

Ring: 10 mile radius

Demographic Summary	Census 2020			2025-2030	2025-2030
		2025	2030	Change	Annual Rate
Total Population	153,192	165,415	173,270	7,855	0.93%
Population 50+	56,735	63,559	67,505	3,946	1.21%
Median Age	40.4	40.9	41.2	0.3	0.15%
Households	56,812	62,229	65,757	3,528	1.11%
% Householders 55+	46.7%	48.8%	49.8%	1.0	0.41%
Total Owner-Occupied Housing Units	40,294	45,224	48,988	3,764	1.61%
Total Renter-Occupied Housing Units	16,518	17,005	16,769	-236	-0.28%
Owner/Renter Ratio (per 100 renters)	244	266	292	26	1.88%
Median Home Value	-	\$383,481	\$446,431	\$62,950	3.09%
Average Home Value	-	\$431,439	\$495,990	\$64,551	2.83%
Median HH Income	-	\$102,200	\$113,544	\$11,344	2.13%
Median HH Income for Householder 55+	-	\$86,744	\$102,504	\$15,760	3.40%

Occupied Housing Units by Age of Householder 55+	Census 2020		
	Number	Percent	% Total HHs
Total	26,522	100.0%	46.7%
Owner Occupied Housing Units	21,228	80.0%	37.4%
Householder Age 55-64	9,384	35.4%	16.5%
Householder Age 65-74	7,314	27.6%	12.9%
Householder Age 75-84	3,668	13.8%	6.5%
Householder Age 85+	862	3.3%	1.5%
Renter Occupied Housing Units	5,294	20.0%	9.3%
Householder Age 55-64	2,547	9.6%	4.5%
Householder Age 65-74	1,540	5.8%	2.7%
Householder Age 75-84	807	3.0%	1.4%
Householder Age 85+	400	1.5%	0.7%

Population by Age and Sex						
Male Population	Census 2020		2025		2030	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	26,313	100.0%	29,792	100.0%	31,448	100.0%
50-54	5,500	20.9%	5,489	18.4%	5,158	16.4%
55-59	5,460	20.8%	5,617	18.9%	5,300	16.9%
60-64	4,628	17.6%	5,414	18.2%	5,365	17.1%
65-69	3,585	13.6%	4,530	15.2%	5,080	16.2%
70-74	3,190	12.1%	3,338	11.2%	4,101	13.0%
75-79	2,033	7.7%	2,803	9.4%	2,896	9.2%
80-84	1,122	4.3%	1,593	5.3%	2,149	6.8%
85+	795	3.0%	1,008	3.4%	1,399	4.4%
Female Population	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	30,422	100.0%	33,766	100.0%	36,058	100.0%
50-54	5,898	19.4%	5,929	17.6%	5,494	15.2%
55-59	5,800	19.1%	5,869	17.4%	5,813	16.1%
60-64	5,056	16.6%	5,650	16.7%	5,717	15.9%
65-69	4,332	14.2%	4,933	14.6%	5,506	15.3%
70-74	3,738	12.3%	4,101	12.1%	4,666	12.9%
75-79	2,599	8.5%	3,387	10.0%	3,751	10.4%
80-84	1,564	5.1%	2,178	6.5%	2,828	7.8%
85+	1,435	4.7%	1,719	5.1%	2,283	6.3%
Total Population	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total (50+)	56,735	37.0%	63,559	38.4%	67,505	39.0%
50-54	11,398	7.4%	11,418	6.9%	10,652	6.1%
55-59	11,260	7.4%	11,486	6.9%	11,113	6.4%
60-64	9,684	6.3%	11,064	6.7%	11,082	6.4%
65-69	7,917	5.2%	9,463	5.7%	10,586	6.1%
70-74	6,928	4.5%	7,440	4.5%	8,767	5.1%
75-79	4,633	3.0%	6,190	3.7%	6,647	3.8%
80-84	2,686	1.8%	3,771	2.3%	4,977	2.9%
85+	2,230	1.5%	2,727	1.6%	3,681	2.1%
65+	24,394	15.9%	29,591	17.9%	34,658	20.0%
75+	9,549	6.2%	12,688	7.7%	15,305	8.8%

2025 Households by Income and Age of Householder 55+								
	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	12,744	100.0%	10,039	100.0%	7,571	100.0%	30,354	100.0%
<\$15,000	847	6.6%	859	8.6%	870	11.5%	2,576	8.5%
\$15,000-\$24,999	387	3.0%	508	5.1%	692	9.1%	1,587	5.2%
\$25,000-\$34,999	491	3.9%	609	6.1%	897	11.8%	1,997	6.6%
\$35,000-\$49,999	610	4.8%	834	8.3%	992	13.1%	2,436	8.0%
\$50,000-\$74,999	1,596	12.5%	1,681	16.7%	1,540	20.3%	4,817	15.9%
\$75,000-\$99,999	1,279	10.0%	1,151	11.5%	879	11.6%	3,309	10.9%
\$100,000-\$149,999	2,619	20.6%	1,988	19.8%	835	11.0%	5,442	17.9%
\$150,000-\$199,999	2,365	18.6%	1,135	11.3%	441	5.8%	3,941	13.0%
\$200,000+	2,549	20.0%	1,274	12.7%	424	5.6%	4,247	14.0%
Median HH Income	\$117,226		\$84,889		\$53,799		\$86,744	
Average HH Income	\$142,597		\$112,196		\$76,356		\$116,028	

2030 Households by Income and Age of Householder 55+								
	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	12,414	100.0%	11,304	100.0%	9,055	100.0%	32,773	100.0%
<\$15,000	651	5.2%	795	7.0%	987	10.9%	2,433	7.4%
\$15,000-\$24,999	268	2.2%	419	3.7%	649	7.2%	1,336	4.1%
\$25,000-\$34,999	353	2.8%	504	4.5%	848	9.4%	1,705	5.2%
\$35,000-\$49,999	461	3.7%	736	6.5%	1,019	11.3%	2,216	6.8%
\$50,000-\$74,999	1,347	10.9%	1,684	14.9%	1,738	19.2%	4,769	14.6%
\$75,000-\$99,999	1,150	9.3%	1,240	11.0%	1,076	11.9%	3,466	10.6%
\$100,000-\$149,999	2,580	20.8%	2,397	21.2%	1,202	13.3%	6,179	18.9%
\$150,000-\$199,999	2,601	21.0%	1,580	14.0%	745	8.2%	4,926	15.0%
\$200,000+	3,004	24.2%	1,951	17.3%	791	8.7%	5,746	17.5%
Median HH Income	\$134,465		\$103,787		\$62,321		\$102,504	
Average HH Income	\$157,674		\$130,165		\$90,909		\$129,727	

Data Note: 2024 household income represents an estimate of annual income as of July 1, 2025.