

Community Profile



Rings: 3, 5, 10 mile radii

Population Summary	3 mile	5 mile	10 mile
2010 Total Population	76,402	229,671	783,590
2020 Total Population	84,098	246,078	856,132
2020 Group Quarters	848	1,825	10,275
2026 Total Population	86,085	247,399	882,357
2026 Group Quarters	887	1,929	10,848
2031 Total Population	88,839	253,003	905,901
2026-2031 Annual Rate	0.63%	0.45%	0.53%
2026 Total Daytime Population	93,039	237,933	962,895
Workers	52,945	124,171	569,560
Residents	40,094	113,762	393,335

Household Summary			
2010 Total Households	31,442	92,022	320,429
2010 Average Household Size	2.42	2.48	2.42
2020 Total Households	34,796	98,923	352,183
2020 Average Household Size	2.39	2.47	2.40
2026 Total Households	36,298	101,027	366,115
2026 Average Household Size	2.35	2.43	2.38
2031 Total Households	37,906	104,102	377,845
2031 Average Household Size	2.32	2.41	2.37
2026-2031 Annual Rate	0.87%	0.60%	0.63%
2026 Families	22,193	64,645	212,788
2026 Average Family Size	2.95	3.00	3.07
2031 Families	22,804	65,859	217,353
2031 Average Family Size	2.93	2.99	3.07
2026-2031 Growth Rate	0.54%	0.37%	0.43%

Median Household Income			
2026	\$127,925	\$128,024	\$116,977
2031	\$150,396	\$150,393	\$139,598

Per Capita Income	3 mile	5 mile	10 mile
2026	\$71,619	\$70,289	\$68,502
2031	\$81,480	\$79,611	\$77,779

2026 Households by Income			
Household Income Base	36,299	101,029	366,115
<\$10,000	3.5%	3.1%	3.5%
\$10,000-14,999	1.1%	1.0%	1.6%
\$15,000-19,999	1.5%	1.4%	1.5%
\$20,000-24,999	1.2%	1.4%	1.7%
\$25,000-29,999	1.5%	1.5%	1.9%
\$30,000-34,999	1.6%	1.6%	1.9%
\$35,000-39,999	1.8%	1.6%	1.8%
\$40,000-44,999	1.8%	1.8%	2.5%
\$45,000-49,999	2.1%	2.1%	2.4%
\$50,000-59,999	4.0%	4.2%	4.6%
\$60,000-74,999	5.8%	6.5%	7.4%
\$75000-99999	10.7%	11.3%	12.0%
\$100,000-124,999	11.9%	11.2%	9.9%
\$125,000-149,999	9.3%	9.5%	8.4%
\$150000-199999	15.4%	14.7%	12.7%
\$200,000-249,999	9.8%	9.8%	8.9%
\$250,000-299,999	5.2%	5.5%	5.5%
\$300,000-399,999	6.2%	6.4%	6.2%
\$400,000-499,999	2.1%	2.1%	2.0%
\$500,000+	3.4%	3.4%	3.5%
Average Household Income	\$168,799	\$171,334	\$164,855

2026 Affordability, Mortgage and Wealth			
Housing Affordability Index	79	80	71
Percent of Income for Mortgage	31.0%	30.5%	34.5%
Wealth Index	155	155	140

Median Home Value			
2026	\$674,312	\$664,507	\$686,884
2031	\$752,510	\$740,969	\$792,867

2026 Home Value	3 mile	5 mile	10 mile
Total Owner Occupied Housing Units	23,975	71,678	221,632
<\$50,000	0.7%	1.0%	0.8%
\$50,000 - \$99,999	0.6%	0.6%	0.4%
\$100,000 - \$149,999	0.5%	0.3%	0.3%
\$150,000 - \$199,999	0.2%	0.2%	0.3%
\$200,000 - \$249,999	0.2%	0.6%	0.8%
\$250,000 - \$299,999	0.5%	0.8%	1.1%
\$300,000 - \$399,999	3.3%	4.1%	4.6%
\$400,000 - \$499,999	9.3%	10.1%	9.7%
\$500,000 - \$749,999	50.0%	49.2%	42.9%
\$750,000 - \$999,999	21.4%	21.0%	21.9%
\$1,000,000 - \$1,499,999	8.5%	7.2%	10.2%
\$1,500,000 - \$1,999,999	2.7%	2.3%	3.7%
\$2,000,000 +	2.3%	2.7%	3.3%
Average Home Value	\$761,414	\$746,154	\$792,941

