

Community Profile



Rings: 3, 5, 10 mile radii

Population Summary	3 mile	5 mile	10 mile
2010 Total Population	228,548	559,993	1,455,148
2020 Total Population	243,526	603,122	1,570,634
2020 Group Quarters	3,414	15,157	23,814
2026 Total Population	244,868	605,942	1,576,717
2026 Group Quarters	3,450	15,435	24,249
2031 Total Population	246,734	612,102	1,590,727
2026-2031 Annual Rate	0.15%	0.20%	0.18%
2026 Total Daytime Population	247,696	635,109	1,623,702
Workers	136,832	353,159	885,448
Residents	110,864	281,950	738,254

Household Summary	3 mile	5 mile	10 mile
2010 Total Households	89,224	207,461	488,159
2010 Average Household Size	2.53	2.63	2.94
2020 Total Households	93,302	220,190	530,545
2020 Average Household Size	2.57	2.67	2.92
2026 Total Households	94,355	223,737	540,274
2026 Average Household Size	2.56	2.64	2.87
2031 Total Households	95,582	227,446	548,961
2031 Average Household Size	2.55	2.62	2.85
2026-2031 Annual Rate	0.26%	0.33%	0.32%
2026 Families	60,423	145,872	378,887
2026 Average Family Size	3.16	3.20	3.36
2031 Families	61,041	147,690	383,946
2031 Average Family Size	3.15	3.19	3.34
2026-2031 Growth Rate	0.20%	0.25%	0.27%

Median Household Income	3 mile	5 mile	10 mile
2026	\$162,019	\$163,457	\$177,289
2031	\$195,341	\$194,612	\$206,194

Per Capita Income	3 mile	5 mile	10 mile
2026	\$87,340	\$85,861	\$82,976
2031	\$97,428	\$95,270	\$91,851

2026 Households by Income			
Household Income Base	94,354	223,736	540,273
<\$10,000	2.5%	2.9%	2.6%
\$10,000-14,999	2.4%	2.5%	1.9%
\$15,000-19,999	1.3%	1.5%	1.2%
\$20,000-24,999	1.6%	1.6%	1.5%
\$25,000-29,999	1.4%	1.5%	1.3%
\$30,000-34,999	1.5%	1.6%	1.3%
\$35,000-39,999	1.4%	1.3%	1.2%
\$40,000-44,999	1.7%	1.7%	1.5%
\$45,000-49,999	1.5%	1.6%	1.4%
\$50,000-59,999	3.9%	3.8%	3.5%
\$60,000-74,999	4.4%	4.3%	3.9%
\$75000-99999	8.9%	8.6%	8.0%
\$100,000-124,999	8.3%	7.7%	7.4%
\$125,000-149,999	6.1%	6.0%	6.3%
\$150000-199999	10.7%	10.9%	11.4%
\$200,000-249,999	11.6%	11.3%	11.8%
\$250,000-299,999	7.0%	7.0%	7.8%
\$300,000-399,999	10.1%	10.2%	11.0%
\$400,000-499,999	5.2%	5.2%	5.6%
\$500,000+	8.5%	9.0%	9.4%
Average Household Income	\$227,202	\$231,748	\$241,607

2026 Affordability, Mortgage and Wealth			
Housing Affordability Index	41	42	49
Percent of Income for Mortgage	60.3%	59.1%	50.7%
Wealth Index	182	185	193

Median Home Value			
2026	\$1,661,635	\$1,642,907	\$1,527,654
2031	\$1,766,941	\$1,756,693	\$1,673,604

2026 Home Value	3 mile	5 mile	10 mile
Total Owner Occupied Housing Units	44,775	107,393	279,186
<\$50,000	0.7%	0.9%	1.0%
\$50,000 - \$99,999	0.2%	0.4%	0.5%
\$100,000 - \$149,999	0.6%	0.6%	0.8%
\$150,000 - \$199,999	0.3%	0.5%	0.6%
\$200,000 - \$249,999	0.2%	0.6%	0.8%
\$250,000 - \$299,999	0.1%	0.3%	0.7%
\$300,000 - \$399,999	0.4%	0.6%	1.1%
\$400,000 - \$499,999	0.6%	0.5%	0.9%
\$500,000 - \$749,999	2.5%	3.3%	4.7%
\$750,000 - \$999,999	6.6%	7.8%	10.4%
\$1,000,000 - \$1,499,999	27.5%	26.3%	27.1%
\$1,500,000 - \$1,999,999	32.2%	28.7%	23.4%
\$2,000,000 +	28.2%	29.5%	27.9%
Average Home Value	\$1,621,027	\$1,592,566	\$1,511,336

