

Executive Summary



Rings: 1, 3, 5 mile radii

Population	1 mile	3 mile	5 mile
2010 Population	1,193	17,416	60,301
2020 Population	1,428	20,433	72,164
2025 Population	1,547	23,180	79,095
2030 Population	1,616	24,125	83,169
2010-2020 Annual Rate	1.81%	1.61%	1.81%
2020-2025 Annual Rate	1.54%	2.43%	1.76%
2025-2030 Annual Rate	0.88%	0.80%	1.01%

Age			
2025 Median Age	40.4	41.0	39.0
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	48.9%	34.6%	29.4%
Black Alone	31.1%	49.4%	55.4%
American Indian Alone	0.4%	0.3%	0.3%
Asian Alone	7.4%	4.8%	4.0%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	3.0%	3.3%	3.6%
Two or More Races	9.3%	7.5%	7.2%
Hispanic Origin	7.8%	7.6%	7.9%
Diversity Index	70.0	67.9	65.7

Households			
2010 Total Households	411	5,892	20,952
2020 Total Households	479	6,865	24,825
2025 Total Households	516	7,880	27,457
2030 Total Households	540	8,242	29,017
2010-2020 Annual Rate	1.54%	1.54%	1.71%
2020-2025 Annual Rate	1.43%	2.66%	1.94%
2025-2030 Annual Rate	0.91%	0.90%	1.11%
2025 Average Household Size	3.00	2.94	2.87
Wealth Index	113	109	95

Mortgage Income			
2025 Percent of Income for Mortgage	1 mile	3 mile	5 mile
	19.5%	22.1%	25.5%
Median Household Income			
2025 Median Household Income	\$113,044	\$104,216	\$90,463
2030 Median Household Income	\$133,203	\$123,342	\$100,623
2025-2030 Annual Rate	3.34%	3.43%	2.15%
Average Household Income			
2025 Average Household Income	\$127,508	\$122,066	\$111,884
2030 Average Household Income	\$142,409	\$134,535	\$121,942
Per Capita Income			
2025 Per Capita Income	\$41,938	\$41,620	\$39,151
2030 Per Capita Income	\$46,979	\$46,077	\$42,872
2025-2030 Annual Rate	2.30%	2.06%	1.83%
Income Equality			
2025 Gini Index	38.3	36.5	38.8
Socioeconomic Status			
2025 Socioeconomic Status Index	57.1	56.2	51.7
Housing Unit Summary			
Housing Affordability Index	118	104	90
2010 Total Housing Units	427	6,232	22,698
2010 Owner Occupied Hus (%)	88.8%	87.8%	75.1%
2010 Renter Occupied Hus (%)	11.2%	12.2%	24.9%
2010 Vacant Housing Units (%)	3.8%	5.5%	7.7%
2020 Housing Units	489	7,084	25,886
2020 Owner Occupied HUs (%)	88.1%	84.7%	72.8%
2020 Renter Occupied HUs (%)	11.9%	15.3%	27.3%
Vacant Housing Units	2.4%	3.0%	4.1%
2025 Housing Units	524	8,087	28,695
Owner Occupied Housing Units	89.5%	86.6%	73.8%
Renter Occupied Housing Units	10.5%	13.4%	26.2%
Vacant Housing Units	1.5%	2.6%	4.3%
2030 Total Housing Units	545	8,439	30,196
2030 Owner Occupied Housing Units	488	7,227	21,418
2030 Renter Occupied Housing Units	52	1,015	7,598
2030 Vacant Housing Units	5	197	1,179