















	30-Minute Drive		45-Minute Drive		60-Minute Drive	
	Count	%	Count	%	Count	%
<b>2026 Est. Households by Type and Presence of Own Children</b>						
Married Couple	4,212	34.72	6,873	36.48	18,575	35.02
With Own Kids < 18	1,413	11.65	2,372	12.59	6,491	12.24
Without Own Kids < 18	2,799	23.07	4,501	23.89	12,083	22.78
Cohabiting Couple	983	8.10	1,365	7.25	3,097	5.84
With Own Kids < 18	276	2.27	385	2.04	1,175	2.22
Without Own Kids < 18	707	5.83	981	5.21	1,922	3.62
Female Householder, No Spouse or Partner Present	4,194	34.58	6,528	34.65	20,170	38.03
Living Alone	2,138	17.63	3,355	17.81	10,255	19.34
With Own Kids < 18	1,069	8.81	1,558	8.27	4,875	9.19
Without Own Kids < 18	748	6.17	1,344	7.13	4,592	8.66
With Only Nonrelatives	238	1.96	270	1.43	448	0.84
Male Householder, No Spouse or Partner Present	2,741	22.60	4,072	21.62	11,194	21.11
Living Alone	2,025	16.69	3,081	16.36	8,579	16.18
With Own Kids < 18	56	0.46	110	0.58	450	0.85
Without Own Kids < 18	387	3.19	583	3.10	1,670	3.15
With Only Nonrelatives	273	2.25	297	1.58	495	0.93
With Own Kids < 18	2,814	23.20	4,426	23.50	12,991	24.50
Without Own Kids < 18	9,316	76.80	14,412	76.50	40,045	75.50
<b>2026 Est. Households by Household Size</b>						
1-Person Household	4,213	34.73	6,508	34.55	18,210	34.34
2-Person Household	3,803	31.35	5,834	30.97	16,256	30.65
3-Person Household	1,811	14.93	2,809	14.91	8,129	15.33
4-Person Household	1,326	10.93	2,035	10.80	5,707	10.76
5-Person Household	588	4.85	978	5.19	2,793	5.27
6-Person Household	262	2.16	442	2.35	1,224	2.31
7-or-more-person	126	1.04	231	1.23	716	1.35
<b>2026 Est. Average Household Size</b>	--	<b>2.30</b>	--	<b>2.33</b>	--	<b>2.34</b>

	30-Minute Drive		45-Minute Drive		60-Minute Drive	
	Count	%	Count	%	Count	%
<b>2026 Est. Households by Number of Vehicles</b>						
No Vehicles	1,191	9.82	1,848	9.81	6,617	12.48
1 Vehicle	4,357	35.92	6,643	35.26	20,366	38.40
2 Vehicles	4,072	33.57	6,277	33.32	16,695	31.48
3 Vehicles	1,632	13.45	2,715	14.41	6,579	12.40
4 Vehicles	676	5.57	1,006	5.34	2,014	3.80
5 or more Vehicles	202	1.67	348	1.85	764	1.44
<b>2026 Est. Average Number of Vehicles</b>	<b>--</b>	<b>1.76</b>	<b>--</b>	<b>1.77</b>	<b>--</b>	<b>1.62</b>
<b>2026 Occupied Housing Units by Tenure</b>						
Housing Units, Owner-Occupied	6,794	56.01	11,595	61.55	31,828	60.01
Housing Units, Renter-Occupied	5,336	43.99	7,243	38.45	21,208	39.99
<b>2026 Owner Occ. HUs: Avg. Length of Residence</b>						
<b>2026 Owner Occ. HUs: Avg. Length of Residence</b>	<b>--</b>	<b>20.79</b>	<b>--</b>	<b>21.08</b>	<b>--</b>	<b>21.65</b>
<b>2026 Renter Occ. HUs: Avg. Length of Residence</b>						
<b>2026 Renter Occ. HUs: Avg. Length of Residence</b>	<b>--</b>	<b>8.02</b>	<b>--</b>	<b>8.63</b>	<b>--</b>	<b>8.75</b>

