

Population

2010 Population	54,657
2020 Population	60,410
2024 Population	61,438
2029 Population	63,822
2010-2020 Annual Rate	1.01%
2020-2024 Annual Rate	0.40%
2024-2029 Annual Rate	0.76%
2020 Male Population	48.2%
2020 Female Population	51.8%
2020 Median Age	48.7
2024 Male Population	48.9%
2024 Female Population	51.1%
2024 Median Age	49.0

In the identified area, the current year population is 61,438. In 2020, the Census count in the area was 60,410. The rate of change since 2020 was 0.40% annually. The five-year projection for the population in the area is 63,822 representing a change of 0.76% annually from 2024 to 2029. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 49.0, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	74.1%
2024 Black Alone	11.8%
2024 American Indian/Alaska Native Alone	0.4%
2024 Asian Alone	1.8%
2024 Pacific Islander Alone	0.1%
2024 Other Race	2.5%
2024 Two or More Races	9.2%
2024 Hispanic Origin (Any Race)	9.7%

Persons of Hispanic origin represent 9.7% of the population in the identified area compared to 19.6% 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 52.8 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	92
2010 Households	23,728
2020 Households	26,261
2024 Households	26,937
2029 Households	28,372
2010-2020 Annual Rate	1.02%
2020-2024 Annual Rate	0.60%
2024-2029 Annual Rate	1.04%
2024 Average Household Size	2.25

The household count in this area has changed from 26,261 in 2020 to 26,937 in the current year, a change of 0.60% annually. The five-year projection of households is 28,372, a change of 1.04% annually from the current year total. Average household size is currently 2.25, compared to 2.28 in the year 2020. The number of families in the current year is 16,451 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Mortgage Income

2024 Percent of Income for Mortgage	29.6%
-------------------------------------	-------

Median Household Income

2024 Median Household Income	\$68,205
2029 Median Household Income	\$81,046
2024-2029 Annual Rate	3.51%

Average Household Income

2024 Average Household Income	\$93,260
2029 Average Household Income	\$111,193
2024-2029 Annual Rate	3.58%

Per Capita Income

2024 Per Capita Income	\$40,780
2029 Per Capita Income	\$49,159
2024-2029 Annual Rate	3.81%

GINI Index

2024 Gini Index	38.9
-----------------	------

Households by Income

Current median household income is \$68,205 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$81,046 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$93,260 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$111,193 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$40,780 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$49,159 in five years, compared to \$51,203 for all U.S. households.

Housing

2024 Housing Affordability Index	84
2010 Total Housing Units	28,511
2010 Owner Occupied Housing Units	17,031
2010 Renter Occupied Housing Units	6,697
2010 Vacant Housing Units	4,783
2020 Total Housing Units	29,588
2020 Owner Occupied Housing Units	18,266
2020 Renter Occupied Housing Units	7,995
2020 Vacant Housing Units	3,313
2024 Total Housing Units	29,979
2024 Owner Occupied Housing Units	19,185
2024 Renter Occupied Housing Units	7,752
2024 Vacant Housing Units	3,042
2029 Total Housing Units	31,424
2029 Owner Occupied Housing Units	20,794
2029 Renter Occupied Housing Units	7,578
2029 Vacant Housing Units	3,052

Socioeconomic Status Index

2024 Socioeconomic Status Index	50.6
---------------------------------	------

Currently, 64.0% of the 29,979 housing units in the area are owner occupied; 25.9%, renter occupied; and 10.1% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 29,588 housing units in the area and 11.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.31%. Median home value in the area is \$322,989, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 4.14% annually to \$395,693.

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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

June 16, 2025