

Community Profile



Rings: 3, 5, 10 mile radii

Population Summary	3 mile	5 mile	10 mile
2010 Total Population	84,950	158,425	359,741
2020 Total Population	117,426	205,514	425,448
2020 Group Quarters	3,947	4,589	6,551
2026 Total Population	122,249	211,553	433,836
2026 Group Quarters	2,653	3,261	5,135
2031 Total Population	124,875	215,267	440,338
2026-2031 Annual Rate	0.43%	0.35%	0.30%
2026 Total Daytime Population	141,170	216,987	440,330
Workers	83,035	115,581	229,427
Residents	58,135	101,406	210,903

Household Summary			
2010 Total Households	28,873	54,134	126,732
2010 Average Household Size	2.74	2.81	2.78
2020 Total Households	39,652	69,282	146,834
2020 Average Household Size	2.86	2.90	2.85
2026 Total Households	41,305	71,267	149,587
2026 Average Household Size	2.90	2.92	2.87
2031 Total Households	42,083	72,434	151,829
2031 Average Household Size	2.90	2.93	2.87
2026-2031 Annual Rate	0.37%	0.33%	0.30%
2026 Families	31,086	54,823	113,960
2026 Average Family Size	3.33	3.34	3.29
2031 Families	31,653	55,676	115,489
2031 Average Family Size	3.34	3.34	3.29
2026-2031 Growth Rate	0.36%	0.31%	0.27%

Median Household Income			
2026	\$203,120	\$209,696	\$201,636
2031	\$226,422	\$234,937	\$226,474

Per Capita Income	3 mile	5 mile	10 mile
2026	\$86,425	\$89,127	\$89,224
2031	\$94,449	\$97,613	\$98,095

2026 Households by Income			
Household Income Base	41,304	71,265	149,586
<\$10,000	2.2%	2.4%	2.5%
\$10,000-14,999	1.6%	1.5%	1.3%
\$15,000-19,999	0.6%	0.6%	0.7%
\$20,000-24,999	1.2%	1.3%	1.4%
\$25,000-29,999	0.7%	0.7%	0.8%
\$30,000-34,999	0.9%	0.9%	1.0%
\$35,000-39,999	1.2%	1.1%	1.0%
\$40,000-44,999	1.1%	1.1%	1.2%
\$45,000-49,999	0.7%	0.8%	0.8%
\$50,000-59,999	2.3%	2.4%	2.4%
\$60,000-74,999	3.9%	3.6%	3.7%
\$75000-99999	6.0%	6.0%	6.4%
\$100,000-124,999	6.6%	5.8%	6.7%
\$125,000-149,999	7.2%	6.3%	6.8%
\$150000-199999	12.8%	12.6%	12.7%
\$200,000-249,999	12.4%	12.4%	12.3%
\$250,000-299,999	11.3%	11.4%	10.6%
\$300,000-399,999	13.5%	14.3%	13.4%
\$400,000-499,999	5.5%	5.7%	5.6%
\$500,000+	8.3%	9.1%	8.6%
Average Household Income	\$254,255	\$263,724	\$258,110

2026 Affordability, Mortgage and Wealth			
Housing Affordability Index	59	59	59
Percent of Income for Mortgage	41.4%	41.1%	41.6%
Wealth Index	212	228	233

Median Home Value			
2026	\$1,429,662	\$1,464,978	\$1,426,981
2031	\$1,584,474	\$1,640,163	\$1,624,890

2026 Home Value	3 mile	5 mile	10 mile
Total Owner Occupied Housing Units	25,204	47,079	105,328
<\$50,000	0.4%	0.4%	0.6%
\$50,000 - \$99,999	0.2%	0.2%	0.2%
\$100,000 - \$149,999	0.2%	0.3%	0.3%
\$150,000 - \$199,999	0.1%	0.1%	0.1%
\$200,000 - \$249,999	0.0%	0.2%	0.2%
\$250,000 - \$299,999	0.0%	0.1%	0.1%
\$300,000 - \$399,999	0.2%	0.3%	0.3%
\$400,000 - \$499,999	0.3%	0.3%	0.4%
\$500,000 - \$749,999	4.0%	3.3%	4.7%
\$750,000 - \$999,999	14.4%	14.6%	16.4%
\$1,000,000 - \$1,499,999	35.1%	32.4%	31.4%
\$1,500,000 - \$1,999,999	31.0%	29.6%	26.2%
\$2,000,000 +	14.1%	18.2%	19.3%
Average Home Value	\$1,451,125	\$1,483,628	\$1,460,163