	30-Minute Drive		45-Minute Drive		60-Minute Drive	
	Count	%	Count	%	Count	%
<b>2026 Est. Owner-Occupied Housing Units by Value</b>						
Value Less Than \$20,000	260	3.83	756	6.52	1,927	6.05
Value \$20,000 - \$39,999	292	4.30	610	5.26	1,724	5.42
Value \$40,000 - \$59,999	417	6.14	737	6.36	2,022	6.35
Value \$60,000 - \$79,999	299	4.40	693	5.98	2,301	7.23
Value \$80,000 - \$99,999	215	3.17	572	4.93	2,090	6.57
Value \$100,000 - \$149,999	886	13.04	1,686	14.54	5,006	15.73
Value \$150,000 - \$199,999	676	9.95	1,089	9.39	3,674	11.54
Value \$200,000 - \$299,999	1,354	19.93	2,024	17.46	5,632	17.70
Value \$300,000 - \$399,999	1,150	16.93	1,642	14.16	3,541	11.13
Value \$400,000 - \$499,999	571	8.40	727	6.27	1,658	5.21
Value \$500,000 - \$749,999	366	5.39	562	4.85	1,315	4.13
Value \$750,000 - \$999,999	197	2.90	319	2.75	560	1.76
Value \$1,000,000 - \$1,499,999	55	0.81	81	0.70	203	0.64
Value \$1,500,000 - \$1,999,999	40	0.59	58	0.50	79	0.25
Value \$2,000,000 or more	16	0.23	41	0.35	95	0.30
<b>2026 Est. Median All Owner-Occupied Housing Value</b>	--	<b>\$225,520</b>	--	<b>\$182,927</b>	--	<b>\$160,294</b>
<b>2026 Est. Housing Units by Units in Structure</b>						
1 Unit Detached	8,158	55.19	12,892	55.62	39,053	60.73
1 Unit Attached	515	3.48	554	2.39	1,103	1.72
2 Units	752	5.09	1,013	4.37	3,306	5.14
3 to 4 Units	586	3.96	680	2.93	2,130	3.31
5 to 19 Units	986	6.67	1,161	5.01	3,269	5.08
20 to 49 Units	277	1.87	297	1.28	641	1.00
50 or More Units	490	3.31	490	2.11	1,175	1.83
Mobile Home or Trailer	2,984	20.18	6,055	26.13	13,562	21.09
Boat, RV, Van, etc.	35	0.24	35	0.15	66	0.10

	30-Minute Drive		45-Minute Drive		60-Minute Drive	
	Count	%	Count	%	Count	%
<b>2026 Est. Housing Units by Year Structure Built</b>						
Built 2020 or Later	142	0.96	289	1.25	862	1.34
Built 2010 to 2019	1,421	9.61	2,536	10.94	6,362	9.89
Built 2000 to 2009	2,379	16.09	3,291	14.20	7,229	11.24
Built 1990 to 1999	1,714	11.59	2,859	12.34	6,813	10.60
Built 1980 to 1989	2,398	16.22	3,631	15.67	8,797	13.68
Built 1970 to 1979	3,406	23.04	5,169	22.30	11,952	18.59
Built 1960 to 1969	1,309	8.86	2,041	8.81	7,583	11.79
Built 1950 to 1959	780	5.28	1,409	6.08	6,367	9.90
Built 1940 to 1949	341	2.31	667	2.88	4,904	7.63
Built 1939 or Earlier	893	6.04	1,286	5.55	3,433	5.34
<b>2026 Housing Units by Year Structure Built</b>						
<b>2026 Est. Median Year Structure Built</b>	--	<b>1982</b>	--	<b>1982</b>	--	<b>1978</b>
<b>2026 Est. Pop Age 25+ by Edu. Attainment</b>						
Less than 9th Grade	486	2.69	958	3.20	3,774	4.38
Some High School, No Diploma	1,656	9.18	3,193	10.68	9,276	10.75
High School Graduate (or GED)	6,213	34.44	11,682	39.08	34,560	40.06
Some College, No Degree	3,476	19.27	5,623	18.81	17,057	19.77
Associate's Degree	1,312	7.27	1,934	6.47	5,086	5.89
Bachelor's Degree	2,875	15.94	3,913	13.09	10,430	12.09
Master's Degree	1,510	8.37	1,986	6.64	4,224	4.90
Professional Degree	162	0.90	204	0.68	936	1.08
Doctorate Degree	354	1.96	404	1.35	929	1.08
<b>2026 Est. Pop Age 25+ by Edu. Attain., Hisp./Lat.</b>						
Less than High School Diploma	73	13.93	309	22.46	788	23.61
High School Graduate	156	29.77	481	34.96	1,001	29.99
Some College or Associate's Degree	62	11.83	267	19.40	702	21.03
Bachelor's Degree or Higher	233	44.47	319	23.18	848	25.40

