

# Executive Summary



Rings: 1, 3, 5 mile radii

| Population             | 1 mile | 3 mile | 5 mile  |
|------------------------|--------|--------|---------|
| 2020 Population        | 4,842  | 69,438 | 183,133 |
| 2020 Male Population   | 49.8%  | 48.6%  | 48.6%   |
| 2020 Female Population | 50.2%  | 51.4%  | 51.4%   |
| 2026 Population        | 6,504  | 76,541 | 200,284 |
| 2026 Male Population   | 50.5%  | 49.3%  | 49.2%   |
| 2026 Female Population | 49.5%  | 50.7%  | 50.8%   |
| 2031 Population        | 7,100  | 80,625 | 210,933 |
| 2031 Male Population   | 50.4%  | 49.1%  | 49.0%   |
| 2031 Female Population | 49.6%  | 50.9%  | 51.0%   |
| 2010-2020 Annual Rate  | 2.48%  | 1.72%  | 1.59%   |
| 2020-2026 Annual Rate  | 4.83%  | 1.57%  | 1.44%   |
| 2026-2031 Annual Rate  | 1.77%  | 1.05%  | 1.04%   |

In the identified area, the current year population is **200,284**. In 2020, the Census count in the area was **183,133**. The rate of change since 2020 was **1.44%** annually. The five-year projection for the population in the area is **210,933** representing a change of **1.04%** annually from 2026 to 2031. Currently, the population is **49.2%** male and **50.8%** female.

## Median Age

|                 |      |      |      |
|-----------------|------|------|------|
| 2026 Median Age | 39.4 | 38.8 | 38.2 |
|-----------------|------|------|------|

The median age in this area is **38.2**, compared to U.S. median age of **39.6**.

## Race and Ethnicity

|                             |       |       |       |
|-----------------------------|-------|-------|-------|
| 2026 White Alone            | 64.6% | 65.0% | 65.0% |
| 2026 Black Alone            | 10.4% | 12.5% | 12.9% |
| 2026 American Indian Alone  | 0.6%  | 0.5%  | 0.5%  |
| 2026 Asian Alone            | 2.6%  | 4.5%  | 5.2%  |
| 2026 Pacific Islander Alone | 0.0%  | 0.0%  | 0.0%  |
| 2026 Some Other Race Alone  | 8.0%  | 5.9%  | 5.3%  |
| 2026 Two or More Races      | 13.8% | 11.5% | 11.0% |
| 2026 Hispanic Origin        | 20.2% | 14.8% | 13.5% |
| 2026 Diversity Index        | 69.2  | 65.8  | 65.0  |

Persons of Hispanic origin represent **13.5%** 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 **65.0** 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           | 76     | 109    | 118    |
| 2010 Total Households       | 1,349  | 21,445 | 56,301 |
| 2020 Total Households       | 1,787  | 26,112 | 66,704 |
| 2026 Total Households       | 2,672  | 29,371 | 73,926 |
| 2031 Total Households       | 2,933  | 31,229 | 78,531 |
| 2010-2020 Annual Rate       | 2.85%  | 1.99%  | 1.71%  |
| 2020-2026 Annual Rate       | 6.65%  | 1.90%  | 1.66%  |
| 2026-2031 Annual Rate       | 1.88%  | 1.23%  | 1.22%  |
| 2026 Average Household Size | 2.42   | 2.59   | 2.65   |

The household count in this area has changed from **66,704** in 2020 to **73,926** in the current year, a change of **1.66%** annually. The five-year projection of households is **78,531**, a change of **1.22%** annually from the current year total. Average household size is currently **2.65**, compared to **2.68** in the year 2020. The number of families in the current year is **51,086** in the specified area.

| Mortgage Income                     |       |       |       |
|-------------------------------------|-------|-------|-------|
| 2026 Percent of Income for Mortgage | 26.9% | 22.7% | 22.0% |

| Median Household Income      |           |           |           |
|------------------------------|-----------|-----------|-----------|
| 2026 Median Household Income | \$97,814  | \$110,038 | \$114,830 |
| 2031 Median Household Income | \$108,519 | \$125,644 | \$131,929 |
| 2026-2031 Annual Rate        | 2.10%     | 2.69%     | 2.82%     |

| Average Household Income      |           |           |           |
|-------------------------------|-----------|-----------|-----------|
| 2026 Average Household Income | \$107,163 | \$133,138 | \$141,351 |
| 2031 Average Household Income | \$119,840 | \$149,982 | \$159,119 |
| 2026-2031 Annual Rate         | 2.26%     | 2.41%     | 2.40%     |

| Per Capita Income      |          |          |          |
|------------------------|----------|----------|----------|
| 2026 Per Capita Income | \$44,948 | \$51,180 | \$52,460 |
| 2031 Per Capita Income | \$50,485 | \$58,154 | \$59,511 |
| 2026-2031 Annual Rate  | 2.35%    | 2.59%    | 2.55%    |

| Income Equality |      |      |      |
|-----------------|------|------|------|
| 2026 Gini Index | 34.9 | 40.1 | 40.7 |

Households by Income

Current median household income is **\$114,830** in the area, compared to **\$85,893** for all U.S. households. Median household income is projected to be **\$131,929** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$141,351** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$159,119** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$52,460** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$59,511** 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     | 104    | 108    |
| 2010 Total Housing Units         | 1,591  | 22,967 | 60,045 |
| 2010 Owner Occupied              | 870    | 15,468 | 43,108 |
| 2010 Renter Occupied             | 479    | 5,978  | 13,193 |
| 2010 Vacant                      | 242    | 1,522  | 3,744  |
| 2020 Housing Units               | 1,998  | 27,452 | 69,746 |
| 2020 Owner Occupied              | 1,013  | 17,508 | 47,682 |
| 2020 Renter Occupied             | 774    | 8,604  | 19,022 |
| 2020 Vacant                      | 136    | 1,363  | 2,937  |
| 2026 Housing Units               | 2,888  | 30,696 | 77,295 |
| 2026 Owner Occupied              | 1,650  | 20,503 | 53,301 |
| 2026 Renter Occupied             | 1,022  | 8,868  | 20,625 |
| 2026 Vacant                      | 216    | 1,325  | 3,369  |
| 2031 Total Housing Units         | 3,158  | 32,780 | 82,079 |
| 2031 Owner Occupied              | 1,853  | 21,947 | 56,301 |
| 2031 Renter Occupied             | 1,080  | 9,282  | 22,230 |
| 2031 Vacant                      | 225    | 1,551  | 3,548  |

Socioeconomic Status

|                                 |      |      |      |
|---------------------------------|------|------|------|
| 2026 Socioeconomic Status Index | 51.2 | 55.5 | 57.1 |
|---------------------------------|------|------|------|

Currently, **57.1%** of the **77,295** housing units in the area are owner occupied; **35.4%** renter occupied; and **7.5%** 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 **69,746** housing units in the area and **136** vacant housing units. The annual rate of change in housing units since 2020 is **1.66%**. Median home value in the area is **\$429,166**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **2.14%** annually to **\$496,800**.