

Executive Summary




Rings: 1, 3, 5 mile radii

Population	1 mile	3 mile	5 mile
2010 Population	13,347	75,073	200,109
2020 Population	13,299	79,600	220,582
2025 Population	12,920	78,375	223,039
2030 Population	12,461	77,043	221,677
2010-2020 Annual Rate	-0.04%	0.59%	0.98%
2020-2025 Annual Rate	-0.55%	-0.29%	0.21%
2025-2030 Annual Rate	-0.72%	-0.34%	-0.12%


Age	1 mile	3 mile	5 mile
2025 Median Age	35.5	38.2	39.3
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 mile	5 mile
White Alone	36.1%	55.4%	58.6%
Black Alone	37.7%	20.2%	14.6%
American Indian Alone	0.5%	0.3%	0.3%
Asian Alone	5.4%	8.2%	11.7%
Pacific Islander Alone	0.1%	0.1%	0.0%
Some Other Race Alone	9.2%	5.8%	5.1%
Two or More Races	11.0%	10.1%	9.6%
Hispanic Origin	17.4%	12.8%	11.7%
Diversity Index	78.9	71.5	69.1

Households	1 mile	3 mile	5 mile
2010 Total Households	6,429	32,194	83,324
2020 Total Households	6,695	34,319	91,815
2025 Total Households	6,717	34,404	93,697
2030 Total Households	6,554	34,062	93,750
2010-2020 Annual Rate	0.41%	0.64%	0.98%
2020-2025 Annual Rate	0.06%	0.05%	0.39%
2025-2030 Annual Rate	-0.49%	-0.20%	0.01%
2025 Average Household Size	1.92	2.26	2.37
Wealth Index	67	149	171

 **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	36.0%	34.5%	30.3%
Median Household Income			
2025 Median Household Income	\$77,502	\$108,912	\$122,463
2030 Median Household Income	\$82,733	\$124,504	\$143,140
2025-2030 Annual Rate	1.31%	2.71%	3.17%
Average Household Income			
2025 Average Household Income	\$98,890	\$164,818	\$181,016
2030 Average Household Income	\$112,905	\$185,844	\$203,303
Per Capita Income			
2025 Per Capita Income	\$51,161	\$72,667	\$76,075
2030 Per Capita Income	\$59,071	\$82,484	\$86,015
2025-2030 Annual Rate	2.92%	2.57%	2.49%
Income Equality			
2025 Gini Index	47.4	46.9	45.8
Socioeconomic Status			
2025 Socioeconomic Status Index	51.7	60.5	61.1
Housing Unit Summary			
Housing Affordability Index	64	68	77
2010 Total Housing Units	7,084	34,810	89,907
2010 Owner Occupied Hus (%)	25.1%	50.0%	58.9%
2010 Renter Occupied Hus (%)	74.9%	50.0%	41.1%
2010 Vacant Housing Units (%)	9.3%	7.5%	7.3%
2020 Housing Units	7,251	36,352	97,547
2020 Owner Occupied HUs (%)	24.9%	49.2%	56.8%
2020 Renter Occupied HUs (%)	75.1%	50.8%	43.2%
Vacant Housing Units	8.0%	5.6%	5.8%
2025 Housing Units	7,188	36,131	99,105
Owner Occupied Housing Units	27.1%	51.5%	58.5%
Renter Occupied Housing Units	72.9%	48.5%	41.5%
Vacant Housing Units	6.5%	4.8%	5.5%
2030 Total Housing Units	7,199	36,479	100,361
2030 Owner Occupied Housing Units	1,851	17,882	55,555
2030 Renter Occupied Housing Units	4,703	16,180	38,195
2030 Vacant Housing Units	645	2,417	6,611

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