

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	12,623	77,532	196,869
2020 Male Population	47.9%	48.2%	48.3%
2020 Female Population	52.1%	51.8%	51.7%
2026 Population	12,694	77,432	197,708
2026 Male Population	48.5%	48.8%	49.0%
2026 Female Population	51.5%	51.2%	51.0%
2031 Population	12,795	77,389	198,478
2031 Male Population	48.3%	48.6%	48.8%
2031 Female Population	51.7%	51.4%	51.2%
2010-2020 Annual Rate	0.88%	0.35%	0.79%
2020-2026 Annual Rate	0.09%	-0.02%	0.07%
2026-2031 Annual Rate	0.16%	-0.01%	0.08%

In the identified area, the current year population is **197,708**. In 2020, the Census count in the area was **196,869**. The rate of change since 2020 was **0.07%** annually. The five-year projection for the population in the area is **198,478** representing a change of **0.08%** annually from 2026 to 2031. Currently, the population is **49.0%** male and **51.0%** female.

Median Age

2026 Median Age	44.2	39.8	40.7
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The median age in this area is **40.7**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	68.2%	59.3%	62.3%
2026 Black Alone	10.7%	14.8%	12.9%
2026 American Indian Alone	0.3%	0.5%	0.3%
2026 Asian Alone	4.1%	6.0%	8.9%
2026 Pacific Islander Alone	0.0%	0.1%	0.0%
2026 Some Other Race Alone	6.0%	8.0%	5.3%
2026 Two or More Races	10.6%	11.4%	10.3%
2026 Hispanic Origin	13.9%	17.0%	12.5%
2026 Diversity Index	62.5	71.6	66.7

Persons of Hispanic origin represent **12.5%** 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 **66.7** 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	187	168	184
2010 Total Households	4,644	29,234	71,982
2020 Total Households	5,280	31,127	77,989
2026 Total Households	5,391	31,732	79,693
2031 Total Households	5,483	32,038	80,729
2010-2020 Annual Rate	1.29%	0.63%	0.80%
2020-2026 Annual Rate	0.33%	0.31%	0.35%
2026-2031 Annual Rate	0.34%	0.19%	0.26%
2026 Average Household Size	2.30	2.42	2.47

The household count in this area has changed from **77,989** in 2020 to **79,693** in the current year, a change of **0.35%** annually. The five-year projection of households is **80,729**, a change of **0.26%** annually from the current year total. Average household size is currently **2.47**, compared to **2.51** in the year 2020. The number of families in the current year is **52,317** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	23.5%	25.5%	24.1%

Median Household Income			
2026 Median Household Income	\$141,004	\$130,360	\$144,174
2031 Median Household Income	\$176,614	\$158,662	\$173,743
2026-2031 Annual Rate	4.61%	4.01%	3.80%

Average Household Income			
2026 Average Household Income	\$204,063	\$189,564	\$203,022
2031 Average Household Income	\$233,491	\$216,503	\$231,400
2026-2031 Annual Rate	2.73%	2.69%	2.65%

Per Capita Income			
2026 Per Capita Income	\$86,881	\$78,063	\$81,923
2031 Per Capita Income	\$100,358	\$90,052	\$94,193
2026-2031 Annual Rate	2.93%	2.90%	2.83%

Income Equality			
2026 Gini Index	43.9	44.6	43.6

Households by Income

Current median household income is **\$144,174** in the area, compared to **\$85,893** for all U.S. households. Median household income is projected to be **\$173,743** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$203,022** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$231,400** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$81,923** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$94,193** 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	99	91	97
2010 Total Housing Units	5,185	31,580	77,019
2010 Owner Occupied	3,215	17,081	46,346
2010 Renter Occupied	1,428	12,153	25,636
2010 Vacant	541	2,346	5,037
2020 Housing Units	5,635	32,903	82,011
2020 Owner Occupied	3,513	18,193	49,885
2020 Renter Occupied	1,767	12,934	28,104
2020 Vacant	307	1,767	3,915
2026 Housing Units	5,800	33,780	84,647
2026 Owner Occupied	3,675	19,125	52,292
2026 Renter Occupied	1,716	12,607	27,401
2026 Vacant	409	2,048	4,954
2031 Total Housing Units	5,978	34,713	86,709
2031 Owner Occupied	3,765	19,516	53,266
2031 Renter Occupied	1,718	12,522	27,463
2031 Vacant	495	2,675	5,980

Socioeconomic Status

2026 Socioeconomic Status Index	60.2	56.5	60.6
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Currently, **63.4%** of the **84,647** housing units in the area are owner occupied; **29.6%** renter occupied; and **7.1%** 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 **82,011** housing units in the area and **307** vacant housing units. The annual rate of change in housing units since 2020 is **0.51%**. Median home value in the area is **\$591,844**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **3.62%** annually to **\$673,744**.