

Community Profile



Rings: 3, 5, 10 mile radii

Population Summary	3 mile	5 mile	10 mile
2010 Total Population	209,347	452,037	1,073,602
2020 Total Population	224,904	492,304	1,193,023
2020 Group Quarters	1,553	3,487	32,746
2026 Total Population	225,944	504,155	1,217,413
2026 Group Quarters	1,580	3,538	33,323
2031 Total Population	229,218	509,363	1,237,416
2026-2031 Annual Rate	0.29%	0.21%	0.33%
2026 Total Daytime Population	199,793	507,554	1,457,842
Workers	90,895	276,069	898,552
Residents	108,898	231,485	559,290

Household Summary	3 mile	5 mile	10 mile
2010 Total Households	77,316	170,171	397,175
2010 Average Household Size	2.69	2.64	2.64
2020 Total Households	80,362	181,561	434,693
2020 Average Household Size	2.78	2.69	2.67
2026 Total Households	81,133	187,453	447,969
2026 Average Household Size	2.77	2.67	2.64
2031 Total Households	82,775	190,370	458,059
2031 Average Household Size	2.75	2.66	2.63
2026-2031 Annual Rate	0.40%	0.31%	0.45%
2026 Families	59,028	127,863	293,550
2026 Average Family Size	3.21	3.18	3.19
2031 Families	60,073	129,621	299,304
2031 Average Family Size	3.19	3.16	3.17
2026-2031 Growth Rate	0.35%	0.27%	0.39%

Median Household Income	3 mile	5 mile	10 mile
2026	\$225,731	\$210,650	\$192,518
2031	\$249,436	\$234,092	\$215,664

Per Capita Income	3 mile	5 mile	10 mile
2026	\$110,258	\$106,037	\$97,056
2031	\$119,715	\$115,767	\$106,286

2026 Households by Income			
Household Income Base	81,132	187,451	447,969
<\$10,000	2.5%	2.4%	2.8%
\$10,000-14,999	1.6%	1.5%	1.9%
\$15,000-19,999	0.9%	0.8%	1.2%
\$20,000-24,999	1.3%	1.1%	1.5%
\$25,000-29,999	1.0%	1.0%	1.2%
\$30,000-34,999	0.9%	1.0%	1.2%
\$35,000-39,999	0.9%	1.0%	1.1%
\$40,000-44,999	0.9%	1.2%	1.4%
\$45,000-49,999	0.8%	1.1%	1.3%
\$50,000-59,999	2.7%	3.0%	3.2%
\$60,000-74,999	2.9%	3.4%	3.8%
\$75000-99999	5.6%	6.8%	7.3%
\$100,000-124,999	5.8%	6.4%	6.8%
\$125,000-149,999	5.1%	5.6%	5.8%
\$150000-199999	10.2%	10.8%	10.7%
\$200,000-249,999	11.9%	11.4%	11.8%
\$250,000-299,999	8.6%	8.1%	7.7%
\$300,000-399,999	14.1%	13.4%	11.8%
\$400,000-499,999	7.4%	7.0%	6.1%
\$500,000+	14.8%	13.1%	11.3%
Average Household Income	\$306,771	\$285,256	\$263,093

2026 Affordability, Mortgage and Wealth			
Housing Affordability Index	48	46	45
Percent of Income for Mortgage	52.1%	53.8%	54.9%
Wealth Index	243	221	203

Median Home Value			
2026	\$2,000,001	\$1,927,756	\$1,797,564
2031	\$2,000,001	\$2,000,001	\$1,909,441

2026 Home Value	3 mile	5 mile	10 mile
Total Owner Occupied Housing Units	41,089	89,982	208,784
<\$50,000	0.8%	0.8%	0.8%
\$50,000 - \$99,999	0.0%	0.3%	0.4%
\$100,000 - \$149,999	0.3%	0.5%	0.7%
\$150,000 - \$199,999	0.2%	0.5%	0.6%
\$200,000 - \$249,999	0.3%	0.6%	0.6%
\$250,000 - \$299,999	0.2%	0.4%	0.6%
\$300,000 - \$399,999	0.2%	0.7%	0.9%
\$400,000 - \$499,999	0.3%	0.4%	0.5%
\$500,000 - \$749,999	1.4%	1.5%	2.5%
\$750,000 - \$999,999	3.6%	3.6%	5.9%
\$1,000,000 - \$1,499,999	14.3%	16.9%	21.7%
\$1,500,000 - \$1,999,999	26.6%	28.0%	24.9%
\$2,000,000 +	51.9%	46.0%	39.9%
Average Home Value	\$1,854,123	\$1,783,887	\$1,683,215