Housing Unit Summary			
2010 Total Housing Units	33,061	96,458	339,015
Owner Occupied Housing Units	68.9%	71.7%	62.1%
Renter Occupied Housing Units	26.2%	23.7%	32.4%
Vacant Housing Units	4.9%	4.6%	5.5%
2020 Housing Units	36,615	102,854	370,310
Owner Occupied Housing Units	64.7%	69.7%	59.2%
Renter Occupied Housing Units	30.3%	26.5%	35.9%
Vacant Housing Units	4.9%	3.8%	4.9%
2026 Housing Units	38,346	106,059	391,752
Owner Occupied Housing Units	62.5%	67.6%	56.6%
Renter Occupied Housing Units	32.1%	27.7%	36.9%
Vacant Housing Units	5.3%	4.7%	6.5%
2031 Total Housing Units	40,650	111,024	411,088
Owner Occupied Housing Units	61.4%	66.8%	56.0%
Renter Occupied Housing Units	31.8%	27.0%	35.9%
Vacant Housing Units	6.8%	6.2%	8.1%

2026 Population by Sex	3 mile	5 mile	10 mile
Males	42,576	123,043	442,709
Females	43,509	124,356	439,648

Median Age			
2010	42.3	40.1	37.3
2020	42.6	41.2	38.2
2026	43.3	42.2	39.4
2031	44.8	43.4	40.6

2026 Population by Age			
Total	86,087	247,399	882,356
0 - 4	4.4%	4.6%	4.8%
5 - 9	4.9%	5.2%	5.2%
10 - 14	5.7%	5.9%	5.5%
15 - 24	11.1%	11.4%	12.3%
25 - 34	12.5%	12.8%	15.5%
35 - 44	13.8%	14.2%	14.9%
45 - 54	12.6%	12.8%	12.6%
55 - 64	12.1%	12.5%	11.4%
65 - 74	11.5%	11.3%	9.9%
75 - 84	8.2%	6.9%	6.0%
85 +	3.4%	2.4%	2.0%
18 +	81.5%	80.6%	81.0%

2026 Population 15+ by Marital Status			
Total	73,202	208,457	745,862
Never Married	27.4%	27.8%	33.9%
Married	57.7%	57.6%	52.2%
Widowed	5.6%	4.5%	4.1%
Divorced	9.3%	10.1%	9.9%

2026 Pop 25+ by Educational Attainment	3 mile	5 mile	10 mile
Total	63,686	180,345	637,198
Less than 9th Grade	1.0%	0.9%	2.0%
9th - 12th Grade, No Diploma	1.4%	1.6%	2.7%
High School Graduate	10.7%	11.5%	11.5%
GED/Alternative Credential	2.5%	2.8%	2.9%
Some College, No Degree	14.5%	15.3%	13.4%
Associate Degree	7.5%	7.8%	7.0%
Bachelor's Degree	38.9%	37.5%	37.1%
Graduate/Professional Degree	23.4%	22.6%	23.4%

2020 Population by Race/Ethnicity			
Total	84,098	246,078	856,132
White Alone	82.2%	80.5%	73.0%
Black Alone	1.2%	1.4%	2.6%
American Indian Alone	0.8%	0.8%	1.1%
Asian Alone	2.9%	3.5%	4.8%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	3.3%	3.7%	6.7%
Two or More Races	3.3%	3.7%	6.7%
Hispanic Origin	11.7%	13.0%	19.3%
Diversity Index	45.6	48.9	61.8

2026 Population by Race/Ethnicity			
Total	86,085	247,400	882,357
White Alone	80.1%	78.4%	71.2%
Black Alone	1.4%	1.5%	2.8%
American Indian Alone	0.8%	0.8%	1.0%
Asian Alone	3.5%	4.1%	5.5%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	3.7%	4.0%	7.0%
Two or More Races	10.5%	11.0%	12.4%
Hispanic Origin	12.9%	14.1%	20.0%
Diversity Index	49.3	52.2	63.9

2026 Employed Pop 16+ by Occupation	3 mile	5 mile	10 mile
Total	48,107	140,199	512,025
White Collar	76.6%	76.1%	75.0%
Management/Business/Financial	24.7%	24.5%	24.9%
Professional	34.7%	32.7%	32.1%
Sales	9.1%	9.9%	9.4%
Administrative Support	8.1%	9.0%	8.6%
Services	11.5%	12.1%	12.7%

2026 Employed Pop 16+ by Occupation			
Total	48,107	140,199	512,025
Blue Collar	11.9%	11.9%	12.3%
Farming/Forestry/Fishing	0.1%	0.1%	0.1%
Construction/Extraction	3.1%	3.3%	3.8%
Installation/Maintenance/Repair	2.3%	2.2%	2.0%
Production	2.4%	2.2%	2.2%
Transportation/Material Moving	4.0%	4.1%	4.3%
White Collar	76.6%	76.1%	75.0%
Management/Business/Financial	24.7%	24.5%	24.9%
Professional	34.7%	32.7%	32.1%
Sales	9.1%	9.9%	9.4%
Administrative Support	8.1%	9.0%	8.6%
Services	11.5%	12.1%	12.7%

