



Executive Summary

Trade area
Area: 93.8 square miles

Prepared by Esri

Population

2010 Population	93,239
2020 Population	143,622
2022 Population	157,916
2027 Population	183,568
2010-2020 Annual Rate	4.41%
2020-2022 Annual Rate	4.31%
2022-2027 Annual Rate	3.06%
2022 Male Population	49.1%
2022 Female Population	50.9%
2022 Median Age	33.2

In the identified area, the current year population is 157,916. In 2020, the Census count in the area was 143,622. The rate of change since 2020 was 4.31% annually. The five-year projection for the population in the area is 183,568 representing a change of 3.06% annually from 2022 to 2027. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 33.2, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	54.5%
2022 Black Alone	11.9%
2022 American Indian/Alaska Native Alone	0.9%
2022 Asian Alone	7.6%
2022 Pacific Islander Alone	0.2%
2022 Other Race	9.4%
2022 Two or More Races	15.5%
2022 Hispanic Origin (Any Race)	28.0%

Persons of Hispanic origin represent 28.0% 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 79.1 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	96
2010 Households	32,149
2020 Households	48,082
2022 Households	52,747
2027 Households	61,005
2010-2020 Annual Rate	4.11%
2020-2022 Annual Rate	4.20%
2022-2027 Annual Rate	2.95%
2022 Average Household Size	2.99

The household count in this area has changed from 48,082 in 2020 to 52,747 in the current year, a change of 4.20% annually. The five-year projection of households is 61,005, a change of 2.95% annually from the current year total. Average household size is currently 2.99, compared to 2.99 in the year 2020. The number of families in the current year is 39,535 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.



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Mortgage Income

2022 Percent of Income for Mortgage 13.9%

Median Household Income

2022 Median Household Income \$94,222

2027 Median Household Income \$106,484

2022-2027 Annual Rate 2.48%

Average Household Income

2022 Average Household Income \$114,745

2027 Average Household Income \$132,983

2022-2027 Annual Rate 2.99%

Per Capita Income

2022 Per Capita Income \$38,339

2027 Per Capita Income \$44,214

2022-2027 Annual Rate 2.89%

Households by Income

Current median household income is \$94,222 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$106,484 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$114,745 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$132,983 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$38,339 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$44,214 in five years, compared to \$47,064 for all U.S. households

Housing

2022 Housing Affordability Index 143

2010 Total Housing Units 34,331

2010 Owner Occupied Housing Units 23,859

2010 Renter Occupied Housing Units 8,292

2010 Vacant Housing Units 2,182

2020 Total Housing Units 50,114

2020 Vacant Housing Units 2,032

2022 Total Housing Units 55,108

2022 Owner Occupied Housing Units 37,298

2022 Renter Occupied Housing Units 15,449

2022 Vacant Housing Units 2,361

2027 Total Housing Units 64,088

2027 Owner Occupied Housing Units 45,194

2027 Renter Occupied Housing Units 15,811

2027 Vacant Housing Units 3,083

Currently, 67.7% of the 55,108 housing units in the area are owner occupied; 28.0%, renter occupied; and 4.3% 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 50,114 housing units in the area and 4.1% vacant housing units. The annual rate of change in housing units since 2020 is 4.31%. Median home value in the area is \$249,233, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 3.19% annually to \$291,650.

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