

Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2020 Population	9,509	60,034	159,143
2020 Male Population	48.1%	47.5%	47.9%
2020 Female Population	51.9%	52.5%	52.1%
2026 Population	9,300	59,292	159,601
2026 Male Population	49.1%	48.3%	48.6%
2026 Female Population	50.9%	51.7%	51.4%
2031 Population	9,185	58,508	159,730
2031 Male Population	49.1%	48.1%	48.6%
2031 Female Population	50.9%	51.9%	51.4%
2010-2020 Annual Rate	0.45%	0.57%	0.32%
2020-2026 Annual Rate	-0.35%	-0.20%	0.05%
2026-2031 Annual Rate	-0.25%	-0.27%	0.02%

In the identified area, the current year population is **159,601**. In 2020, the Census count in the area was **159,143**. The rate of change since 2020 was **0.05%** annually. The five-year projection for the population in the area is **159,730** representing a change of **0.02%** annually from 2026 to 2031. Currently, the population is **48.6%** male and **51.4%** female.

Median Age			
2026 Median Age	41.7	42.8	41.9
The median age in this area is 41.9 , compared to U.S. median age of 39.6 .			

Race and Ethnicity			
2026 White Alone	59.9%	60.4%	55.2%
2026 Black Alone	19.8%	21.7%	28.9%
2026 American Indian Alone	0.5%	0.3%	0.3%
2026 Asian Alone	7.6%	7.7%	5.8%
2026 Pacific Islander Alone	0.0%	0.0%	0.0%
2026 Some Other Race Alone	4.3%	3.1%	3.2%
2026 Two or More Races	8.0%	6.8%	6.6%
2026 Hispanic Origin	9.2%	7.1%	7.8%
2026 Diversity Index	65.7	63.3	66.0

Persons of Hispanic origin represent **7.8%** 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 **66.0** in the identified area, compared to **73.0** for the U.S. as a whole.

Households	1 mile	3 miles	5 miles
2026 Wealth Index	107	123	117
2010 Total Households	3,884	23,762	62,251
2020 Total Households	4,003	25,290	65,290
2026 Total Households	4,052	25,658	67,292
2031 Total Households	4,045	25,649	68,302
2010-2020 Annual Rate	0.30%	0.63%	0.48%
2020-2026 Annual Rate	0.19%	0.23%	0.48%
2026-2031 Annual Rate	-0.03%	-0.01%	0.30%
2026 Average Household Size	2.29	2.29	2.33

The household count in this area has changed from **65,290** in 2020 to **67,292** in the current year, a change of **0.48%** annually. The five-year projection of households is **68,302**, a change of **0.30%** annually from the current year total. Average household size is currently **2.33**, compared to **2.39** in the year 2020. The number of families in the current year is **40,536** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	19.6%	22.8%	24.6%

Median Household Income			
2026 Median Household Income	\$101,916	\$99,129	\$92,181
2031 Median Household Income	\$114,225	\$110,028	\$105,368
2026-2031 Annual Rate	2.31%	2.11%	2.71%

Average Household Income			
2026 Average Household Income	\$133,640	\$138,144	\$134,808
2031 Average Household Income	\$154,920	\$157,786	\$153,836
2026-2031 Annual Rate	3.00%	2.69%	2.68%

Per Capita Income			
2026 Per Capita Income	\$57,817	\$60,393	\$57,111
2031 Per Capita Income	\$67,753	\$69,870	\$66,063
2026-2031 Annual Rate	3.22%	2.96%	2.96%

Income Equality			
2026 Gini Index	43.4	45.9	47.9

Households by Income

Current median household income is **\$92,181** in the area, compared to **\$85,893** for all U.S. households. Median household income is projected to be **\$105,368** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$134,808** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$153,836** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$57,111** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$66,063** in five years, compared to **\$55,073** for all U.S. households.

Housing Unit Summary	1 mile	3 miles	5 miles
2026 Housing Affordability Index	122	104	93
2010 Total Housing Units	4,179	25,593	67,693
2010 Owner Occupied	2,646	16,279	41,337
2010 Renter Occupied	1,238	7,482	20,914
2010 Vacant	295	1,831	5,442
2020 Housing Units	4,195	26,686	70,053
2020 Owner Occupied	2,616	16,492	40,970
2020 Renter Occupied	1,387	8,798	24,320
2020 Vacant	196	1,366	4,773
2026 Housing Units	4,214	26,875	72,076
2026 Owner Occupied	2,811	17,669	44,029
2026 Renter Occupied	1,241	7,989	23,263
2026 Vacant	162	1,217	4,784
2031 Total Housing Units	4,219	26,964	72,770
2031 Owner Occupied	2,825	17,718	44,505
2031 Renter Occupied	1,220	7,931	23,797
2031 Vacant	174	1,315	4,468

Socioeconomic Status

2026 Socioeconomic Status Index	51.0	55.1	50.6
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Currently, **66.7%** of the **72,076** housing units in the area are owner occupied; **29.4%** renter occupied; and **3.8%** 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 **70,053** housing units in the area and **196** vacant housing units. The annual rate of change in housing units since 2020 is **0.46%**. Median home value in the area is **\$385,949**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **4.17%** annually to **\$416,328**.