Housing Unit Summary			
2010 Total Housing Units	80,526	177,859	416,980
Owner Occupied Housing Units	53.0%	51.2%	50.4%
Renter Occupied Housing Units	43.0%	44.5%	44.9%
Vacant Housing Units	4.0%	4.3%	4.7%
2020 Housing Units	84,507	191,936	459,721
Owner Occupied Housing Units	49.0%	46.8%	45.6%
Renter Occupied Housing Units	46.1%	47.8%	49.0%
Vacant Housing Units	5.0%	5.4%	5.5%
2026 Housing Units	87,574	202,748	484,438
Owner Occupied Housing Units	46.9%	44.4%	43.1%
Renter Occupied Housing Units	45.7%	48.1%	49.4%
Vacant Housing Units	7.4%	7.5%	7.5%
2031 Total Housing Units	89,460	206,596	496,425
Owner Occupied Housing Units	46.4%	44.1%	42.6%
Renter Occupied Housing Units	46.1%	48.1%	49.6%
Vacant Housing Units	7.5%	7.9%	7.7%

2026 Population by Sex	3 mile	5 mile	10 mile
Males	115,730	259,242	624,936
Females	110,214	244,913	592,477

Median Age			
2010	38.2	37.6	36.5
2020	38.2	37.5	36.8
2026	39.7	39.0	38.2
2031	40.8	40.4	39.5

2026 Population by Age			
Total	225,944	504,157	1,217,411
0 - 4	5.0%	5.1%	5.0%
5 - 9	5.6%	5.5%	5.3%
10 - 14	6.9%	6.2%	5.7%
15 - 24	11.7%	11.3%	12.4%
25 - 34	13.6%	15.2%	16.4%
35 - 44	15.8%	16.6%	16.1%
45 - 54	15.0%	14.0%	13.3%
55 - 64	11.8%	11.5%	11.3%
65 - 74	7.9%	8.2%	8.1%
75 - 84	4.7%	4.6%	4.7%
85 +	2.3%	2.1%	2.0%
18 +	78.6%	79.8%	80.7%

2026 Population 15+ by Marital Status			
Total	186,376	419,715	1,023,341
Never Married	29.5%	32.7%	36.3%
Married	61.3%	57.7%	53.5%
Widowed	4.4%	4.3%	4.1%
Divorced	4.8%	5.3%	6.1%

2026 Pop 25+ by Educational Attainment	3 mile	5 mile	10 mile
Total	160,022	362,779	872,950
Less than 9th Grade	1.9%	2.4%	3.4%
9th - 12th Grade, No Diploma	1.3%	1.9%	2.9%
High School Graduate	6.2%	7.6%	9.4%
GED/Alternative Credential	0.7%	1.0%	1.3%
Some College, No Degree	6.1%	7.8%	9.2%
Associate Degree	4.8%	5.4%	5.8%
Bachelor's Degree	34.4%	32.6%	32.2%
Graduate/Professional Degree	44.6%	41.2%	35.9%

2020 Population by Race/Ethnicity			
Total	224,904	492,304	1,193,023
White Alone	28.6%	31.9%	36.0%
Black Alone	1.1%	1.6%	2.3%
American Indian Alone	0.4%	0.6%	0.8%
Asian Alone	58.7%	49.8%	39.9%
Pacific Islander Alone	0.1%	0.3%	0.3%
Some Other Race Alone	4.1%	7.2%	10.4%
Two or More Races	4.1%	7.2%	10.4%
Hispanic Origin	8.7%	13.8%	19.5%
Diversity Index	63.5	72.4	78.7

2026 Population by Race/Ethnicity			
Total	225,943	504,155	1,217,413
White Alone	24.9%	28.2%	32.3%
Black Alone	1.1%	1.6%	2.4%
American Indian Alone	0.3%	0.5%	0.8%
Asian Alone	62.5%	53.5%	43.5%
Pacific Islander Alone	0.1%	0.3%	0.3%
Some Other Race Alone	4.1%	7.3%	10.6%
Two or More Races	6.9%	8.6%	10.2%
Hispanic Origin	8.5%	13.7%	19.4%
Diversity Index	61.2	71.0	78.3

2026 Employed Pop 16+ by Occupation	3 mile	5 mile	10 mile
Total	123,347	288,289	694,848
White Collar	88.4%	84.3%	80.1%
Management/Business/Financial	22.1%	21.3%	21.4%
Professional	56.9%	52.1%	46.5%
Sales	4.7%	5.2%	5.8%
Administrative Support	4.8%	5.7%	6.4%
Services	6.6%	9.2%	11.6%

