

Executive Summary



Rings: 1, 3, 5 mile radii

Population	1 mile	3 mile	5 mile
2020 Population	6,684	69,683	187,862
2020 Male Population	47.5%	48.1%	48.3%
2020 Female Population	52.5%	51.9%	51.8%
2026 Population	6,944	69,547	187,865
2026 Male Population	48.2%	48.8%	48.9%
2026 Female Population	51.8%	51.2%	51.1%
2031 Population	7,082	69,427	188,158
2031 Male Population	48.1%	48.7%	48.7%
2031 Female Population	51.9%	51.3%	51.3%
2010-2020 Annual Rate	1.12%	0.34%	0.68%
2020-2026 Annual Rate	0.61%	-0.03%	0.00%
2026-2031 Annual Rate	0.39%	-0.03%	0.03%

In the identified area, the current year population is **187,865**. In 2020, the Census count in the area was **187,862**. The rate of change since 2020 was **0.00%** annually. The five-year projection for the population in the area is **188,158** representing a change of **0.03%** annually from 2026 to 2031. Currently, the population is **48.9%** male and **51.1%** female.

Median Age

2026 Median Age	45.7	39.4	40.6
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The median age in this area is **40.6**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	69.7%	57.3%	62.2%
2026 Black Alone	11.7%	16.3%	13.5%
2026 American Indian Alone	0.3%	0.6%	0.4%
2026 Asian Alone	3.5%	5.2%	8.1%
2026 Pacific Islander Alone	0.0%	0.1%	0.0%
2026 Some Other Race Alone	4.8%	8.8%	5.5%
2026 Two or More Races	10.1%	11.8%	10.4%
2026 Hispanic Origin	12.3%	18.4%	12.7%
2026 Diversity Index	59.8	73.4	66.9

Persons of Hispanic origin represent **12.7%** 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 **66.9** 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	190	156	185
2010 Total Households	2,341	26,864	69,558
2020 Total Households	2,822	28,930	74,684
2026 Total Households	2,938	29,497	76,110
2031 Total Households	3,022	29,773	76,947
2010-2020 Annual Rate	1.89%	0.74%	0.71%
2020-2026 Annual Rate	0.65%	0.31%	0.30%
2026-2031 Annual Rate	0.57%	0.19%	0.22%
2026 Average Household Size	2.27	2.34	2.46

The household count in this area has changed from **74,684** in 2020 to **76,110** in the current year, a change of **0.30%** annually. The five-year projection of households is **76,947**, a change of **0.22%** annually from the current year total. Average household size is currently **2.46**, compared to **2.50** in the year 2020. The number of families in the current year is **49,734** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	24.4%	26.1%	24.6%

Median Household Income			
2026 Median Household Income	\$145,490	\$121,095	\$143,627
2031 Median Household Income	\$180,143	\$148,060	\$174,269
2026-2031 Annual Rate	4.37%	4.10%	3.94%

Average Household Income			
2026 Average Household Income	\$209,823	\$180,402	\$204,299
2031 Average Household Income	\$236,824	\$207,713	\$232,318
2026-2031 Annual Rate	2.45%	2.86%	2.60%

Per Capita Income			
2026 Per Capita Income	\$90,893	\$76,753	\$82,785
2031 Per Capita Income	\$103,368	\$89,284	\$95,022
2026-2031 Annual Rate	2.61%	3.07%	2.80%

Income Equality			
2026 Gini Index	43.4	45.9	43.8

Households by Income

Current median household income is **\$143,627** in the area, compared to **\$85,893** for all U.S. households. Median household income is projected to be **\$174,269** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$204,299** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$232,318** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$82,785** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$95,022** 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	96	89	95
2010 Total Housing Units	2,704	29,093	74,285
2010 Owner Occupied	1,581	14,340	44,217
2010 Renter Occupied	760	12,524	25,342
2010 Vacant	363	2,229	4,727
2020 Housing Units	3,034	30,657	78,411
2020 Owner Occupied	1,812	15,359	47,122
2020 Renter Occupied	1,010	13,571	27,562
2020 Vacant	173	1,769	3,737
2026 Housing Units	3,184	31,502	80,650
2026 Owner Occupied	1,901	16,345	49,363
2026 Renter Occupied	1,037	13,152	26,747
2026 Vacant	246	2,005	4,540
2031 Total Housing Units	3,310	32,396	82,642
2031 Owner Occupied	1,960	16,725	50,284
2031 Renter Occupied	1,062	13,048	26,662
2031 Vacant	288	2,623	5,695

Socioeconomic Status

2026 Socioeconomic Status Index	63.8	55.3	60.9
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Currently, **59.7%** of the **80,650** housing units in the area are owner occupied; **32.6%** renter occupied; and **7.7%** 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 **78,411** housing units in the area and **173** vacant housing units. The annual rate of change in housing units since 2020 is **0.45%**. Median home value in the area is **\$599,603**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **3.38%** annually to **\$711,786**.