

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	17,050	98,800	243,756
2020 Male Population	49.5%	48.5%	48.5%
2020 Female Population	50.5%	51.5%	51.5%
2026 Population	17,474	105,304	265,069
2026 Male Population	50.0%	49.1%	49.1%
2026 Female Population	50.0%	50.9%	50.9%
2031 Population	17,887	109,176	278,206
2031 Male Population	49.8%	48.9%	49.0%
2031 Female Population	50.2%	51.1%	51.0%
2010-2020 Annual Rate	0.81%	1.68%	1.52%
2020-2026 Annual Rate	0.39%	1.03%	1.35%
2026-2031 Annual Rate	0.47%	0.72%	0.97%

In the identified area, the current year population is **265,069**. In 2020, the Census count in the area was **243,756**. The rate of change since 2020 was **1.35%** annually. The five-year projection for the population in the area is **278,206** representing a change of **0.97%** annually from 2026 to 2031. Currently, the population is **49.1%** male and **50.9%** female.

Median Age

2026 Median Age	39.9	38.9	38.5
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The median age in this area is **38.5**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	63.5%	63.9%	63.5%
2026 Black Alone	12.2%	13.3%	13.6%
2026 American Indian Alone	0.6%	0.5%	0.5%
2026 Asian Alone	4.1%	6.1%	6.0%
2026 Pacific Islander Alone	0.0%	0.1%	0.0%
2026 Some Other Race Alone	6.9%	5.1%	5.3%
2026 Two or More Races	12.6%	11.0%	10.9%
2026 Hispanic Origin	15.4%	12.9%	13.2%
2026 Diversity Index	67.4	65.5	66.0

Persons of Hispanic origin represent **13.2%** 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 **66.0** 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	116	125	126
2010 Total Households	5,735	30,623	76,599
2020 Total Households	6,283	35,720	89,598
2026 Total Households	6,517	38,544	98,187
2031 Total Households	6,707	40,285	103,868
2010-2020 Annual Rate	0.92%	1.55%	1.58%
2020-2026 Annual Rate	0.59%	1.22%	1.48%
2026-2031 Annual Rate	0.58%	0.89%	1.13%
2026 Average Household Size	2.67	2.66	2.65

The household count in this area has changed from **89,598** in 2020 to **98,187** in the current year, a change of **1.48%** annually. The five-year projection of households is **103,868**, a change of **1.13%** annually from the current year total. Average household size is currently **2.65**, compared to **2.67** in the year 2020. The number of families in the current year is **67,695** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	19.7%	22.3%	22.2%

Median Household Income			
2026 Median Household Income	\$114,777	\$115,679	\$118,015
2031 Median Household Income	\$131,557	\$132,065	\$135,438
2026-2031 Annual Rate	2.77%	2.68%	2.79%

Average Household Income			
2026 Average Household Income	\$138,360	\$146,028	\$147,784
2031 Average Household Income	\$158,691	\$164,563	\$165,968
2026-2031 Annual Rate	2.78%	2.42%	2.35%

Per Capita Income			
2026 Per Capita Income	\$51,368	\$54,251	\$55,013
2031 Per Capita Income	\$59,255	\$61,591	\$62,225
2026-2031 Annual Rate	2.90%	2.57%	2.49%

Income Equality			
2026 Gini Index	39.0	41.3	41.4

Households by Income

Current median household income is **\$118,015** in the area, compared to **\$85,893** for all U.S. households. Median household income is projected to be **\$135,438** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$147,784** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$165,968** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$55,013** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$62,225** 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	119	106	107
2010 Total Housing Units	6,175	32,646	81,822
2010 Owner Occupied	4,684	23,462	58,272
2010 Renter Occupied	1,051	7,161	18,327
2010 Vacant	440	2,023	5,223
2020 Housing Units	6,493	37,295	93,827
2020 Owner Occupied	4,795	25,591	64,034
2020 Renter Occupied	1,488	10,129	25,564
2020 Vacant	223	1,589	4,177
2026 Housing Units	6,721	40,194	102,912
2026 Owner Occupied	5,130	28,361	70,823
2026 Renter Occupied	1,387	10,183	27,364
2026 Vacant	204	1,650	4,725
2031 Total Housing Units	6,947	42,018	108,875
2031 Owner Occupied	5,319	29,642	74,623
2031 Renter Occupied	1,389	10,643	29,245
2031 Vacant	240	1,733	5,007

Socioeconomic Status

2026 Socioeconomic Status Index	56.2	56.6	57.0
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Currently, **76.3%** of the **102,912** housing units in the area are owner occupied; **20.6%** renter occupied; and **3.0%** 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 **93,827** housing units in the area and **223** vacant housing units. The annual rate of change in housing units since 2020 is **1.49%**. Median home value in the area is **\$444,903**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **2.85%** annually to **\$442,965**.