



Executive Summary

Driving Time : 30, 45, 60 Minutes radii

Latitude: 33.679
Longitude: -87.083

	30 Minutes	45 Minutes	60 Minutes
Population			
2000 Population	358,063	801,088	1,040,309
2010 Population	327,276	806,453	1,108,107
2021 Population	325,575	822,625	1,153,594
2026 Population	326,656	833,063	1,177,835
2000-2010 Annual Rate	-0.90%	0.07%	0.63%
2010-2021 Annual Rate	-0.05%	0.18%	0.36%
2021-2026 Annual Rate	0.07%	0.25%	0.42%
2021 Male Population	47.8%	47.9%	48.4%
2021 Female Population	52.2%	52.1%	51.6%
2021 Median Age	39.2	39.5	39.7

In the identified area, the current year population is 1,153,594. In 2010, the Census count in the area was 1,108,107. The rate of change since 2010 was 0.36% annually. The five-year projection for the population in the area is 1,177,835 representing a change of 0.42% annually from 2021 to 2026. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 39.2, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	47.3%	57.4%	65.5%
2021 Black Alone	47.5%	36.4%	28.5%
2021 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2021 Asian Alone	1.0%	2.0%	1.7%
2021 Pacific Islander Alone	0.1%	0.1%	0.1%
2021 Other Race	2.2%	2.3%	2.3%
2021 Two or More Races	1.5%	1.6%	1.7%
2021 Hispanic Origin (Any Race)	4.1%	4.4%	4.5%

Persons of Hispanic origin represent 4.5% of the population in the identified area compared to 18.9% 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 53.3 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	61	90	88
2000 Households	144,840	319,065	410,024
2010 Households	132,823	323,161	437,194
2021 Total Households	132,881	331,046	456,387
2026 Total Households	133,768	335,799	466,319
2000-2010 Annual Rate	-0.86%	0.13%	0.64%
2010-2021 Annual Rate	0.00%	0.21%	0.38%
2021-2026 Annual Rate	0.13%	0.29%	0.43%
2021 Average Household Size	2.35	2.43	2.48

The household count in this area has changed from 437,194 in 2010 to 456,387 in the current year, a change of 0.38% annually. The five-year projection of households is 466,319, a change of 0.43% annually from the current year total. Average household size is currently 2.48, compared to 2.48 in the year 2010. The number of families in the current year is 302,335 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



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Mortgage Income			
2021 Percent of Income for Mortgage	14.9%	14.7%	14.0%
Median Household Income			
2021 Median Household Income	\$43,384	\$54,866	\$56,706
2026 Median Household Income	\$48,766	\$60,588	\$62,609
2021-2026 Annual Rate	2.37%	2.00%	2.00%
Average Household Income			
2021 Average Household Income	\$65,613	\$82,504	\$81,912
2026 Average Household Income	\$74,099	\$92,976	\$92,110
2021-2026 Annual Rate	2.46%	2.42%	2.37%
Per Capita Income			
2021 Per Capita Income	\$26,794	\$33,236	\$32,448
2026 Per Capita Income	\$30,344	\$37,505	\$36,507
2021-2026 Annual Rate	2.52%	2.45%	2.39%

Households by Income

Current median household income is \$56,706 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$62,609 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$81,912 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$92,110 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$32,448 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$36,507 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	165	167	178
2000 Total Housing Units	162,357	350,174	452,221
2000 Owner Occupied Housing Units	90,001	218,902	292,886
2000 Renter Occupied Housing Units	54,839	100,163	117,138
2000 Vacant Housing Units	17,517	31,109	42,197
2010 Total Housing Units	156,749	367,765	496,289
2010 Owner Occupied Housing Units	79,881	215,302	306,684
2010 Renter Occupied Housing Units	52,942	107,859	130,510
2010 Vacant Housing Units	23,926	44,604	59,095
2021 Total Housing Units	160,973	383,080	525,289
2021 Owner Occupied Housing Units	76,848	214,915	316,797
2021 Renter Occupied Housing Units	56,033	116,132	139,590
2021 Vacant Housing Units	28,092	52,034	68,902
2026 Total Housing Units	162,869	389,522	538,004
2026 Owner Occupied Housing Units	77,697	219,420	326,424
2026 Renter Occupied Housing Units	56,071	116,379	139,895
2026 Vacant Housing Units	29,101	53,723	71,685

Currently, 60.3% of the 525,289 housing units in the area are owner occupied; 26.6%, renter occupied; and 13.1% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 496,289 housing units in the area - 61.8% owner occupied, 26.3% renter occupied, and 11.9% vacant. The annual rate of change in housing units since 2010 is 2.56%. Median home value in the area is \$188,632, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 3.79% annually to \$227,216.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.