,586	\$83,220	\$79,694
2025-2030 Annual Rate	2.98%	2.46%	2.42%
Income Equality			
2025 Gini Index	43.2	39.5	41.5
Socioeconomic Status			
2025 Socioeconomic Status Index	57.8	62.0	61.7
Housing Unit Summary			
Housing Affordability Index	108	105	96
2010 Total Housing Units	4,828	29,863	67,331
2010 Owner Occupied Hus (%)	72.9%	74.5%	71.3%
2010 Renter Occupied Hus (%)	27.1%	25.5%	28.8%
2010 Vacant Housing Units (%)	4.8%	4.8%	5.9%
2020 Housing Units	4,826	30,675	76,256
2020 Owner Occupied HUs (%)	67.4%	72.0%	67.5%
2020 Renter Occupied HUs (%)	32.6%	28.0%	32.5%
Vacant Housing Units	3.3%	4.2%	5.1%
2025 Housing Units	4,754	30,454	78,879
Owner Occupied Housing Units	71.1%	74.5%	69.7%
Renter Occupied Housing Units	28.9%	25.5%	30.3%
Vacant Housing Units	2.3%	3.5%	4.3%
2030 Total Housing Units	4,772	30,620	81,282
2030 Owner Occupied Housing Units	3,323	21,917	54,186
2030 Renter Occupied Housing Units	1,233	6,977	22,732
2030 Vacant Housing Units	216	1,726	4,364

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