2026 Civilian Population 16+ in Labor Force			
Civilian Population 16+	48,107	140,199	512,025
Population 16+ Employed	96.8%	96.3%	96.5%
Population 16+ Unemployment rate	3.2%	3.7%	3.5%
Population 16-24 Employed	11.6%	11.2%	12.1%
Population 16-24 Unemployment rate	7.6%	8.7%	7.5%
Population 25-54 Employed	61.0%	60.5%	63.4%
Population 25-54 Unemployment rate	2.5%	3.0%	3.0%
Population 55-64 Employed	16%	16%	14%
Population 55-64 Unemployment rate	2.7%	3.4%	3.3%
Population 65+ Employed	8%	8%	7%
Population 65+ Unemployment rate	2.9%	2.4%	1.7%

2026 Employed Population 16+ by Industry	3 mile	5 mile	10 mile
Total	46,579	135,003	493,924
Agriculture/Mining	0.8%	0.9%	0.7%
Construction	6.4%	6.1%	6.5%
Manufacturing	8.3%	6.8%	6.3%
Wholesale Trade	1.9%	1.8%	1.8%
Retail Trade	9.0%	9.4%	8.7%
Transportation/Utilities	4.2%	4.0%	4.1%
Information	3%	3%	3%
Finance/Insurance/Real Estate	8.7%	9.3%	9.4%
Services	53.3%	54.5%	54.9%
Public Administration	4.9%	4.6%	4.5%

2026 Consumer Spending			
Apparel & Services: Total \$	\$124,751,369	\$352,071,076	\$1,260,825,332
Average Spent	\$3,436.87	\$3,484.92	\$3,443.80
Spending Potential Index	135	137	135
Education: Total \$	\$107,426,989	\$303,399,892	\$1,044,695,660
Average Spent	\$2,959.58	\$3,003.16	\$2,853.46
Spending Potential Index	148	150	142
Entertainment/Recreation: Total \$	\$212,220,834	\$601,008,269	\$2,069,105,291
Average Spent	\$5,846.63	\$5,948.99	\$5,651.52
Spending Potential Index	136	138	131
Food at Home: Total \$	\$375,990,848	\$1,060,952,988	\$3,764,545,318
Average Spent	\$10,358.45	\$10,501.68	\$10,282.41
Spending Potential Index	131	133	130
Food Away from Home: Total \$	\$218,899,686	\$618,300,052	\$2,208,952,421
Average Spent	\$6,030.63	\$6,120.15	\$6,033.49
Spending Potential Index	135	137	135
Health Care: Total \$	\$379,808,205	\$1,074,695,979	\$3,649,560,796
Average Spent	\$10,463.61	\$10,637.71	\$9,968.35
Spending Potential Index	130	133	124
HH Furnishings & Equipment: Total \$	\$139,910,929	\$396,826,715	\$1,370,202,523
Average Spent	\$3,854.51	\$3,927.93	\$3,742.55
Spending Potential Index	136	138	132
Personal Care Products & Services: Total \$	\$56,942,512	\$160,913,449	\$565,028,387
Average Spent	\$1,568.75	\$1,592.78	\$1,543.31
Spending Potential Index	138	140	135

2026 Consumer Spending	3 mile	5 mile	10 mile
Shelter: Total \$	\$1,389,875,603	\$3,903,594,866	\$13,930,150,960
Average Spent	\$38,290.69	\$38,639.12	\$38,048.57
Spending Potential Index	139	140	138
Support Payments/Gifts in Kind: Total \$	\$150,834,708	\$429,807,060	\$1,418,779,969
Average Spent	\$4,155.46	\$4,254.38	\$3,875.23
Spending Potential Index	136	140	127
Travel: Total \$	\$190,025,574	\$534,753,974	\$1,816,937,628
Average Spent	\$5,235.15	\$5,293.18	\$4,962.75
Spending Potential Index	143	145	136
Vehicle Maintenance & Repairs: Total \$	\$59,107,156	\$168,189,017	\$587,469,096
Average Spent	\$1,628.39	\$1,664.79	\$1,604.60
Spending Potential Index	131	134	130

Top Tapestry Segment		
3 mile	5 mile	10 mile
Savvy Suburbanites (L1): This segment is characterized by affluent New England and Mid-Atlantic suburbanites in major metropolises. Learn more about this segment...	Savvy Suburbanites (L1): This segment is characterized by affluent New England and Mid-Atlantic suburbanites in major metropolises. Learn more about this segment...	Top Tier (L3): This segment is characterized by highly educated professionals in affluent suburbs. Learn more about this segment...

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.