

Executive Summary



Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2020 Population	19,114	153,334	316,144
2020 Male Population	49.1%	49.4%	49.4%
2020 Female Population	50.9%	50.6%	50.6%
2026 Population	18,866	156,714	342,202
2026 Male Population	49.5%	49.9%	49.8%
2026 Female Population	50.5%	50.1%	50.2%
2031 Population	19,669	162,896	359,858
2031 Male Population	49.2%	49.6%	49.5%
2031 Female Population	50.8%	50.4%	50.5%
2010-2020 Annual Rate	-0.85%	0.84%	1.29%
2020-2026 Annual Rate	-0.21%	0.35%	1.28%
2026-2031 Annual Rate	0.84%	0.78%	1.01%

In the identified area, the current year population is **342,202**. In 2020, the Census count in the area was **316,144**. The rate of change since 2020 was **1.28%** annually. The five-year projection for the population in the area is **359,858** representing a change of **1.01%** annually from 2026 to 2031. Currently, the population is **49.8%** male and **50.2%** female.

Median Age

2026 Median Age	44.3	41.3	41.2
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The median age in this area is **41.2**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	49.3%	48.3%	47.9%
2026 Black Alone	6.8%	8.9%	9.2%
2026 American Indian Alone	0.8%	0.9%	0.8%
2026 Asian Alone	15.6%	15.1%	15.6%
2026 Pacific Islander Alone	1.7%	1.8%	1.4%
2026 Some Other Race Alone	9.9%	9.2%	9.5%
2026 Two or More Races	15.9%	15.9%	15.5%
2026 Hispanic Origin	24.4%	23.8%	23.6%
2026 Diversity Index	80.6	81.0	81.1

Persons of Hispanic origin represent **23.6%** 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 **81.1** 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	96	96	107
2010 Total Households	7,939	56,424	109,666
2020 Total Households	7,495	62,587	126,437
2026 Total Households	7,603	65,435	138,620
2031 Total Households	8,062	68,718	146,865
2010-2020 Annual Rate	-0.57%	1.04%	1.43%
2020-2026 Annual Rate	0.23%	0.71%	1.48%
2026-2031 Annual Rate	1.18%	0.98%	1.16%
2026 Average Household Size	2.48	2.39	2.46

The household count in this area has changed from **126,437** in 2020 to **138,620** in the current year, a change of **1.48%** annually. The five-year projection of households is **146,865**, a change of **1.16%** annually from the current year total. Average household size is currently **2.46**, compared to **2.49** in the year 2020. The number of families in the current year is **86,189** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	26.6%	29.9%	29.0%

Median Household Income			
2026 Median Household Income	\$100,198	\$92,643	\$98,713
2031 Median Household Income	\$112,443	\$107,769	\$115,720
2026-2031 Annual Rate	2.33%	3.07%	3.23%

Average Household Income			
2026 Average Household Income	\$122,216	\$124,782	\$133,510
2031 Average Household Income	\$136,353	\$140,526	\$151,045
2026-2031 Annual Rate	2.21%	2.40%	2.50%

Per Capita Income			
2026 Per Capita Income	\$49,901	\$52,002	\$54,061
2031 Per Capita Income	\$56,625	\$59,157	\$61,614
2026-2031 Annual Rate	2.56%	2.61%	2.65%

Income Equality			
2026 Gini Index	37.5	43.7	44.0

Households by Income

Current median household income is **\$98,713** in the area, compared to **\$85,893** for all U.S. households. Median household income is projected to be **\$115,720** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$133,510** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$151,045** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$54,061** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$61,614** 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	93	83	86
2010 Total Housing Units	8,629	65,953	126,023
2010 Owner Occupied	5,328	31,989	64,631
2010 Renter Occupied	2,611	24,435	45,036
2010 Vacant	690	9,529	16,357
2020 Housing Units	7,798	68,467	137,389
2020 Owner Occupied	4,737	32,238	69,106
2020 Renter Occupied	2,758	30,349	57,331
2020 Vacant	285	5,905	10,811
2026 Housing Units	7,841	71,346	150,336
2026 Owner Occupied	4,955	34,273	78,331
2026 Renter Occupied	2,648	31,162	60,289
2026 Vacant	238	5,911	11,716
2031 Total Housing Units	8,349	75,166	159,184
2031 Owner Occupied	5,167	36,141	83,295
2031 Renter Occupied	2,895	32,576	63,569
2031 Vacant	287	6,448	12,319

Socioeconomic Status

2026 Socioeconomic Status Index	49.5	49.5	49.4
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Currently, **63.2%** of the **150,336** housing units in the area are owner occupied; **33.8%** 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 **137,389** housing units in the area and **285** vacant housing units. The annual rate of change in housing units since 2020 is **1.45%**. Median home value in the area is **\$486,435**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **1.86%** annually to **\$497,571**.