

Executive Summary



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

Population	5 drive time minute	10 drive time minute	15 drive time minute
2020 Population	7,223	38,799	94,647
2020 Male Population	44.6%	46.3%	47.0%
2020 Female Population	55.4%	53.7%	53.0%
2026 Population	8,201	42,504	107,770
2026 Male Population	45.8%	47.1%	47.8%
2026 Female Population	54.2%	52.9%	52.2%
2031 Population	8,747	45,207	118,682
2031 Male Population	46.0%	47.1%	47.7%
2031 Female Population	54.0%	52.9%	52.3%
2010-2020 Annual Rate	1.01%	1.77%	2.33%
2020-2026 Annual Rate	2.05%	1.47%	2.10%
2026-2031 Annual Rate	1.30%	1.24%	1.95%

In the identified area, the current year population is **107,770**. In 2020, the Census count in the area was **94,647**. The rate of change since 2020 was **2.10%** annually. The five-year projection for the population in the area is **118,682** representing a change of **1.95%** annually from 2026 to 2031. Currently, the population is **47.8%** male and **52.2%** female.

Median Age

2026 Median Age	35.6	36.4	37.2
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The median age in this area is **37.2**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	15.4%	24.7%	30.5%
2026 Black Alone	74.7%	63.1%	55.8%
2026 American Indian Alone	0.2%	0.3%	0.3%
2026 Asian Alone	1.3%	1.6%	2.6%
2026 Pacific Islander Alone	0.2%	0.1%	0.1%
2026 Some Other Race Alone	3.0%	3.7%	3.5%
2026 Two or More Races	5.2%	6.5%	7.2%
2026 Hispanic Origin	6.2%	7.8%	7.9%
2026 Diversity Index	48.2	60.2	64.9

Persons of Hispanic origin represent **7.9%** of the population in the identified area compared to **19.9%** of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is **64.9** in the identified area, compared to **73.0** for the U.S. as a whole.

Households	5 drive time minute	10 drive time minute	15 drive time minute
2026 Wealth Index	53	74	83
2010 Total Households	2,477	11,607	25,826
2020 Total Households	2,685	13,824	32,589
2026 Total Households	3,055	15,248	37,494
2031 Total Households	3,278	16,285	41,544
2010-2020 Annual Rate	0.81%	1.76%	2.35%
2020-2026 Annual Rate	2.09%	1.58%	2.27%
2026-2031 Annual Rate	1.42%	1.32%	2.07%
2026 Average Household Size	2.62	2.75	2.86

The household count in this area has changed from **32,589** in 2020 to **37,494** in the current year, a change of **2.27%** annually. The five-year projection of households is **41,544**, a change of **2.07%** annually from the current year total. Average household size is currently **2.86**, compared to **2.89** in the year 2020. The number of families in the current year is **27,661** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	25.3%	23.2%	22.0%

Median Household Income			
2026 Median Household Income	\$66,731	\$86,628	\$95,866
2031 Median Household Income	\$76,854	\$97,506	\$105,732
2026-2031 Annual Rate	2.87%	2.39%	1.98%

Average Household Income			
2026 Average Household Income	\$81,963	\$103,110	\$112,100
2031 Average Household Income	\$92,424	\$114,985	\$126,217
2026-2031 Annual Rate	2.43%	2.20%	2.40%

Per Capita Income			
2026 Per Capita Income	\$30,174	\$37,131	\$39,237
2031 Per Capita Income	\$34,153	\$41,540	\$44,400
2026-2031 Annual Rate	2.51%	2.27%	2.50%

Income Equality			
2026 Gini Index	44.2	40.0	38.4

Households by Income

Current median household income is **\$95,866** in the area, compared to **\$85,893** for all U.S. households. Median household income is projected to be **\$105,732** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$112,100** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$126,217** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$39,237** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$44,400** in five years, compared to **\$55,073** for all U.S. households.

Housing Unit Summary	5 drive time minute	10 drive time minute	15 drive time minute
2026 Housing Affordability Index	90	98	103
2010 Total Housing Units	2,762	12,929	28,361
2010 Owner Occupied	1,312	7,323	19,123
2010 Renter Occupied	1,165	4,284	6,703
2010 Vacant	285	1,322	2,535
2020 Housing Units	2,832	14,458	34,001
2020 Owner Occupied	1,347	8,313	22,773
2020 Renter Occupied	1,338	5,511	9,816
2020 Vacant	150	616	1,351
2026 Housing Units	3,318	16,151	40,048
2026 Owner Occupied	1,591	9,352	25,887
2026 Renter Occupied	1,464	5,896	11,607
2026 Vacant	263	903	2,554
2031 Total Housing Units	3,636	17,497	44,305
2031 Owner Occupied	1,704	10,040	28,631
2031 Renter Occupied	1,574	6,245	12,914
2031 Vacant	358	1,212	2,761

Socioeconomic Status

2026 Socioeconomic Status Index	48.7	48.6	50.0
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Currently, **48.0%** of the **40,048** housing units in the area are owner occupied; **44.1%** renter occupied; and **7.9%** are vacant. Currently, in the U.S., **57.6%** of the housing units are owner occupied; **32.4%** are renter occupied; and **10.0%** are vacant. In 2020, there were **34,001** housing units in the area and **150** vacant housing units. The annual rate of change in housing units since 2020 is **2.65%**. Median home value in the area is **\$359,349**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **3.14%** annually to **\$334,989**.