

Executive Summary



Rings: 1, 3, 5 mile radii

Population	1 mile	3 mile	5 mile
2020 Population	1,858	14,662	36,404
2020 Male Population	47.4%	48.0%	47.9%
2020 Female Population	52.6%	52.0%	52.1%
2026 Population	2,035	16,690	41,038
2026 Male Population	47.4%	48.2%	48.3%
2026 Female Population	52.6%	51.8%	51.7%
2031 Population	2,163	17,905	43,653
2031 Male Population	46.8%	47.8%	48.0%
2031 Female Population	53.2%	52.2%	52.0%
2010-2020 Annual Rate	3.49%	2.81%	2.27%
2020-2026 Annual Rate	1.47%	2.09%	1.94%
2026-2031 Annual Rate	1.23%	1.42%	1.24%

In the identified area, the current year population is **41,038**. In 2020, the Census count in the area was **36,404**. The rate of change since 2020 was **1.94%** annually. The five-year projection for the population in the area is **43,653** representing a change of **1.24%** annually from 2026 to 2031. Currently, the population is **48.3%** male and **51.7%** female.

Median Age			
2026 Median Age	38.3	39.2	38.9

The median age in this area is **38.9**, compared to U.S. median age of **39.6**.

Race and Ethnicity			
2026 White Alone	77.0%	70.5%	71.6%
2026 Black Alone	4.4%	10.6%	11.4%
2026 American Indian Alone	0.1%	0.2%	0.3%
2026 Asian Alone	10.0%	8.1%	6.6%
2026 Pacific Islander Alone	0.0%	0.0%	0.0%
2026 Some Other Race Alone	2.1%	3.8%	3.6%
2026 Two or More Races	6.4%	6.8%	6.4%
2026 Hispanic Origin	5.3%	8.3%	8.1%
2026 Diversity Index	45.3	55.8	54.4

Persons of Hispanic origin represent **8.1%** 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 **54.4** 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	180	133	119
2010 Total Households	469	4,167	11,554
2020 Total Households	629	5,376	14,107
2026 Total Households	683	6,154	15,962
2031 Total Households	722	6,608	17,029
2010-2020 Annual Rate	2.98%	2.58%	2.02%
2020-2026 Annual Rate	1.33%	2.19%	2.00%
2026-2031 Annual Rate	1.12%	1.43%	1.30%
2026 Average Household Size	2.98	2.71	2.56

The household count in this area has changed from **14,107** in 2020 to **15,962** in the current year, a change of **2.00%** annually. The five-year projection of households is **17,029**, a change of **1.30%** annually from the current year total. Average household size is currently **2.56**, compared to **2.57** in the year 2020. The number of families in the current year is **10,724** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	16.8%	21.4%	23.8%

Median Household Income			
2026 Median Household Income	\$165,836	\$116,550	\$98,135
2031 Median Household Income	\$176,842	\$137,366	\$114,758
2026-2031 Annual Rate	1.29%	3.34%	3.18%

Average Household Income			
2026 Average Household Income	\$203,008	\$154,543	\$138,462
2031 Average Household Income	\$223,425	\$172,780	\$157,338
2026-2031 Annual Rate	1.94%	2.26%	2.59%

Per Capita Income			
2026 Per Capita Income	\$67,912	\$56,591	\$53,589
2031 Per Capita Income	\$73,928	\$63,349	\$61,050
2026-2031 Annual Rate	1.71%	2.28%	2.64%

Income Equality			
2026 Gini Index	36.2	42.4	44.9

Households by Income

Current median household income is **\$98,135** in the area, compared to **\$85,893** for all U.S. households. Median household income is projected to be **\$114,758** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$138,462** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$157,338** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$53,589** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$61,050** 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	142	111	98
2010 Total Housing Units	502	4,520	12,490
2010 Owner Occupied	368	3,036	7,683
2010 Renter Occupied	101	1,131	3,872
2010 Vacant	33	353	936
2020 Housing Units	650	5,748	15,040
2020 Owner Occupied	503	4,025	9,573
2020 Renter Occupied	126	1,351	4,534
2020 Vacant	18	334	927
2026 Housing Units	699	6,573	17,056
2026 Owner Occupied	557	4,511	10,978
2026 Renter Occupied	126	1,643	4,984
2026 Vacant	16	419	1,094
2031 Total Housing Units	740	7,080	18,187
2031 Owner Occupied	592	4,844	11,793
2031 Renter Occupied	130	1,764	5,235
2031 Vacant	18	472	1,158

Socioeconomic Status

2026 Socioeconomic Status Index	70.1	60.4	59.4
---------------------------------	------	------	------

Currently, **79.7%** of the **17,056** housing units in the area are owner occupied; **18.0%** renter occupied; and **2.3%** 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 **15,040** housing units in the area and **18** vacant housing units. The annual rate of change in housing units since 2020 is **2.03%**. Median home value in the area is **\$397,771**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **2.81%** annually to **\$545,516**.