

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	20,156	86,296	262,384
2020 Male Population	49.3%	48.2%	48.9%
2020 Female Population	50.7%	51.8%	51.1%
2026 Population	22,544	90,265	269,737
2026 Male Population	50.1%	49.0%	49.5%
2026 Female Population	49.9%	51.0%	50.5%
2031 Population	23,114	92,557	276,922
2031 Male Population	49.8%	48.8%	49.3%
2031 Female Population	50.2%	51.2%	50.7%
2010-2020 Annual Rate	3.96%	1.94%	1.50%
2020-2026 Annual Rate	1.81%	0.72%	0.44%
2026-2031 Annual Rate	0.50%	0.50%	0.53%

In the identified area, the current year population is **269,737**. In 2020, the Census count in the area was **262,384**. The rate of change since 2020 was **0.44%** annually. The five-year projection for the population in the area is **276,922** representing a change of **0.53%** annually from 2026 to 2031. Currently, the population is **49.5%** male and **50.5%** female.

Median Age

2026 Median Age	34.3	36.6	36.4
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The median age in this area is **36.4**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	38.2%	52.3%	51.3%
2026 Black Alone	15.8%	14.2%	15.5%
2026 American Indian Alone	0.3%	0.4%	0.9%
2026 Asian Alone	36.5%	19.0%	12.2%
2026 Pacific Islander Alone	0.1%	0.1%	0.1%
2026 Some Other Race Alone	2.7%	5.5%	10.2%
2026 Two or More Races	6.5%	8.7%	9.8%
2026 Hispanic Origin	6.8%	11.2%	18.6%
2026 Diversity Index	73.0	72.7	77.5

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 **77.5** 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	106	154	143
2010 Total Households	7,493	33,125	98,177
2020 Total Households	10,580	39,330	116,595
2026 Total Households	11,621	41,246	121,898
2031 Total Households	11,951	42,565	126,175
2010-2020 Annual Rate	3.51%	1.73%	1.73%
2020-2026 Annual Rate	1.51%	0.76%	0.71%
2026-2031 Annual Rate	0.56%	0.63%	0.69%
2026 Average Household Size	1.93	2.17	2.20

The household count in this area has changed from **116,595** in 2020 to **121,898** in the current year, a change of **0.71%** annually. The five-year projection of households is **126,175**, a change of **0.69%** annually from the current year total. Average household size is currently **2.20**, compared to **2.23** in the year 2020. The number of families in the current year is **61,546** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	28.8%	28.7%	32.3%

Median Household Income			
2026 Median Household Income	\$107,352	\$124,957	\$113,088
2031 Median Household Income	\$121,633	\$152,648	\$135,625
2026-2031 Annual Rate	2.53%	4.08%	3.70%

Average Household Income			
2026 Average Household Income	\$166,541	\$198,489	\$184,180
2031 Average Household Income	\$189,813	\$225,655	\$208,306
2026-2031 Annual Rate	2.65%	2.60%	2.49%

Per Capita Income			
2026 Per Capita Income	\$85,210	\$90,603	\$83,277
2031 Per Capita Income	\$97,426	\$103,616	\$94,910
2026-2031 Annual Rate	2.72%	2.72%	2.65%

Income Equality			
2026 Gini Index	46.0	46.1	47.9

Households by Income

Current median household income is **\$113,088** in the area, compared to **\$85,893** for all U.S. households. Median household income is projected to be **\$135,625** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$184,180** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$208,306** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$83,277** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$94,910** 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	81	81	72
2010 Total Housing Units	8,461	36,562	108,608
2010 Owner Occupied	1,947	15,893	47,210
2010 Renter Occupied	5,547	17,232	50,967
2010 Vacant	968	3,437	10,431
2020 Housing Units	11,748	42,548	126,779
2020 Owner Occupied	2,295	17,740	51,832
2020 Renter Occupied	8,285	21,590	64,763
2020 Vacant	1,218	3,192	10,178
2026 Housing Units	13,026	45,526	134,920
2026 Owner Occupied	2,554	19,075	55,315
2026 Renter Occupied	9,067	22,171	66,583
2026 Vacant	1,405	4,280	13,022
2031 Total Housing Units	13,538	47,154	140,329
2031 Owner Occupied	2,686	19,509	56,455
2031 Renter Occupied	9,266	23,056	69,720
2031 Vacant	1,587	4,589	14,154

Socioeconomic Status

2026 Socioeconomic Status Index	65.3	63.0	55.3
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Currently, **19.6%** of the **134,920** housing units in the area are owner occupied; **69.6%** renter occupied; and **10.8%** 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 **126,779** housing units in the area and **1,218** vacant housing units. The annual rate of change in housing units since 2020 is **1.00%**. Median home value in the area is **\$620,455**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **3.29%** annually to **\$617,433**.