

Executive Summary



Rings: 1, 3, 5 mile radii

Population	1 mile	3 mile	5 mile
2020 Population	8,689	62,311	154,426
2020 Male Population	47.1%	48.3%	48.9%
2020 Female Population	52.9%	51.7%	51.1%
2026 Population	9,734	68,950	166,117
2026 Male Population	47.9%	49.0%	49.5%
2026 Female Population	52.1%	51.0%	50.5%
2031 Population	10,269	72,964	173,411
2031 Male Population	47.7%	48.9%	49.3%
2031 Female Population	52.3%	51.1%	50.7%
2010-2020 Annual Rate	3.24%	2.33%	1.60%
2020-2026 Annual Rate	1.83%	1.63%	1.17%
2026-2031 Annual Rate	1.08%	1.14%	0.86%

In the identified area, the current year population is **166,117**. In 2020, the Census count in the area was **154,426**. The rate of change since 2020 was **1.17%** annually. The five-year projection for the population in the area is **173,411** representing a change of **0.86%** annually from 2026 to 2031. Currently, the population is **49.5%** male and **50.5%** female.

Median Age			
2026 Median Age	40.2	40.3	40.6

The median age in this area is **40.6**, compared to U.S. median age of **39.6**.

Race and Ethnicity			
2026 White Alone	67.3%	68.7%	69.8%
2026 Black Alone	9.2%	9.0%	9.2%
2026 American Indian Alone	0.2%	0.4%	0.4%
2026 Asian Alone	6.7%	5.3%	5.5%
2026 Pacific Islander Alone	0.1%	0.0%	0.0%
2026 Some Other Race Alone	5.2%	5.2%	4.4%
2026 Two or More Races	11.3%	11.3%	10.6%
2026 Hispanic Origin	12.7%	13.5%	11.6%
2026 Diversity Index	62.6	61.8	59.4

Persons of Hispanic origin represent **11.6%** 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 **59.4** 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	98	132	143
2010 Total Households	2,672	18,623	47,332
2020 Total Households	3,407	23,484	55,935
2026 Total Households	3,704	26,181	61,167
2031 Total Households	3,917	27,911	64,396
2010-2020 Annual Rate	2.46%	2.35%	1.68%
2020-2026 Annual Rate	1.35%	1.75%	1.44%
2026-2031 Annual Rate	1.12%	1.29%	1.03%
2026 Average Household Size	2.59	2.61	2.70

The household count in this area has changed from **55,935** in 2020 to **61,167** in the current year, a change of **1.44%** annually. The five-year projection of households is **64,396**, a change of **1.03%** annually from the current year total. Average household size is currently **2.70**, compared to **2.75** in the year 2020. The number of families in the current year is **44,762** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	20.8%	22.1%	21.6%

Median Household Income			
2026 Median Household Income	\$121,073	\$124,890	\$129,765
2031 Median Household Income	\$135,722	\$143,599	\$148,908
2026-2031 Annual Rate	2.31%	2.83%	2.79%

Average Household Income			
2026 Average Household Income	\$140,090	\$153,921	\$161,546
2031 Average Household Income	\$158,177	\$173,724	\$180,370
2026-2031 Annual Rate	2.46%	2.45%	2.23%

Per Capita Income			
2026 Per Capita Income	\$54,339	\$58,775	\$59,646
2031 Per Capita Income	\$61,381	\$66,778	\$67,115
2026-2031 Annual Rate	2.47%	2.59%	2.39%

Income Equality			
2026 Gini Index	38.0	40.2	40.4

Households by Income

Current median household income is **\$129,765** in the area, compared to **\$85,893** for all U.S. households. Median household income is projected to be **\$148,908** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$161,546** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$180,370** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$59,646** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$67,115** 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	114	108	110
2010 Total Housing Units	2,851	19,902	50,111
2010 Owner Occupied	1,860	14,864	39,497
2010 Renter Occupied	812	3,759	7,834
2010 Vacant	179	1,279	2,779
2020 Housing Units	3,538	24,435	58,291
2020 Owner Occupied	2,349	17,660	44,331
2020 Renter Occupied	1,058	5,824	11,604
2020 Vacant	136	961	2,341
2026 Housing Units	3,820	27,063	63,489
2026 Owner Occupied	2,689	20,522	48,976
2026 Renter Occupied	1,015	5,659	12,191
2026 Vacant	116	882	2,322
2031 Total Housing Units	4,048	28,953	67,278
2031 Owner Occupied	2,875	21,984	51,606
2031 Renter Occupied	1,043	5,927	12,791
2031 Vacant	131	1,042	2,882

Socioeconomic Status

2026 Socioeconomic Status Index	61.5	60.4	59.8
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Currently, **70.4%** of the **63,489** housing units in the area are owner occupied; **26.6%** 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 **58,291** housing units in the area and **136** vacant housing units. The annual rate of change in housing units since 2020 is **1.38%**. Median home value in the area is **\$476,611**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **2.91%** annually to **\$493,654**.