

Executive Summary



Rings: 1, 3, 5 mile radii

Population	1 mile	3 mile	5 mile
2020 Population	18,504	111,168	239,295
2020 Male Population	49.5%	48.1%	48.7%
2020 Female Population	50.5%	51.9%	51.3%
2026 Population	20,869	115,096	245,925
2026 Male Population	50.3%	48.9%	49.3%
2026 Female Population	49.7%	51.1%	50.7%
2031 Population	21,417	117,876	251,684
2031 Male Population	50.0%	48.7%	49.1%
2031 Female Population	50.0%	51.3%	50.9%
2010-2020 Annual Rate	3.61%	1.83%	1.35%
2020-2026 Annual Rate	1.94%	0.56%	0.44%
2026-2031 Annual Rate	0.52%	0.48%	0.46%

In the identified area, the current year population is **245,925**. In 2020, the Census count in the area was **239,295**. The rate of change since 2020 was **0.44%** annually. The five-year projection for the population in the area is **251,684** representing a change of **0.46%** annually from 2026 to 2031. Currently, the population is **49.3%** male and **50.7%** female.

Median Age

2026 Median Age	34.7	36.9	37.1
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The median age in this area is **37.1**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	38.6%	53.1%	55.5%
2026 Black Alone	14.5%	14.9%	13.7%
2026 American Indian Alone	0.3%	0.4%	0.8%
2026 Asian Alone	37.6%	17.0%	12.4%
2026 Pacific Islander Alone	0.1%	0.1%	0.1%
2026 Some Other Race Alone	2.5%	5.5%	8.2%
2026 Two or More Races	6.5%	9.0%	9.4%
2026 Hispanic Origin	6.4%	11.7%	15.7%
2026 Diversity Index	72.2	72.7	73.7

Persons of Hispanic origin represent **15.7%** 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 **73.7** 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	112	152	162
2010 Total Households	7,019	43,168	89,688
2020 Total Households	9,478	50,573	102,428
2026 Total Households	10,466	52,420	106,356
2031 Total Households	10,777	53,974	109,339
2010-2020 Annual Rate	3.05%	1.60%	1.34%
2020-2026 Annual Rate	1.60%	0.58%	0.60%
2026-2031 Annual Rate	0.59%	0.59%	0.55%
2026 Average Household Size	1.99	2.18	2.29

The household count in this area has changed from **102,428** in 2020 to **106,356** in the current year, a change of **0.60%** annually. The five-year projection of households is **109,339**, a change of **0.55%** annually from the current year total. Average household size is currently **2.29**, compared to **2.32** in the year 2020. The number of families in the current year is **58,481** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	26.6%	30.2%	31.5%

Median Household Income			
2026 Median Household Income	\$114,074	\$119,534	\$123,005
2031 Median Household Income	\$133,145	\$145,028	\$150,549
2026-2031 Annual Rate	3.14%	3.94%	4.12%

Average Household Income			
2026 Average Household Income	\$174,208	\$193,357	\$199,933
2031 Average Household Income	\$198,369	\$219,534	\$224,156
2026-2031 Annual Rate	2.63%	2.57%	2.31%

Per Capita Income			
2026 Per Capita Income	\$87,440	\$88,147	\$86,794
2031 Per Capita Income	\$99,940	\$100,597	\$97,730
2026-2031 Annual Rate	2.71%	2.68%	2.40%

Income Equality			
2026 Gini Index	45.3	46.9	47.0

Households by Income

Current median household income is **\$123,005** in the area, compared to **\$85,893** for all U.S. households. Median household income is projected to be **\$150,549** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$199,933** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$224,156** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$86,794** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$97,730** 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	88	77	74
2010 Total Housing Units	7,945	47,445	97,840
2010 Owner Occupied	1,864	20,712	47,794
2010 Renter Occupied	5,154	22,456	41,894
2010 Vacant	926	4,277	8,152
2020 Housing Units	10,611	54,410	109,726
2020 Owner Occupied	2,177	23,205	51,987
2020 Renter Occupied	7,301	27,368	50,441
2020 Vacant	1,139	3,816	7,320
2026 Housing Units	11,810	57,585	116,129
2026 Owner Occupied	2,416	24,882	55,053
2026 Renter Occupied	8,050	27,538	51,303
2026 Vacant	1,344	5,165	9,773
2031 Total Housing Units	12,284	59,509	120,008
2031 Owner Occupied	2,533	25,387	55,889
2031 Renter Occupied	8,244	28,587	53,450
2031 Vacant	1,507	5,535	10,669

Socioeconomic Status

2026 Socioeconomic Status Index	64.5	61.7	57.8
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Currently, **20.5%** of the **116,129** housing units in the area are owner occupied; **68.2%** renter occupied; and **11.4%** 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 **109,726** housing units in the area and **1,139** vacant housing units. The annual rate of change in housing units since 2020 is **0.91%**. Median home value in the area is **\$659,675**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **3.42%** annually to **\$610,000**.