

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	7,392	100,393	281,790
2020 Male Population	49.0%	48.2%	48.6%
2020 Female Population	51.0%	51.8%	51.4%
2026 Population	9,054	114,712	308,222
2026 Male Population	50.1%	48.9%	49.3%
2026 Female Population	49.9%	51.1%	50.8%
2031 Population	9,674	122,259	327,609
2031 Male Population	50.2%	48.8%	49.1%
2031 Female Population	49.8%	51.2%	50.9%
2010-2020 Annual Rate	4.23%	2.27%	1.55%
2020-2026 Annual Rate	3.30%	2.16%	1.44%
2026-2031 Annual Rate	1.33%	1.28%	1.23%

In the identified area, the current year population is **308,222**. In 2020, the Census count in the area was **281,790**. The rate of change since 2020 was **1.44%** annually. The five-year projection for the population in the area is **327,609** representing a change of **1.23%** annually from 2026 to 2031. Currently, the population is **49.3%** male and **50.8%** female.

Median Age

2026 Median Age	39.0	36.6	37.7
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The median age in this area is **37.7**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	69.8%	62.8%	63.2%
2026 Black Alone	10.1%	14.2%	13.8%
2026 American Indian Alone	0.5%	0.5%	0.7%
2026 Asian Alone	3.4%	5.0%	5.1%
2026 Pacific Islander Alone	0.0%	0.1%	0.0%
2026 Some Other Race Alone	5.2%	5.9%	6.2%
2026 Two or More Races	11.0%	11.5%	11.0%
2026 Hispanic Origin	14.8%	14.8%	14.7%
2026 Diversity Index	61.6	67.5	67.2

Persons of Hispanic origin represent **14.7%** 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 **67.2** 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	95	98	114
2010 Total Households	2,025	29,638	87,294
2020 Total Households	3,331	37,288	102,982
2026 Total Households	4,338	43,191	113,705
2031 Total Households	4,670	46,527	121,545
2010-2020 Annual Rate	5.10%	2.32%	1.67%
2020-2026 Annual Rate	4.32%	2.38%	1.60%
2026-2031 Annual Rate	1.49%	1.50%	1.34%
2026 Average Household Size	2.08	2.56	2.66

The household count in this area has changed from **102,982** in 2020 to **113,705** in the current year, a change of **1.60%** annually. The five-year projection of households is **121,545**, a change of **1.34%** annually from the current year total. Average household size is currently **2.66**, compared to **2.69** in the year 2020. The number of families in the current year is **77,598** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	24.7%	23.7%	22.8%

Median Household Income			
2026 Median Household Income	\$102,140	\$104,558	\$111,848
2031 Median Household Income	\$113,229	\$117,305	\$129,065
2026-2031 Annual Rate	2.08%	2.33%	2.90%

Average Household Income			
2026 Average Household Income	\$121,739	\$126,546	\$138,827
2031 Average Household Income	\$136,499	\$142,912	\$156,280
2026-2031 Annual Rate	2.32%	2.46%	2.40%

Per Capita Income			
2026 Per Capita Income	\$55,350	\$48,180	\$51,533
2031 Per Capita Income	\$62,468	\$54,896	\$58,312
2026-2031 Annual Rate	2.45%	2.64%	2.50%

Income Equality			
2026 Gini Index	39.7	41.0	41.0

Households by Income

Current median household income is **\$111,848** in the area, compared to **\$85,893** for all U.S. households. Median household income is projected to be **\$129,065** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$138,827** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$156,280** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$51,533** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$58,312** 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	96	100	104
2010 Total Housing Units	2,360	31,850	93,903
2010 Owner Occupied	1,319	20,494	63,738
2010 Renter Occupied	706	9,145	23,556
2010 Vacant	335	2,212	6,609
2020 Housing Units	3,689	39,308	107,922
2020 Owner Occupied	1,781	23,462	70,583
2020 Renter Occupied	1,550	13,826	32,399
2020 Vacant	231	1,985	4,930
2026 Housing Units	4,666	45,452	119,305
2026 Owner Occupied	2,564	27,520	78,593
2026 Renter Occupied	1,774	15,671	35,112
2026 Vacant	328	2,261	5,600
2031 Total Housing Units	4,990	48,963	127,433
2031 Owner Occupied	2,776	29,476	83,438
2031 Renter Occupied	1,894	17,050	38,106
2031 Vacant	320	2,436	5,888

Socioeconomic Status

2026 Socioeconomic Status Index	53.6	55.6	55.4
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Currently, **55.0%** of the **119,305** housing units in the area are owner occupied; **38.0%** renter occupied; and **7.0%** 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 **107,922** housing units in the area and **231** vacant housing units. The annual rate of change in housing units since 2020 is **1.62%**. Median home value in the area is **\$432,734**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **1.67%** annually to **\$466,606**.