

Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2020 Population	17,321	106,431	252,130
2020 Male Population	46.7%	48.7%	48.6%
2020 Female Population	53.3%	51.3%	51.4%
2026 Population	16,727	102,511	244,887
2026 Male Population	47.3%	49.4%	49.4%
2026 Female Population	52.7%	50.6%	50.6%
2031 Population	16,480	100,871	241,354
2031 Male Population	47.0%	49.3%	49.2%
2031 Female Population	53.0%	50.7%	50.8%
2010-2020 Annual Rate	0.10%	-0.05%	0.08%
2020-2026 Annual Rate	-0.56%	-0.60%	-0.47%
2026-2031 Annual Rate	-0.30%	-0.32%	-0.29%

In the identified area, the current year population is **244,887**. In 2020, the Census count in the area was **252,130**. The rate of change since 2020 was **-0.47%** annually. The five-year projection for the population in the area is **241,354** representing a change of **-0.29%** annually from 2026 to 2031. Currently, the population is **49.4%** male and **50.6%** female.

Median Age			
2026 Median Age	43.5	43.5	43.3

The median age in this area is **43.3**, compared to U.S. median age of **39.6**.

Race and Ethnicity			
2026 White Alone	78.0%	82.7%	76.7%
2026 Black Alone	6.6%	4.3%	6.6%
2026 American Indian Alone	0.2%	0.2%	0.3%
2026 Asian Alone	4.8%	3.2%	4.0%
2026 Pacific Islander Alone	0.0%	0.0%	0.0%
2026 Some Other Race Alone	3.4%	2.6%	4.4%
2026 Two or More Races	7.1%	7.0%	7.9%
2026 Hispanic Origin	8.1%	7.5%	10.8%
2026 Diversity Index	47.1	40.4	51.3

Persons of Hispanic origin represent **10.8%** 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 **51.3** 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	54	67	72
2010 Total Households	7,887	45,563	107,108
2020 Total Households	8,079	46,133	109,718
2026 Total Households	8,024	45,503	108,457
2031 Total Households	7,985	45,189	107,838
2010-2020 Annual Rate	0.24%	0.12%	0.24%
2020-2026 Annual Rate	-0.11%	-0.22%	-0.18%
2026-2031 Annual Rate	-0.10%	-0.14%	-0.11%
2026 Average Household Size	2.04	2.23	2.24

The household count in this area has changed from **109,718** in 2020 to **108,457** in the current year, a change of **-0.18%** annually. The five-year projection of households is **107,838**, a change of **-0.11%** annually from the current year total. Average household size is currently **2.24**, compared to **2.28** in the year 2020. The number of families in the current year is **62,276** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	16.8%	13.9%	14.8%

Median Household Income			
2026 Median Household Income	\$61,937	\$76,056	\$75,448
2031 Median Household Income	\$71,132	\$87,149	\$86,817
2026-2031 Annual Rate	2.81%	2.76%	2.85%

Average Household Income			
2026 Average Household Income	\$78,331	\$91,505	\$94,514
2031 Average Household Income	\$90,480	\$105,460	\$109,532
2026-2031 Annual Rate	2.93%	2.88%	2.99%

Per Capita Income			
2026 Per Capita Income	\$37,711	\$40,827	\$41,996
2031 Per Capita Income	\$43,971	\$47,472	\$49,088
2026-2031 Annual Rate	3.12%	3.06%	3.17%

Income Equality			
2026 Gini Index	40.9	38.9	41.0

Households by Income

Current median household income is **\$75,448** in the area, compared to **\$85,893** for all U.S. households. Median household income is projected to be **\$86,817** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$94,514** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$109,532** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$41,996** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$49,088** 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	118	144	134
2010 Total Housing Units	8,596	48,352	115,010
2010 Owner Occupied	4,335	33,066	76,322
2010 Renter Occupied	3,553	12,497	30,785
2010 Vacant	709	2,789	7,902
2020 Housing Units	8,724	48,458	116,062
2020 Owner Occupied	4,301	32,248	74,678
2020 Renter Occupied	3,778	13,885	35,040
2020 Vacant	629	2,371	6,342
2026 Housing Units	8,704	48,234	115,944
2026 Owner Occupied	4,460	32,668	76,131
2026 Renter Occupied	3,564	12,835	32,326
2026 Vacant	680	2,731	7,487
2031 Total Housing Units	8,707	48,289	116,113
2031 Owner Occupied	4,487	32,810	76,599
2031 Renter Occupied	3,498	12,379	31,239
2031 Vacant	722	3,100	8,275

Socioeconomic Status

2026 Socioeconomic Status Index	45.7	50.3	49.5
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Currently, **51.2%** of the **115,944** housing units in the area are owner occupied; **40.9%** renter occupied; and **7.8%** 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 **116,062** housing units in the area and **629** vacant housing units. The annual rate of change in housing units since 2020 is **-0.02%**. Median home value in the area is **\$189,933**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **5.44%** annually to **\$230,716**.