

	3 minutes	7 minutes	10 minutes
<b>Population</b>			
2010 Population	7,610	26,399	53,868
2020 Population	7,488	26,839	53,682
2022 Population	7,523	26,929	53,788
2027 Population	7,337	26,672	53,114
2010-2020 Annual Rate	-0.16%	0.17%	-0.03%
2020-2022 Annual Rate	0.21%	0.15%	0.09%
2022-2027 Annual Rate	-0.50%	-0.19%	-0.25%
2022 Male Population	47.5%	48.1%	48.4%
2022 Female Population	52.5%	51.9%	51.6%
2022 Median Age	49.8	45.4	44.2

In the identified area, the current year population is 53,788. In 2020, the Census count in the area was 53,682. The rate of change since 2020 was 0.09% annually. The five-year projection for the population in the area is 53,114 representing a change of -0.25% annually from 2022 to 2027. Currently, the population is 48.4% male and 51.6% female.

## Median Age

The median age in this area is 44.2, compared to U.S. median age of 38.9.

## Race and Ethnicity

2022 White Alone	85.6%	74.4%	63.1%
2022 Black Alone	2.4%	11.8%	20.9%
2022 American Indian/Alaska Native Alone	0.3%	0.3%	0.4%
2022 Asian Alone	1.0%	2.2%	2.1%
2022 Pacific Islander Alone	0.0%	0.0%	0.0%
2022 Other Race	1.4%	2.2%	4.3%
2022 Two or More Races	9.3%	9.1%	9.1%
2022 Hispanic Origin (Any Race)	9.0%	10.1%	12.5%

Persons of Hispanic origin represent 12.5% of the population in the identified area compared to 19.0% 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 64.6 in the identified area, compared to 71.6 for the U.S. as a whole.

## Households

2022 Wealth Index	129	110	83
2010 Households	3,192	11,905	23,787
2020 Households	3,215	12,461	24,577
2022 Households	3,196	12,504	24,685
2027 Households	3,129	12,517	24,597
2010-2020 Annual Rate	0.07%	0.46%	0.33%
2020-2022 Annual Rate	-0.26%	0.15%	0.20%
2022-2027 Annual Rate	-0.42%	0.02%	-0.07%
2022 Average Household Size	2.31	2.13	2.15

The household count in this area has changed from 24,577 in 2020 to 24,685 in the current year, a change of 0.20% annually. The five-year projection of households is 24,597, a change of -0.07% annually from the current year total. Average household size is currently 2.15, compared to 2.16 in the year 2020. The number of families in the current year is 13,458 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

	3 minutes	7 minutes	10 minutes
<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	19.1%	20.2%	20.6%
<b>Median Household Income</b>			
2022 Median Household Income	\$77,125	\$73,401	\$61,975
2027 Median Household Income	\$87,965	\$83,362	\$70,745
2022-2027 Annual Rate	2.67%	2.58%	2.68%
<b>Average Household Income</b>			
2022 Average Household Income	\$109,513	\$104,299	\$89,431
2027 Average Household Income	\$124,884	\$118,006	\$101,058
2022-2027 Annual Rate	2.66%	2.50%	2.47%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$46,429	\$48,375	\$41,054
2027 Per Capita Income	\$53,165	\$55,319	\$46,812
2022-2027 Annual Rate	2.75%	2.72%	2.66%
<b>Households by Income</b>			
Current median household income is \$61,975 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$70,745 in five years, compared to \$84,445 for all U.S. households			
Current average household income is \$89,431 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$101,058 in five years, compared to \$122,155 for all U.S. households			
Current per capita income is \$41,054 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$46,812 in five years, compared to \$47,064 for all U.S. households			
<b>Housing</b>			
2022 Housing Affordability Index	134	127	125
2010 Total Housing Units	3,390	13,142	26,310
2010 Owner Occupied Housing Units	2,537	7,438	14,297
2010 Renter Occupied Housing Units	655	4,467	9,490
2010 Vacant Housing Units	198	1,237	2,523
2020 Total Housing Units	3,396	13,457	26,751
2020 Vacant Housing Units	181	996	2,174
2022 Total Housing Units	3,389	13,553	26,943
2022 Owner Occupied Housing Units	2,535	7,772	14,629
2022 Renter Occupied Housing Units	661	4,733	10,056
2022 Vacant Housing Units	193	1,049	2,258
2027 Total Housing Units	3,351	13,679	27,057
2027 Owner Occupied Housing Units	2,519	7,771	14,665
2027 Renter Occupied Housing Units	610	4,746	9,932
2027 Vacant Housing Units	222	1,162	2,460

Currently, 54.3% of the 26,943 housing units in the area are owner occupied; 37.3%, renter occupied; and 8.4% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 26,751 housing units in the area and 8.1% vacant housing units. The annual rate of change in housing units since 2020 is 0.32%. Median home value in the area is \$242,030, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 2.18% annually to \$269,564.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.