

Executive Summary



Drive Times: 5, 10, 15 drive time minute radii


Population	5 drive time minute	10 drive time minute	15 drive time minute
2010 Population	18,078	84,081	195,739
2020 Population	19,663	90,624	221,526
2025 Population	19,621	89,242	225,918
2030 Population	18,937	87,149	227,661
2010-2020 Annual Rate	0.84%	0.75%	1.25%
2020-2025 Annual Rate	-0.04%	-0.29%	0.37%
2025-2030 Annual Rate	-0.71%	-0.47%	0.15%

Age	5 drive time minute	10 drive time minute	15 drive time minute
2025 Median Age	39.7	41.0	40.2
U.S. median age is 39.1			

Race and Ethnicity	5 drive time minute	10 drive time minute	15 drive time minute
White Alone	43.3%	48.6%	47.3%
Black Alone	12.2%	10.5%	12.8%
American Indian Alone	0.2%	0.2%	0.3%
Asian Alone	30.6%	28.9%	26.3%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	4.6%	3.3%	4.3%
Two or More Races	9.2%	8.5%	9.0%
Hispanic Origin	10.1%	8.2%	10.3%
Diversity Index	74.9	71.2	74.0

Households	5 drive time minute	10 drive time minute	15 drive time minute
2010 Total Households	6,610	29,277	72,611
2020 Total Households	6,882	31,180	82,169
2025 Total Households	6,844	31,459	85,418
2030 Total Households	6,663	31,003	86,881
2010-2020 Annual Rate	0.40%	0.63%	1.24%
2020-2025 Annual Rate	-0.11%	0.17%	0.74%
2025-2030 Annual Rate	-0.53%	-0.29%	0.34%
2025 Average Household Size	2.86	2.82	2.63
Wealth Index	178	208	175

Mortgage Income	5 drive time minute	10 drive time minute	15 drive time minute
2025 Percent of Income for Mortgage	22.0%	22.9%	25.7%
Median Household Income			
2025 Median Household Income	\$152,353	\$164,594	\$141,067
2030 Median Household Income	\$171,261	\$191,943	\$161,887
2025-2030 Annual Rate	2.37%	3.12%	2.79%
Average Household Income			
2025 Average Household Income	\$187,847	\$211,117	\$183,508
2030 Average Household Income	\$211,836	\$236,204	\$205,167
Per Capita Income			
2025 Per Capita Income	\$66,288	\$74,607	\$69,172
2030 Per Capita Income	\$75,380	\$84,248	\$78,054
2025-2030 Annual Rate	2.60%	2.46%	2.45%
Income Equality			
2025 Gini Index	41.2	40.2	42.5
Socioeconomic Status			
2025 Socioeconomic Status Index	60.0	62.1	60.3
Housing Unit Summary			
Housing Affordability Index	106	102	91
2010 Total Housing Units	6,929	30,835	77,408
2010 Owner Occupied Hus (%)	68.9%	72.7%	67.2%
2010 Renter Occupied Hus (%)	31.1%	27.3%	32.8%
2010 Vacant Housing Units (%)	4.6%	5.0%	6.2%
2020 Housing Units	7,156	32,788	86,766
2020 Owner Occupied HUs (%)	65.0%	69.3%	64.2%
2020 Renter Occupied HUs (%)	35.0%	30.7%	35.8%
Vacant Housing Units	3.7%	4.5%	5.1%
2025 Housing Units	7,031	32,718	89,394
Owner Occupied Housing Units	68.4%	71.7%	66.7%
Renter Occupied Housing Units	31.6%	28.3%	33.4%
Vacant Housing Units	2.7%	3.9%	4.5%
2030 Total Housing Units	7,048	32,971	91,941
2030 Owner Occupied Housing Units	4,669	22,660	58,612
2030 Renter Occupied Housing Units	1,994	8,343	28,268
2030 Vacant Housing Units	385	1,968	5,060

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