

Executive Summary



Rings: 1, 3, 5 mile radii

Population	1 mile	3 mile	5 mile
2010 Population	5,018	52,336	169,326
2020 Population	6,512	61,826	194,450
2025 Population	6,869	69,677	207,746
2030 Population	6,966	72,436	214,886
2010-2020 Annual Rate	2.64%	1.68%	1.39%
2020-2025 Annual Rate	1.02%	2.30%	1.27%
2025-2030 Annual Rate	0.28%	0.78%	0.68%

Age			
2025 Median Age	35.6	37.4	36.2
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	33.4%	38.9%	38.8%
Black Alone	48.7%	44.2%	43.3%
American Indian Alone	0.5%	0.4%	0.4%
Asian Alone	5.8%	4.9%	5.3%
Pacific Islander Alone	0.0%	0.1%	0.0%
Some Other Race Alone	3.2%	3.8%	4.8%
Two or More Races	8.4%	7.7%	7.5%
Hispanic Origin	7.6%	8.4%	9.9%
Diversity Index	69.0	69.8	71.4

Households			
2010 Total Households	2,537	23,194	72,756
2020 Total Households	3,214	27,373	85,385
2025 Total Households	3,264	31,033	92,357
2030 Total Households	3,308	32,459	96,575
2010-2020 Annual Rate	2.39%	1.67%	1.61%
2020-2025 Annual Rate	0.29%	2.42%	1.51%
2025-2030 Annual Rate	0.27%	0.90%	0.90%
2025 Average Household Size	2.10	2.23	2.21
Wealth Index	108	145	122

Mortgage Income			
2025 Percent of Income for Mortgage	1 mile24.1%	3 mile27.7%	5 mile29.8%
Median Household Income			
2025 Median Household Income	\$120,195	\$119,664	\$101,226
2030 Median Household Income	\$147,498	\$145,453	\$114,551
2025-2030 Annual Rate	4.18%	3.98%	2.50%
Average Household Income			
2025 Average Household Income	\$157,061	\$175,929	\$155,171
2030 Average Household Income	\$176,025	\$194,146	\$169,736
Per Capita Income			
2025 Per Capita Income	\$74,868	\$78,391	\$69,110
2030 Per Capita Income	\$84,001	\$87,040	\$76,447
2025-2030 Annual Rate	2.33%	2.12%	2.04%
Income Equality			
2025 Gini Index	40.8	45.4	47.6
Socioeconomic Status			
2025 Socioeconomic Status Index	59.5	57.8	53.2
Housing Unit Summary			
Housing Affordability Index	100	86	79
2010 Total Housing Units	2,828	26,333	83,771
2010 Owner Occupied Hus (%)	47.0%	58.1%	54.0%
2010 Renter Occupied Hus (%)	53.0%	41.9%	46.0%
2010 Vacant Housing Units (%)	10.3%	11.9%	13.2%
2020 Housing Units	3,359	29,458	93,282
2020 Owner Occupied HUs (%)	51.4%	59.3%	51.5%
2020 Renter Occupied HUs (%)	48.6%	40.7%	48.5%
Vacant Housing Units	5.0%	6.9%	8.5%
2025 Housing Units	3,403	33,361	101,304
Owner Occupied Housing Units	54.1%	58.9%	52.7%
Renter Occupied Housing Units	45.9%	41.1%	47.3%
Vacant Housing Units	4.1%	7.0%	8.8%
2030 Total Housing Units	3,447	34,712	105,330
2030 Owner Occupied Housing Units	1,837	19,019	50,748
2030 Renter Occupied Housing Units	1,471	13,440	45,827
2030 Vacant Housing Units	139	2,253	8,755