

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	4,538	53,455	153,520
2020 Population	5,336	60,110	177,590
2025 Population	5,583	64,926	190,014
2030 Population	6,681	68,087	196,493
2010-2020 Annual Rate	1.63%	1.18%	1.47%
2020-2025 Annual Rate	0.87%	1.48%	1.30%
2025-2030 Annual Rate	3.66%	0.96%	0.67%

Age			
2025 Median Age	35.7	37.6	37.2
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	16.9%	14.6%	13.9%
Black Alone	68.4%	71.6%	74.4%
American Indian Alone	0.4%	0.4%	0.3%
Asian Alone	1.1%	1.5%	1.2%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	7.2%	5.7%	4.7%
Two or More Races	6.0%	6.1%	5.5%
Hispanic Origin	11.6%	9.8%	8.0%
Diversity Index	59.9	55.4	50.8

Households			
2010 Total Households	1,946	19,338	56,151
2020 Total Households	2,139	21,881	65,078
2025 Total Households	2,260	23,782	70,341
2030 Total Households	2,641	25,099	73,247
2010-2020 Annual Rate	0.95%	1.24%	1.49%
2020-2025 Annual Rate	1.05%	1.60%	1.49%
2025-2030 Annual Rate	3.16%	1.08%	0.81%
2025 Average Household Size	2.47	2.69	2.67
Wealth Index	48	65	70

Mortgage Income	5 drive time minute	10 drive time minute	15 drive time minute
2025 Percent of Income for Mortgage	26.0%	25.1%	24.4%
Median Household Income			
2025 Median Household Income	\$65,963	\$69,800	\$72,314
2030 Median Household Income	\$75,395	\$78,872	\$81,365
2025-2030 Annual Rate	2.71%	2.47%	2.39%
Average Household Income			
2025 Average Household Income	\$78,073	\$88,898	\$92,781
2030 Average Household Income	\$90,264	\$98,761	\$103,741
Per Capita Income			
2025 Per Capita Income	\$30,975	\$33,054	\$34,417
2030 Per Capita Income	\$35,073	\$36,942	\$38,718
2025-2030 Annual Rate	2.52%	2.25%	2.38%
Income Equality			
2025 Gini Index	40.5	43.3	43.0
Socioeconomic Status			
2025 Socioeconomic Status Index	42.0	44.7	46.1
Housing Unit Summary			
Housing Affordability Index	90	92	94
2010 Total Housing Units	2,251	21,994	63,615
2010 Owner Occupied Hus (%)	42.9%	54.4%	61.1%
2010 Renter Occupied Hus (%)	57.0%	45.6%	38.9%
2010 Vacant Housing Units (%)	13.6%	12.1%	11.7%
2020 Housing Units	2,470	23,675	69,376
2020 Owner Occupied HUs (%)	39.9%	53.6%	56.5%
2020 Renter Occupied HUs (%)	60.1%	46.4%	43.5%
Vacant Housing Units	13.3%	7.3%	6.1%
2025 Housing Units	2,582	25,699	74,835
Owner Occupied Housing Units	44.0%	56.0%	59.5%
Renter Occupied Housing Units	56.0%	44.0%	40.5%
Vacant Housing Units	12.5%	7.5%	6.0%
2030 Total Housing Units	2,992	26,911	77,689
2030 Owner Occupied Housing Units	1,401	14,531	44,752
2030 Renter Occupied Housing Units	1,241	10,568	28,496
2030 Vacant Housing Units	351	1,812	4,442