Housing Unit Summary			
2010 Total Housing Units	93,481	217,435	509,549
Owner Occupied Housing Units	49.2%	50.3%	55.0%
Renter Occupied Housing Units	46.3%	45.1%	40.8%
Vacant Housing Units	4.6%	4.6%	4.2%
2020 Housing Units	98,133	231,526	554,984
Owner Occupied Housing Units	46.3%	46.9%	50.7%
Renter Occupied Housing Units	48.8%	48.2%	44.9%
Vacant Housing Units	4.9%	5.0%	4.4%
2026 Housing Units	101,192	239,658	576,606
Owner Occupied Housing Units	44.2%	44.8%	48.4%
Renter Occupied Housing Units	49.0%	48.5%	45.3%
Vacant Housing Units	6.8%	6.6%	6.3%
2031 Total Housing Units	103,299	245,332	588,828
Owner Occupied Housing Units	43.8%	44.2%	47.9%
Renter Occupied Housing Units	48.8%	48.5%	45.3%
Vacant Housing Units	7.5%	7.3%	6.8%

2026 Population by Sex	3 mile	5 mile	10 mile
Males	123,731	307,537	805,129
Females	121,137	298,405	771,588

Median Age			
2010	37.2	36.4	36.0
2020	38.6	37.9	37.6
2026	40.1	39.3	38.9
2031	41.5	40.7	40.2

2026 Population by Age			
Total	244,869	605,943	1,576,716
0 - 4	5.2%	4.9%	5.0%
5 - 9	5.9%	5.4%	5.4%
10 - 14	6.0%	5.9%	5.8%
15 - 24	11.1%	13.0%	12.0%
25 - 34	13.3%	14.0%	15.5%
35 - 44	16.6%	15.7%	15.7%
45 - 54	14.3%	14.0%	13.5%
55 - 64	12.1%	12.0%	11.9%
65 - 74	9.0%	8.6%	8.6%
75 - 84	4.8%	4.8%	4.8%
85 +	2.0%	2.0%	1.9%
18 +	79.5%	80.3%	80.2%

2026 Population 15+ by Marital Status			
Total	203,184	507,838	1,320,596
Never Married	35.1%	37.0%	36.1%
Married	52.6%	51.2%	53.0%
Widowed	4.4%	4.5%	4.5%
Divorced	7.9%	7.3%	6.4%

2026 Pop 25+ by Educational Attainment	3 mile	5 mile	10 mile
Total	175,930	429,094	1,131,805
Less than 9th Grade	3.8%	4.4%	5.6%
9th - 12th Grade, No Diploma	3.5%	3.9%	4.2%
High School Graduate	12.3%	11.6%	12.2%
GED/Alternative Credential	1.5%	1.6%	1.6%
Some College, No Degree	12.5%	11.8%	11.1%
Associate Degree	7.5%	7.0%	6.9%
Bachelor's Degree	33.0%	32.1%	30.6%
Graduate/Professional Degree	26.0%	27.6%	27.7%

2020 Population by Race/Ethnicity			
Total	243,526	603,122	1,570,634
White Alone	45.5%	40.2%	29.7%
Black Alone	3.3%	3.0%	2.4%
American Indian Alone	1.1%	1.1%	1.2%
Asian Alone	22.6%	29.8%	41.5%
Pacific Islander Alone	0.4%	0.3%	0.3%
Some Other Race Alone	13.7%	13.6%	14.5%
Two or More Races	13.7%	13.6%	14.5%
Hispanic Origin	26.8%	25.5%	25.5%
Diversity Index	82.0	82.4	81.8

2026 Population by Race/Ethnicity			
Total	244,868	605,942	1,576,716
White Alone	41.8%	36.7%	26.8%
Black Alone	3.4%	3.1%	2.4%
American Indian Alone	1.1%	1.0%	1.0%
Asian Alone	25.4%	32.6%	44.6%
Pacific Islander Alone	0.4%	0.3%	0.3%
Some Other Race Alone	14.2%	13.9%	14.4%
Two or More Races	13.8%	12.3%	10.4%
Hispanic Origin	27.3%	25.7%	24.9%
Diversity Index	83.2	82.9	81.0

2026 Employed Pop 16+ by Occupation	3 mile	5 mile	10 mile
Total	142,095	343,762	890,166
White Collar	74.3%	74.9%	73.9%
Management/Business/Financial	23.3%	21.7%	19.7%
Professional	35.9%	38.3%	40.0%
Sales	7.4%	7.1%	6.5%
Administrative Support	7.8%	7.9%	7.7%
Services	14.9%	14.8%	14.4%