Housing Unit Summary			
2010 Total Housing Units	30,135	56,269	131,886
Owner Occupied Housing Units	62.2%	67.3%	70.0%
Renter Occupied Housing Units	33.6%	28.9%	26.1%
Vacant Housing Units	4.2%	3.8%	3.9%
2020 Housing Units	41,207	71,727	151,809
Owner Occupied Housing Units	58.2%	63.5%	67.9%
Renter Occupied Housing Units	38.0%	33.1%	28.8%
Vacant Housing Units	3.8%	3.5%	3.3%
2026 Housing Units	43,598	74,722	156,445
Owner Occupied Housing Units	57.8%	63.0%	67.3%
Renter Occupied Housing Units	36.9%	32.4%	28.3%
Vacant Housing Units	5.3%	4.6%	4.4%
2031 Total Housing Units	44,746	76,354	159,651
Owner Occupied Housing Units	57.3%	62.5%	66.8%
Renter Occupied Housing Units	36.8%	32.3%	28.3%
Vacant Housing Units	6.0%	5.1%	4.9%

2026 Population by Sex	3 mile	5 mile	10 mile
Males	60,037	104,296	214,598
Females	62,212	107,257	219,238

Median Age			
2010	36.9	37.5	39.0
2020	37.5	38.7	40.3
2026	39.2	40.4	41.6
2031	39.9	41.0	42.3

2026 Population by Age			
Total	122,248	211,554	433,835
0 - 4	5.4%	5.0%	4.8%
5 - 9	6.3%	6.0%	5.9%
10 - 14	7.8%	7.7%	7.2%
15 - 24	12.4%	13.0%	12.2%
25 - 34	11.5%	11.0%	11.1%
35 - 44	17.1%	15.2%	14.2%
45 - 54	17.4%	17.1%	15.3%
55 - 64	10.8%	12.0%	13.1%
65 - 74	6.7%	7.4%	9.1%
75 - 84	4.4%	4.6%	5.5%
85 +	1.6%	1.6%	1.8%
18 +	76.2%	76.8%	77.9%

2026 Population 15+ by Marital Status			
Total	98,372	172,018	356,308
Never Married	26.8%	26.2%	25.8%
Married	63.3%	63.9%	63.4%
Widowed	4.0%	3.9%	4.3%
Divorced	5.9%	6.0%	6.4%

2026 Pop 25+ by Educational Attainment	3 mile	5 mile	10 mile
Total	83,199	144,568	303,343
Less than 9th Grade	1.7%	1.8%	1.8%
9th - 12th Grade, No Diploma	1.7%	1.6%	1.8%
High School Graduate	8.1%	8.4%	9.3%
GED/Alternative Credential	1.0%	0.9%	1.1%
Some College, No Degree	9.7%	9.6%	11.3%
Associate Degree	5.3%	5.8%	7.1%
Bachelor's Degree	39.7%	39.3%	38.2%
Graduate/Professional Degree	32.9%	32.5%	29.5%

2020 Population by Race/Ethnicity			
Total	117,426	205,514	425,448
White Alone	34.5%	36.6%	44.1%
Black Alone	3.0%	2.8%	3.0%
American Indian Alone	0.6%	0.5%	0.5%
Asian Alone	49.7%	47.1%	36.7%
Pacific Islander Alone	0.2%	0.2%	0.3%
Some Other Race Alone	3.5%	3.5%	4.8%
Two or More Races	3.5%	3.5%	4.8%
Hispanic Origin	10.5%	10.5%	13.0%
Diversity Index	69.5	70.2	73.4

2026 Population by Race/Ethnicity			
Total	122,249	211,553	433,837
White Alone	31.4%	33.2%	40.5%
Black Alone	2.9%	2.6%	2.9%
American Indian Alone	0.6%	0.5%	0.6%
Asian Alone	52.7%	50.3%	39.8%
Pacific Islander Alone	0.2%	0.2%	0.3%
Some Other Race Alone	3.5%	3.6%	5.0%
Two or More Races	8.7%	9.4%	11.0%
Hispanic Origin	10.8%	10.8%	13.5%
Diversity Index	68.9	69.8	74.1

2026 Employed Pop 16+ by Occupation	3 mile	5 mile	10 mile
Total	65,711	114,265	233,513
White Collar	86.8%	86.7%	82.7%
Management/Business/Financial	26.8%	28.1%	28.5%
Professional	46.0%	44.2%	38.9%
Sales	6.8%	7.2%	7.9%
Administrative Support	7.2%	7.2%	7.5%
Services	7.7%	7.8%	10.1%

