

Executive Summary



Rings: 1, 3, 5 mile radii

Population	1 mile	3 mile	5 mile
2020 Population	5,921	38,117	76,796
2020 Male Population	44.3%	45.9%	46.8%
2020 Female Population	55.7%	54.1%	53.2%
2026 Population	6,595	42,060	87,620
2026 Male Population	45.4%	46.8%	47.6%
2026 Female Population	54.6%	53.2%	52.4%
2031 Population	7,013	45,456	97,441
2031 Male Population	45.6%	46.8%	47.6%
2031 Female Population	54.4%	53.2%	52.4%
2010-2020 Annual Rate	0.95%	2.17%	2.48%
2020-2026 Annual Rate	1.74%	1.59%	2.13%
2026-2031 Annual Rate	1.24%	1.57%	2.15%

In the identified area, the current year population is **87,620**. In 2020, the Census count in the area was **76,796**. The rate of change since 2020 was **2.13%** annually. The five-year projection for the population in the area is **97,441** representing a change of **2.15%** annually from 2026 to 2031. Currently, the population is **47.6%** male and **52.4%** female.

Median Age

2026 Median Age	35.4	35.5	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	13.7%	19.3%	26.8%
2026 Black Alone	76.5%	67.9%	59.7%
2026 American Indian Alone	0.2%	0.3%	0.3%
2026 Asian Alone	1.4%	1.8%	2.4%
2026 Pacific Islander Alone	0.2%	0.1%	0.1%
2026 Some Other Race Alone	3.0%	4.1%	3.7%
2026 Two or More Races	5.0%	6.6%	7.0%
2026 Hispanic Origin	6.0%	8.5%	8.2%
2026 Diversity Index	46.1	57.4	63.0

Persons of Hispanic origin represent **8.2%** 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 **63.0** in the identified area, compared to **73.0** for the U.S. as a whole.

Households	1 mile	3 mile	5 mile
2026 Wealth Index	50	68	80
2010 Total Households	2,044	11,044	20,967
2020 Total Households	2,196	13,678	26,848
2026 Total Households	2,457	15,301	30,943
2031 Total Households	2,628	16,715	34,612
2010-2020 Annual Rate	0.72%	2.16%	2.50%
2020-2026 Annual Rate	1.81%	1.81%	2.30%
2026-2031 Annual Rate	1.35%	1.78%	2.27%
2026 Average Household Size	2.63	2.71	2.81

The household count in this area has changed from **26,848** in 2020 to **30,943** in the current year, a change of **2.30%** annually. The five-year projection of households is **34,612**, a change of **2.27%** annually from the current year total. Average household size is currently **2.81**, compared to **2.84** in the year 2020. The number of families in the current year is **22,441** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	25.7%	23.0%	21.9%

Median Household Income			
2026 Median Household Income	\$64,254	\$86,091	\$95,600
2031 Median Household Income	\$74,073	\$97,828	\$105,315
2026-2031 Annual Rate	2.88%	2.59%	1.95%

Average Household Income			
2026 Average Household Income	\$78,209	\$100,886	\$110,794
2031 Average Household Income	\$88,576	\$113,659	\$124,670
2026-2031 Annual Rate	2.52%	2.41%	2.39%

Per Capita Income			
2026 Per Capita Income	\$28,762	\$36,590	\$39,302
2031 Per Capita Income	\$32,671	\$41,274	\$44,440
2026-2031 Annual Rate	2.58%	2.44%	2.49%

Income Equality			
2026 Gini Index	44.4	39.7	38.1

Households by Income

Current median household income is **\$95,600** in the area, compared to **\$85,893** for all U.S. households. Median household income is projected to be **\$105,315** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$110,794** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$124,670** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$39,302** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$44,440** in five years, compared to **\$55,073** for all U.S. households.

Housing Unit Summary	1 mile	3 mile	5 mile
2026 Housing Affordability Index	88	99	104
2010 Total Housing Units	2,290	12,471	23,175
2010 Owner Occupied	1,092	6,464	14,841
2010 Renter Occupied	952	4,580	6,125
2010 Vacant	246	1,427	2,208
2020 Housing Units	2,324	14,373	28,059
2020 Owner Occupied	1,067	7,584	17,887
2020 Renter Occupied	1,129	6,094	8,961
2020 Vacant	122	680	1,181
2026 Housing Units	2,690	16,319	33,402
2026 Owner Occupied	1,227	8,756	20,268
2026 Renter Occupied	1,230	6,545	10,675
2026 Vacant	233	1,018	2,459
2031 Total Housing Units	2,941	18,161	37,095
2031 Owner Occupied	1,313	9,750	22,577
2031 Renter Occupied	1,315	6,964	12,035
2031 Vacant	313	1,446	2,483

Socioeconomic Status

2026 Socioeconomic Status Index	47.8	47.9	49.7
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Currently, **45.6%** of the **33,402** housing units in the area are owner occupied; **45.7%** renter occupied; and **8.7%** 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 **28,059** housing units in the area and **122** vacant housing units. The annual rate of change in housing units since 2020 is **2.83%**. Median home value in the area is **\$356,013**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **2.81%** annually to **\$322,790**.