2026 Employed Pop 16+ by Occupation			
Total	142,095	343,762	890,166
Blue Collar	10.8%	10.3%	11.7%
Farming/Forestry/Fishing	0.3%	0.3%	0.2%
Construction/Extraction	3.5%	3.1%	3.3%
Installation/Maintenance/Repair	1.6%	1.6%	1.6%
Production	1.8%	2.0%	3.1%
Transportation/Material Moving	3.5%	3.3%	3.5%
White Collar	74.3%	74.9%	73.9%
Management/Business/Financial	23.3%	21.7%	19.7%
Professional	35.9%	38.3%	40.0%
Sales	7.4%	7.1%	6.5%
Administrative Support	7.8%	7.9%	7.7%
Services	14.9%	14.8%	14.4%

2026 Civilian Population 16+ in Labor Force			
Civilian Population 16+	142,095	343,762	890,166
Population 16+ Employed	95.9%	95.7%	95.7%
Population 16+ Unemployment rate	4.1%	4.3%	4.3%
Population 16-24 Employed	10.2%	11.5%	10.7%
Population 16-24 Unemployment rate	8.5%	8.5%	8.6%
Population 25-54 Employed	63.7%	63.1%	64.8%
Population 25-54 Unemployment rate	3.5%	3.7%	3.8%
Population 55-64 Employed	15%	15%	14%
Population 55-64 Unemployment rate	4.0%	4.1%	4.3%
Population 65+ Employed	7%	6%	6%
Population 65+ Unemployment rate	3.4%	2.9%	2.4%

2026 Employed Population 16+ by Industry	3 mile	5 mile	10 mile
Total	136,235	329,059	851,471
Agriculture/Mining	0.3%	0.4%	0.3%
Construction	5.3%	4.8%	4.7%
Manufacturing	12.3%	13.5%	15.2%
Wholesale Trade	1.1%	1.1%	1.0%
Retail Trade	7.9%	8.1%	8.0%
Transportation/Utilities	3.0%	2.9%	3.2%
Information	5%	5%	6%
Finance/Insurance/Real Estate	5.5%	4.7%	4.2%
Services	56.9%	57.0%	55.4%
Public Administration	2.9%	2.6%	2.4%

2026 Consumer Spending			
Apparel & Services: Total \$	\$436,672,653	\$1,060,954,669	\$2,646,810,795
Average Spent	\$4,627.98	\$4,741.97	\$4,899.02
Spending Potential Index	181	186	192
Education: Total \$	\$376,459,698	\$916,357,235	\$2,302,661,393
Average Spent	\$3,989.82	\$4,095.69	\$4,262.03
Spending Potential Index	199	204	213
Entertainment/Recreation: Total \$	\$717,620,373	\$1,736,000,372	\$4,369,984,057
Average Spent	\$7,605.54	\$7,759.11	\$8,088.46
Spending Potential Index	177	180	188
Food at Home: Total \$	\$1,295,467,077	\$3,148,839,615	\$7,855,088,871
Average Spent	\$13,729.71	\$14,073.84	\$14,539.08
Spending Potential Index	174	179	184
Food Away from Home: Total \$	\$782,132,901	\$1,893,985,164	\$4,749,273,354
Average Spent	\$8,289.26	\$8,465.23	\$8,790.49
Spending Potential Index	186	190	197
Health Care: Total \$	\$1,214,913,622	\$2,942,558,752	\$7,411,854,852
Average Spent	\$12,875.99	\$13,151.86	\$13,718.70
Spending Potential Index	161	164	171
HH Furnishings & Equipment: Total \$	\$473,905,357	\$1,146,132,202	\$2,892,141,814
Average Spent	\$5,022.58	\$5,122.68	\$5,353.10
Spending Potential Index	177	180	188
Personal Care Products & Services: Total \$	\$196,253,210	\$474,905,890	\$1,190,730,624
Average Spent	\$2,079.94	\$2,122.61	\$2,203.94
Spending Potential Index	182	186	193

2026 Consumer Spending	3 mile	5 mile	10 mile
Shelter: Total \$	\$5,080,970,543	\$12,290,562,419	\$30,881,058,014
Average Spent	\$53,849.51	\$54,933.08	\$57,158.14
Spending Potential Index	195	199	207
Support Payments/Gifts in Kind: Total \$	\$453,810,096	\$1,098,786,022	\$2,771,285,884
Average Spent	\$4,809.60	\$4,911.06	\$5,129.41
Spending Potential Index	158	161	168
Travel: Total \$	\$662,590,413	\$1,598,474,608	\$4,043,011,102
Average Spent	\$7,022.31	\$7,144.44	\$7,483.26
Spending Potential Index	192	195	205
Vehicle Maintenance & Repairs: Total \$	\$199,591,575	\$483,096,154	\$1,213,064,410
Average Spent	\$2,115.33	\$2,159.21	\$2,245.28
Spending Potential Index	171	174	181

Top Tapestry Segment		
3 mile	5 mile	10 mile
Uptown Lights (F5): This segment is characterized by major metropolis urban and suburban professionals. Learn more about this segment...	Top Tier (L3): This segment is characterized by highly educated professionals in affluent suburbs. 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.