2026 Employed Pop 16+ by Occupation			
Total	65,711	114,265	233,513
Blue Collar	5.5%	5.5%	7.2%
Farming/Forestry/Fishing	0.1%	0.1%	0.1%
Construction/Extraction	1.0%	1.2%	1.8%
Installation/Maintenance/Repair	1.0%	1.0%	1.4%
Production	1.3%	1.3%	1.5%
Transportation/Material Moving	2.0%	1.9%	2.4%
White Collar	86.8%	86.7%	82.7%
Management/Business/Financial	26.8%	28.1%	28.5%
Professional	46.0%	44.2%	38.9%
Sales	6.8%	7.2%	7.9%
Administrative Support	7.2%	7.2%	7.5%
Services	7.7%	7.8%	10.1%

2026 Civilian Population 16+ in Labor Force			
Civilian Population 16+	65,711	114,265	233,513
Population 16+ Employed	96.0%	96.0%	96.1%
Population 16+ Unemployment rate	4.0%	4.0%	3.9%
Population 16-24 Employed	10.8%	11.2%	10.8%
Population 16-24 Unemployment rate	6.8%	7.3%	8.0%
Population 25-54 Employed	67.0%	64.0%	61.3%
Population 25-54 Unemployment rate	3.6%	3.5%	3.4%
Population 55-64 Employed	14%	16%	18%
Population 55-64 Unemployment rate	3.9%	3.8%	3.7%
Population 65+ Employed	4%	5%	6%
Population 65+ Unemployment rate	2.7%	2.8%	2.3%

2026 Employed Population 16+ by Industry	3 mile	5 mile	10 mile
Total	63,097	109,739	224,326
Agriculture/Mining	0.3%	0.2%	0.3%
Construction	2.8%	3.0%	4.1%
Manufacturing	10.4%	10.4%	9.5%
Wholesale Trade	1.5%	1.4%	1.5%
Retail Trade	8.3%	8.4%	8.1%
Transportation/Utilities	3.1%	3.1%	3.6%
Information	5%	5%	4%
Finance/Insurance/Real Estate	6.6%	7.0%	7.5%
Services	59.6%	59.0%	57.9%
Public Administration	2.6%	2.8%	3.4%

2026 Consumer Spending			
Apparel & Services: Total \$	\$210,745,466	\$374,517,342	\$759,620,916
Average Spent	\$5,102.18	\$5,255.13	\$5,078.12
Spending Potential Index	200	206	199
Education: Total \$	\$189,670,745	\$340,401,839	\$705,012,582
Average Spent	\$4,591.96	\$4,776.43	\$4,713.06
Spending Potential Index	229	238	235
Entertainment/Recreation: Total \$	\$355,360,046	\$637,279,914	\$1,308,530,960
Average Spent	\$8,603.32	\$8,942.15	\$8,747.62
Spending Potential Index	200	208	203
Food at Home: Total \$	\$616,760,812	\$1,098,932,104	\$2,249,127,074
Average Spent	\$14,931.87	\$15,419.93	\$15,035.58
Spending Potential Index	189	196	191
Food Away from Home: Total \$	\$376,041,408	\$669,810,665	\$1,366,981,211
Average Spent	\$9,104.02	\$9,398.61	\$9,138.37
Spending Potential Index	204	211	205
Health Care: Total \$	\$606,007,421	\$1,090,343,514	\$2,242,499,620
Average Spent	\$14,671.53	\$15,299.42	\$14,991.27
Spending Potential Index	183	191	187
HH Furnishings & Equipment: Total \$	\$233,996,313	\$419,956,011	\$863,302,191
Average Spent	\$5,665.08	\$5,892.71	\$5,771.24
Spending Potential Index	199	207	203
Personal Care Products & Services: Total \$	\$96,014,617	\$171,565,680	\$350,785,102
Average Spent	\$2,324.53	\$2,407.36	\$2,345.02
Spending Potential Index	204	211	206

2026 Consumer Spending	3 mile	5 mile	10 mile
Shelter: Total \$	\$2,389,542,690	\$4,259,615,358	\$8,794,144,146
Average Spent	\$57,851.17	\$59,769.81	\$58,789.49
Spending Potential Index	210	217	213
Support Payments/Gifts in Kind: Total \$	\$238,670,118	\$432,557,846	\$884,462,824
Average Spent	\$5,778.24	\$6,069.54	\$5,912.70
Spending Potential Index	190	199	194
Travel: Total \$	\$328,963,712	\$591,242,678	\$1,223,765,207
Average Spent	\$7,964.26	\$8,296.16	\$8,180.96
Spending Potential Index	218	227	224
Vehicle Maintenance & Repairs: Total \$	\$96,767,592	\$173,411,666	\$356,400,884
Average Spent	\$2,342.76	\$2,433.27	\$2,382.57
Spending Potential Index	189	196	192

Top Tapestry Segment		
3 mile	5 mile	10 mile
Urban Chic (H4): This segment is characterized by affluent, educated families in the suburbs of coastal 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...	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.