

Executive Summary



Rings: 1, 3, 5 mile radii

Population	1 mile	3 mile	5 mile
2020 Population	10,316	23,874	78,162
2020 Male Population	48.5%	49.1%	48.9%
2020 Female Population	51.5%	50.9%	51.1%
2026 Population	10,685	25,284	78,472
2026 Male Population	49.4%	49.8%	49.5%
2026 Female Population	50.6%	50.2%	50.5%
2031 Population	10,934	26,498	79,062
2031 Male Population	49.2%	49.5%	49.3%
2031 Female Population	50.8%	50.5%	50.7%
2010-2020 Annual Rate	0.84%	0.66%	0.27%
2020-2026 Annual Rate	0.56%	0.92%	0.06%
2026-2031 Annual Rate	0.46%	0.94%	0.15%

In the identified area, the current year population is **78,472**. In 2020, the Census count in the area was **78,162**. The rate of change since 2020 was **0.06%** annually. The five-year projection for the population in the area is **79,062** representing a change of **0.15%** annually from 2026 to 2031. Currently, the population is **49.5%** male and **50.5%** female.

Median Age			
2026 Median Age	38.7	39.8	39.3

The median age in this area is **39.3**, compared to U.S. median age of **39.6**.

Race and Ethnicity			
2026 White Alone	70.6%	72.3%	69.7%
2026 Black Alone	6.3%	7.1%	8.7%
2026 American Indian Alone	0.2%	0.3%	0.4%
2026 Asian Alone	8.0%	5.7%	2.8%
2026 Pacific Islander Alone	0.1%	0.1%	0.1%
2026 Some Other Race Alone	4.6%	4.8%	6.8%
2026 Two or More Races	10.3%	9.8%	11.5%
2026 Hispanic Origin	12.5%	13.9%	18.6%
2026 Diversity Index	59.3	58.7	64.3

Persons of Hispanic origin represent **18.6%** 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 **64.3** 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	104	103	84
2010 Total Households	3,405	8,133	28,323
2020 Total Households	4,007	9,222	30,511
2026 Total Households	4,311	10,189	31,978
2031 Total Households	4,547	10,981	32,916
2010-2020 Annual Rate	1.64%	1.26%	0.75%
2020-2026 Annual Rate	1.18%	1.61%	0.75%
2026-2031 Annual Rate	1.07%	1.51%	0.58%
2026 Average Household Size	2.46	2.42	2.42

The household count in this area has changed from **30,511** in 2020 to **31,978** in the current year, a change of **0.75%** annually. The five-year projection of households is **32,916**, a change of **0.58%** annually from the current year total. Average household size is currently **2.42**, compared to **2.52** in the year 2020. The number of families in the current year is **20,317** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	17.0%	18.0%	18.5%

Median Household Income			
2026 Median Household Income	\$118,494	\$110,030	\$93,839
2031 Median Household Income	\$132,379	\$126,707	\$107,475
2026-2031 Annual Rate	2.24%	2.86%	2.75%

Average Household Income			
2026 Average Household Income	\$137,321	\$135,610	\$113,961
2031 Average Household Income	\$155,821	\$155,175	\$130,337
2026-2031 Annual Rate	2.56%	2.73%	2.72%

Per Capita Income			
2026 Per Capita Income	\$54,928	\$54,433	\$46,560
2031 Per Capita Income	\$64,106	\$63,937	\$54,382
2026-2031 Annual Rate	3.14%	3.27%	3.15%

Income Equality			
2026 Gini Index	37.5	39.7	39.9

Households by Income

Current median household income is **\$93,839** in the area, compared to **\$85,893** for all U.S. households. Median household income is projected to be **\$107,475** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$113,961** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$130,337** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$46,560** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$54,382** 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	127	120	116
2010 Total Housing Units	3,593	8,635	30,244
2010 Owner Occupied	2,543	5,796	19,366
2010 Renter Occupied	863	2,337	8,957
2010 Vacant	188	502	1,921
2020 Housing Units	4,155	9,586	32,098
2020 Owner Occupied	2,630	5,994	19,555
2020 Renter Occupied	1,377	3,228	10,956
2020 Vacant	181	400	1,587
2026 Housing Units	4,476	10,709	33,727
2026 Owner Occupied	2,664	6,294	20,201
2026 Renter Occupied	1,647	3,895	11,777
2026 Vacant	165	520	1,749
2031 Total Housing Units	4,658	11,439	34,734
2031 Owner Occupied	2,754	6,490	20,462
2031 Renter Occupied	1,793	4,491	12,453
2031 Vacant	111	458	1,818

Socioeconomic Status

2026 Socioeconomic Status Index	53.1	53.3	49.3
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Currently, **59.5%** of the **33,727** housing units in the area are owner occupied; **36.8%** renter occupied; and **3.7%** 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 **32,098** housing units in the area and **181** vacant housing units. The annual rate of change in housing units since 2020 is **0.80%**. Median home value in the area is **\$294,497**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **2.30%** annually to **\$384,287**.