2026 Employed Pop 16+ by Occupation			
Total	123,347	288,289	694,848
Blue Collar	5.0%	6.5%	8.3%
Farming/Forestry/Fishing	0.0%	0.1%	0.2%
Construction/Extraction	1.1%	1.6%	2.2%
Installation/Maintenance/Repair	0.8%	1.0%	1.2%
Production	1.2%	1.6%	2.0%
Transportation/Material Moving	2.0%	2.2%	2.7%
White Collar	88.4%	84.3%	80.1%
Management/Business/Financial	22.1%	21.3%	21.4%
Professional	56.9%	52.1%	46.5%
Sales	4.7%	5.2%	5.8%
Administrative Support	4.8%	5.7%	6.4%
Services	6.6%	9.2%	11.6%

2026 Civilian Population 16+ in Labor Force			
Civilian Population 16+	123,347	288,289	694,848
Population 16+ Employed	96.1%	95.9%	95.9%
Population 16+ Unemployment rate	3.9%	4.1%	4.1%
Population 16-24 Employed	10.5%	10.2%	10.7%
Population 16-24 Unemployment rate	8.0%	8.4%	8.4%
Population 25-54 Employed	65.9%	66.3%	65.7%
Population 25-54 Unemployment rate	3.3%	3.4%	3.5%
Population 55-64 Employed	15%	14%	14%
Population 55-64 Unemployment rate	4.1%	4.3%	4.3%
Population 65+ Employed	5%	5%	6%
Population 65+ Unemployment rate	2.8%	3.0%	2.6%

2026 Employed Population 16+ by Industry	3 mile	5 mile	10 mile
Total	118,504	276,551	666,264
Agriculture/Mining	0.1%	0.1%	0.3%
Construction	2.1%	2.6%	3.5%
Manufacturing	17.1%	15.5%	14.5%
Wholesale Trade	0.8%	0.8%	0.9%
Retail Trade	6.7%	7.0%	7.2%
Transportation/Utilities	2.5%	2.7%	2.8%
Information	10%	9%	8%
Finance/Insurance/Real Estate	4.0%	3.9%	4.3%
Services	55.5%	56.3%	56.9%
Public Administration	1.6%	1.8%	2.1%

2026 Consumer Spending			
Apparel & Services: Total \$	\$498,235,689	\$1,085,033,968	\$2,414,702,823
Average Spent	\$6,140.97	\$5,788.30	\$5,390.33
Spending Potential Index	241	227	211
Education: Total \$	\$461,590,688	\$967,568,238	\$2,111,153,864
Average Spent	\$5,689.31	\$5,161.66	\$4,712.72
Spending Potential Index	284	258	235
Entertainment/Recreation: Total \$	\$838,919,545	\$1,794,449,437	\$3,952,698,972
Average Spent	\$10,340.05	\$9,572.80	\$8,823.60
Spending Potential Index	240	222	205
Food at Home: Total \$	\$1,464,788,155	\$3,190,422,945	\$7,116,323,017
Average Spent	\$18,054.16	\$17,019.86	\$15,885.75
Spending Potential Index	229	216	202
Food Away from Home: Total \$	\$887,867,494	\$1,934,171,757	\$4,296,682,621
Average Spent	\$10,943.36	\$10,318.17	\$9,591.47
Spending Potential Index	245	231	215
Health Care: Total \$	\$1,424,947,725	\$3,032,689,599	\$6,693,941,456
Average Spent	\$17,563.11	\$16,178.40	\$14,942.87
Spending Potential Index	219	202	186
HH Furnishings & Equipment: Total \$	\$550,191,556	\$1,178,845,439	\$2,602,863,846
Average Spent	\$6,781.35	\$6,288.75	\$5,810.37
Spending Potential Index	238	221	204
Personal Care Products & Services: Total \$	\$226,233,945	\$487,908,122	\$1,079,864,558
Average Spent	\$2,788.43	\$2,602.83	\$2,410.58
Spending Potential Index	244	228	211

2026 Consumer Spending	3 mile	5 mile	10 mile
Shelter: Total \$	\$5,695,212,962	\$12,442,153,094	\$27,636,441,522
Average Spent	\$70,196.01	\$66,374.79	\$61,692.75
Spending Potential Index	255	241	224
Support Payments/Gifts in Kind: Total \$	\$554,434,543	\$1,154,627,025	\$2,524,922,730
Average Spent	\$6,833.65	\$6,159.55	\$5,636.38
Spending Potential Index	224	202	185
Travel: Total \$	\$784,123,693	\$1,666,653,749	\$3,637,349,547
Average Spent	\$9,664.67	\$8,891.05	\$8,119.65
Spending Potential Index	264	243	222
Vehicle Maintenance & Repairs: Total \$	\$227,300,882	\$490,720,529	\$1,091,383,333
Average Spent	\$2,801.58	\$2,617.83	\$2,436.29
Spending Potential Index	226	211	197

Top Tapestry Segment		
3 mile	5 mile	10 mile
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...	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.