



Executive Summary

Ring : 20, 40, 60 Miles radii

Latitude: 33.832
Longitude: -87.28

	20 Miles	40 Miles	60 Miles
Population			
2000 Population	87,987	791,116	1,512,738
2010 Population	84,474	772,074	1,619,421
2021 Population	83,903	778,860	1,684,945
2026 Population	82,636	784,249	1,719,994
2000-2010 Annual Rate	-0.41%	-0.24%	0.68%
2010-2021 Annual Rate	-0.06%	0.08%	0.35%
2021-2026 Annual Rate	-0.30%	0.14%	0.41%
2021 Male Population	49.4%	48.1%	48.7%
2021 Female Population	50.6%	51.9%	51.3%
2021 Median Age	44.4	40.3	39.5

In the identified area, the current year population is 1,684,945. In 2010, the Census count in the area was 1,619,421. The rate of change since 2010 was 0.35% annually. The five-year projection for the population in the area is 1,719,994 representing a change of 0.41% annually from 2021 to 2026. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 44.4, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	91.0%	59.4%	68.1%
2021 Black Alone	5.1%	35.6%	25.4%
2021 American Indian/Alaska Native Alone	0.5%	0.3%	0.5%
2021 Asian Alone	0.5%	1.1%	1.4%
2021 Pacific Islander Alone	0.1%	0.1%	0.1%
2021 Other Race	1.2%	1.9%	2.8%
2021 Two or More Races	1.7%	1.6%	1.8%
2021 Hispanic Origin (Any Race)	2.4%	3.6%	5.1%

Persons of Hispanic origin represent 5.1% 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 52.3 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	60	71	82
2000 Households	35,056	314,471	595,122
2010 Households	33,518	308,376	638,009
2021 Total Households	33,638	312,660	665,553
2026 Total Households	33,212	315,469	679,806
2000-2010 Annual Rate	-0.45%	-0.20%	0.70%
2010-2021 Annual Rate	0.03%	0.12%	0.38%
2021-2026 Annual Rate	-0.25%	0.18%	0.42%
2021 Average Household Size	2.47	2.43	2.48

The household count in this area has changed from 638,009 in 2010 to 665,553 in the current year, a change of 0.38% annually. The five-year projection of households is 679,806, a change of 0.42% 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 439,707 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	12.7%	13.5%	13.8%
Median Household Income			
2021 Median Household Income	\$47,386	\$49,502	\$54,433
2026 Median Household Income	\$52,708	\$54,140	\$59,685
2021-2026 Annual Rate	2.15%	1.81%	1.86%
Average Household Income			
2021 Average Household Income	\$63,552	\$71,282	\$77,892
2026 Average Household Income	\$70,980	\$80,316	\$87,582
2021-2026 Annual Rate	2.24%	2.42%	2.37%
Per Capita Income			
2021 Per Capita Income	\$25,418	\$28,645	\$30,822
2026 Per Capita Income	\$28,452	\$32,332	\$34,669
2021-2026 Annual Rate	2.28%	2.45%	2.38%

Households by Income

Current median household income is \$54,433 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$59,685 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$77,892 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$87,582 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$30,822 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$34,669 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	204	183	182
2000 Total Housing Units	41,228	350,143	656,807
2000 Owner Occupied Housing Units	28,574	221,183	426,975
2000 Renter Occupied Housing Units	6,482	93,288	168,146
2000 Vacant Housing Units	6,172	35,672	61,686
2010 Total Housing Units	40,553	357,654	720,761
2010 Owner Occupied Housing Units	26,050	209,921	445,595
2010 Renter Occupied Housing Units	7,468	98,455	192,414
2010 Vacant Housing Units	7,035	49,278	82,752
2021 Total Housing Units	41,488	370,507	763,808
2021 Owner Occupied Housing Units	26,834	208,844	462,137
2021 Renter Occupied Housing Units	6,804	103,815	203,416
2021 Vacant Housing Units	7,850	57,847	98,255
2026 Total Housing Units	41,599	375,707	783,402
2026 Owner Occupied Housing Units	26,711	212,147	475,889
2026 Renter Occupied Housing Units	6,501	103,322	203,917
2026 Vacant Housing Units	8,387	60,238	103,596

Currently, 60.5% of the 763,808 housing units in the area are owner occupied; 26.6%, renter occupied; and 12.9% 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 720,761 housing units in the area - 61.8% owner occupied, 26.7% renter occupied, and 11.5% vacant. The annual rate of change in housing units since 2010 is 2.61%. Median home value in the area is \$179,082, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 3.37% annually to \$211,337.

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