

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	11,460	37,198	104,938
2020 Male Population	48.6%	48.9%	49.2%
2020 Female Population	51.4%	51.1%	50.8%
2026 Population	11,913	37,998	104,827
2026 Male Population	49.5%	49.5%	49.7%
2026 Female Population	50.5%	50.5%	50.3%
2031 Population	12,376	39,062	105,149
2031 Male Population	49.3%	49.3%	49.5%
2031 Female Population	50.7%	50.7%	50.5%
2010-2020 Annual Rate	1.03%	0.46%	0.19%
2020-2026 Annual Rate	0.62%	0.34%	-0.02%
2026-2031 Annual Rate	0.77%	0.55%	0.06%

In the identified area, the current year population is **104,827**. In 2020, the Census count in the area was **104,938**. The rate of change since 2020 was **-0.02%** annually. The five-year projection for the population in the area is **105,149** representing a change of **0.06%** annually from 2026 to 2031. Currently, the population is **49.7%** male and **50.3%** female.

Median Age

2026 Median Age	38.7	40.2	39.0
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The median age in this area is **39.0**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	71.3%	73.3%	68.7%
2026 Black Alone	6.1%	6.4%	9.5%
2026 American Indian Alone	0.2%	0.4%	0.5%
2026 Asian Alone	7.7%	4.2%	2.5%
2026 Pacific Islander Alone	0.1%	0.1%	0.1%
2026 Some Other Race Alone	4.6%	5.1%	7.2%
2026 Two or More Races	10.2%	10.5%	11.6%
2026 Hispanic Origin	12.3%	15.1%	19.2%
2026 Diversity Index	58.5	58.6	65.5

Persons of Hispanic origin represent **19.2%** 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 **65.5** 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	101	94	82
2010 Total Households	3,740	13,216	38,022
2020 Total Households	4,498	14,467	40,636
2026 Total Households	4,874	15,442	42,279
2031 Total Households	5,231	16,273	43,267
2010-2020 Annual Rate	1.86%	0.91%	0.67%
2020-2026 Annual Rate	1.29%	1.05%	0.64%
2026-2031 Annual Rate	1.42%	1.05%	0.46%
2026 Average Household Size	2.42	2.41	2.44

The household count in this area has changed from **40,636** in 2020 to **42,279** in the current year, a change of **0.64%** annually. The five-year projection of households is **43,267**, a change of **0.46%** annually from the current year total. Average household size is currently **2.44**, compared to **2.54** in the year 2020. The number of families in the current year is **26,670** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	17.4%	18.1%	19.2%

Median Household Income			
2026 Median Household Income	\$116,958	\$101,801	\$89,574
2031 Median Household Income	\$130,902	\$116,361	\$104,249
2026-2031 Annual Rate	2.28%	2.71%	3.08%

Average Household Income			
2026 Average Household Income	\$135,695	\$124,686	\$110,801
2031 Average Household Income	\$153,284	\$143,136	\$126,878
2026-2031 Annual Rate	2.47%	2.80%	2.75%

Per Capita Income			
2026 Per Capita Income	\$55,090	\$51,001	\$45,066
2031 Per Capita Income	\$64,153	\$59,939	\$52,641
2026-2031 Annual Rate	3.09%	3.28%	3.16%

Income Equality			
2026 Gini Index	37.4	39.3	41.0

Households by Income

Current median household income is **\$89,574** in the area, compared to **\$85,893** for all U.S. households. Median household income is projected to be **\$104,249** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$110,801** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$126,878** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$45,066** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$52,641** 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	124	119	111
2010 Total Housing Units	3,954	13,959	40,974
2010 Owner Occupied	2,770	9,793	25,318
2010 Renter Occupied	970	3,423	12,704
2010 Vacant	214	743	2,952
2020 Housing Units	4,678	15,116	43,045
2020 Owner Occupied	2,889	9,932	25,504
2020 Renter Occupied	1,609	4,535	15,132
2020 Vacant	223	644	2,383
2026 Housing Units	5,127	16,205	44,899
2026 Owner Occupied	2,913	10,195	26,271
2026 Renter Occupied	1,961	5,247	16,008
2026 Vacant	253	763	2,620
2031 Total Housing Units	5,415	17,034	46,024
2031 Owner Occupied	3,023	10,366	26,571
2031 Renter Occupied	2,209	5,907	16,695
2031 Vacant	184	761	2,757

Socioeconomic Status

2026 Socioeconomic Status Index	52.4	52.7	48.3
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Currently, **56.8%** of the **44,899** housing units in the area are owner occupied; **38.2%** renter occupied; and **4.9%** 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 **43,045** housing units in the area and **223** vacant housing units. The annual rate of change in housing units since 2020 is **0.68%**. Median home value in the area is **\$292,541**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **2.48%** annually to **\$390,370**.