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Population	
2010 Population	26,015
2020 Population	28,794
2023 Population	29,068
2028 Population	29,552
2010-2020 Annual Rate	1.02%
2020-2023 Annual Rate	0.29%
2023-2028 Annual Rate	0.33%
2023 Male Population	49.1%
2023 Female Population	50.9%
2023 Median Age	40.8

In the identified area, the current year population is 29,068. In 2020, the Census count in the area was 28,794. The rate of change since 2020 was 0.29% annually. The five-year projection for the population in the area is 29,552 representing a change of 0.33% annually from 2023 to 2028. Currently, the population is 49.1% male and 50.9% female.

Median Age	

The median age in this area is 40.8, compared to U.S. median age of 39.1.

Race and Ethnicity	
2023 White Alone	59.0%
2023 Black Alone	10.8%
2023 American Indian/Alaska Native Alone	0.4%
2023 Asian Alone	3.3%
2023 Pacific Islander Alone	0.1%
2023 Other Race	9.5%
2023 Two or More Races	17.0%
2023 Hispanic Origin (Any Race)	30.1%

Persons of Hispanic origin represent 30.1% of the population in the identified area compared to 19.4% 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 76.9 in the identified area, compared to 72.1 for the U.S. as a whole.

Households	
2023 Wealth Index	50
2010 Households	11,273
2020 Households	12,349
2023 Households	12,626
2028 Households	12,923
2010-2020 Annual Rate	0.92%
2020-2023 Annual Rate	0.68%
2023-2028 Annual Rate	0.47%
2023 Average Household Size	2.28

The household count in this area has changed from 12,349 in 2020 to 12,626 in the current year, a change of 0.68% annually. The five-year projection of households is 12,923, a change of 0.47% annually from the current year total. Average household size is currently 2.28, compared to 2.31 in the year 2020. The number of families in the current year is 7,018 in the specified area.

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Mortgage Income	
2023 Percent of Income for Mortgage	32.0%
Median Household Income	
2023 Median Household Income	$55,502
2028 Median Household Income	$61,616
2023-2028 Annual Rate	2.11%
Average Household Income	
2023 Average Household Income	$72,841
2028 Average Household Income	$84,655
2023-2028 Annual Rate	3.05%
Per Capita Income	
2023 Per Capita Income	$31,657
2028 Per Capita Income	$37,037
2023-2028 Annual Rate	3.19%
GINI Index	
2023 Gini Index	39.1
Households by Income	

Current median household income is $55,502 in the area, compared to $72,603 for all U.S. households. Median household income is projected to be $61,616 in five years, compared to $82,410 for all U.S. households

Current average household income is $72,841 in this area, compared to $107,008 for all U.S. households. Average household income is projected to be $84,655 in five years, compared to $122,048 for all U.S. households

Current per capita income is $31,657 in the area, compared to the U.S. per capita income of $41,310. The per capita income is projected to be $37,037 in five years, compared to $47,525 for all U.S. households

Housing	
2023 Housing Affordability Index	79
2010 Total Housing Units	12,520
2010 Owner Occupied Housing Units	6,637
2010 Renter Occupied Housing Units	4,636
2010 Vacant Housing Units	1,247
2020 Total Housing Units	13,038
2020 Vacant Housing Units	689
2023 Total Housing Units	13,345
2023 Owner Occupied Housing Units	6,897
2023 Renter Occupied Housing Units	5,729
2023 Vacant Housing Units	719
2028 Total Housing Units	13,647
2028 Owner Occupied Housing Units	7,143
2028 Renter Occupied Housing Units	5,780
2028 Vacant Housing Units	724
Socioeconomic Status Index	
2023 Socioeconomic Status Index	48.1

Currently, 51.7% of the 13,345 housing units in the area are owner occupied; 42.9%, renter occupied; and 5.4% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 13,038 housing units in the area and 5.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.72%. Median home value in the area is $295,711, compared to a median home value of $308,943 for the U.S. In five years, median value is projected to change by 0.98% annually to $310,417.

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