

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	4,207	20,438	66,708
2020 Male Population	47.3%	48.0%	48.1%
2020 Female Population	52.7%	52.0%	51.9%
2026 Population	4,863	23,781	74,721
2026 Male Population	47.5%	48.4%	48.6%
2026 Female Population	52.5%	51.6%	51.4%
2031 Population	5,290	25,601	78,938
2031 Male Population	47.1%	48.1%	48.5%
2031 Female Population	52.9%	51.9%	51.5%
2010-2020 Annual Rate	3.39%	2.90%	2.07%
2020-2026 Annual Rate	2.35%	2.45%	1.83%
2026-2031 Annual Rate	1.70%	1.49%	1.10%

In the identified area, the current year population is **74,721**. In 2020, the Census count in the area was **66,708**. The rate of change since 2020 was **1.83%** annually. The five-year projection for the population in the area is **78,938** representing a change of **1.10%** annually from 2026 to 2031. Currently, the population is **48.6%** male and **51.4%** female.

Median Age

2026 Median Age	37.3	39.4	35.1
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The median age in this area is **35.1**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	65.7%	72.4%	71.2%
2026 Black Alone	14.5%	9.7%	11.5%
2026 American Indian Alone	0.3%	0.2%	0.4%
2026 Asian Alone	7.5%	7.5%	6.3%
2026 Pacific Islander Alone	0.0%	0.0%	0.0%
2026 Some Other Race Alone	4.4%	3.6%	4.1%
2026 Two or More Races	7.6%	6.6%	6.5%
2026 Hispanic Origin	9.7%	8.0%	9.0%
2026 Diversity Index	61.5	53.5	55.7

Persons of Hispanic origin represent **9.0%** 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 **55.7** 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	145	134	109
2010 Total Households	1,043	5,678	20,600
2020 Total Households	1,449	7,338	24,555
2026 Total Households	1,686	8,512	27,670
2031 Total Households	1,844	9,164	29,338
2010-2020 Annual Rate	3.34%	2.60%	1.77%
2020-2026 Annual Rate	2.45%	2.40%	1.93%
2026-2031 Annual Rate	1.81%	1.49%	1.18%
2026 Average Household Size	2.88	2.79	2.59

The household count in this area has changed from **24,555** in 2020 to **27,670** in the current year, a change of **1.93%** annually. The five-year projection of households is **29,338**, a change of **1.18%** annually from the current year total. Average household size is currently **2.59**, compared to **2.60** in the year 2020. The number of families in the current year is **17,783** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	15.4%	22.0%	25.5%

Median Household Income			
2026 Median Household Income	\$149,373	\$116,724	\$91,427
2031 Median Household Income	\$158,605	\$136,896	\$106,891
2026-2031 Annual Rate	1.21%	3.24%	3.17%

Average Household Income			
2026 Average Household Income	\$171,970	\$154,741	\$129,720
2031 Average Household Income	\$189,375	\$173,550	\$147,296
2026-2031 Annual Rate	1.95%	2.32%	2.57%

Per Capita Income			
2026 Per Capita Income	\$60,181	\$55,603	\$48,491
2031 Per Capita Income	\$66,521	\$62,368	\$55,233
2026-2031 Annual Rate	2.02%	2.32%	2.64%

Income Equality			
2026 Gini Index	38.9	42.5	45.7

Households by Income

Current median household income is **\$91,427** in the area, compared to **\$85,893** for all U.S. households. Median household income is projected to be **\$106,891** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$129,720** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$147,296** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$48,491** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$55,233** 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	154	107	92
2010 Total Housing Units	1,123	6,142	22,554
2010 Owner Occupied	765	4,227	12,513
2010 Renter Occupied	277	1,451	8,087
2010 Vacant	80	464	1,954
2020 Housing Units	1,552	7,796	26,136
2020 Owner Occupied	1,083	5,628	15,285
2020 Renter Occupied	366	1,710	9,270
2020 Vacant	102	427	1,593
2026 Housing Units	1,787	9,020	29,473
2026 Owner Occupied	1,213	6,483	17,946
2026 Renter Occupied	473	2,029	9,724
2026 Vacant	101	508	1,803
2031 Total Housing Units	1,963	9,723	31,230
2031 Owner Occupied	1,328	6,990	19,312
2031 Renter Occupied	516	2,173	10,025
2031 Vacant	119	559	1,892

Socioeconomic Status

2026 Socioeconomic Status Index	59.5	60.4	56.1
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Currently, **67.9%** of the **29,473** housing units in the area are owner occupied; **26.5%** renter occupied; and **5.7%** 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 **26,136** housing units in the area and **102** vacant housing units. The annual rate of change in housing units since 2020 is **1.94%**. Median home value in the area is **\$397,013**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **1.46%** annually to **\$419,531**.