	30-Minute Drive		45-Minute Drive		60-Minute Drive	
	Count	%	Count	%	Count	%
<b>2026 Est. Households by HH Income</b>						
Income < \$15,000	2,163	17.83	3,300	17.52	8,608	16.23
Income \$15,000 - \$24,999	1,361	11.22	2,125	11.28	6,325	11.93
Income \$25,000 - \$34,999	975	8.04	1,575	8.36	5,419	10.22
Income \$35,000 - \$49,999	1,230	10.14	2,094	11.12	7,107	13.40
Income \$50,000 - \$74,999	1,775	14.63	2,798	14.85	8,131	15.33
Income \$75,000 - \$99,999	1,172	9.66	1,830	9.71	5,289	9.97
Income \$100,000 - \$124,999	861	7.10	1,363	7.24	3,650	6.88
Income \$125,000 - \$149,999	754	6.22	1,119	5.94	2,736	5.16
Income \$150,000 - \$199,999	1,027	8.47	1,397	7.42	2,895	5.46
Income \$200,000 - \$249,999	372	3.07	525	2.79	1,144	2.16
Income \$250,000 - \$499,999	338	2.79	514	2.73	1,227	2.31
Income \$500,000+	102	0.84	198	1.05	505	0.95
<b>2026 Est. Average Household Income</b>	--	<b>\$80,295</b>	--	<b>\$79,358</b>	--	<b>\$73,187</b>
<b>2026 Est. Median Household Income</b>	--	<b>\$54,301</b>	--	<b>\$52,538</b>	--	<b>\$47,810</b>
<b>2026 Median HH Inc. by Single-Class. Race or Eth.</b>						
White Alone	--	\$76,509.62	--	\$70,746.89	--	\$64,671.17
Black or African American Alone	--	\$32,179.51	--	\$30,718.24	--	\$32,054.02
American Indian and Alaskan Native Alone	--	\$72,384.31	--	\$71,944.54	--	\$59,171.18
Asian Alone	--	\$117,420.95	--	\$92,082.04	--	\$52,619.21
Native Hawaiian and Other Pacific Islander Alone	--	\$50,000.00	--	\$46,098.22	--	\$53,508.71
Some Other Race Alone	--	\$62,027.78	--	\$62,699.35	--	\$57,077.51
Two or More Races	--	\$62,069.71	--	\$52,848.33	--	\$50,861.46
Hispanic or Latino	--	\$61,414.35	--	\$53,151.12	--	\$45,853.94
Not Hispanic or Latino	--	\$54,068.83	--	\$52,527.58	--	\$47,857.19
<b>2026 Est. Families by Poverty Status</b>						
Families at or Above Poverty	6,032	84.12	9,600	83.62	26,819	81.87
Families at or Above Poverty with children	2,454	34.22	3,868	33.69	10,953	33.44
Families Below Poverty	1,139	15.88	1,880	16.38	5,941	18.14
Families Below Poverty, with children	832	11.60	1,374	11.97	4,504	13.75

	30-Minute Drive		45-Minute Drive		60-Minute Drive	
	Count	%	Count	%	Count	%
<b>2026 Est. Employed Civilian Population 16+ by Occupation Classification</b>						
White Collar	7,170	58.70	9,933	54.40	26,175	51.96
Blue Collar	2,714	22.22	4,683	25.64	12,804	25.41
Service and Farming	2,331	19.08	3,645	19.96	11,400	22.63
<b>2026 Est. Workers Age 16+ by Travel Time to Work</b>						
Less than 15 Minutes	5,498	46.91	7,008	39.84	19,793	41.48
15 - 29 Minutes	3,749	31.98	5,605	31.87	15,593	32.67
30 - 44 Minutes	1,192	10.17	2,543	14.46	6,222	13.04
45 - 59 Minutes	534	4.56	1,015	5.77	2,559	5.36
60 or more Minutes	748	6.38	1,416	8.05	3,556	7.45
<b>2026 Est. Avg Travel Time to Work in Minutes</b>	<b>--</b>	<b>22.00</b>	<b>--</b>	<b>26.00</b>	<b>--</b>	<b>24.00</b>
<b>2026 Est. Workers Age 16+ by Transp. to Work</b>						
2026 Est. Workers Age 16+ by Transp. to Work	12,155	100.00	18,161	100.00	49,522	100.00
Drove Alone	9,964	81.97	14,988	82.53	39,761	80.29
Carpooled	1,181	9.72	1,716	9.45	4,048	8.17
Public Transport	14	0.12	26	0.14	818	1.65
Walked	329	2.71	386	2.13	1,069	2.16
Bicycle	55	0.45	65	0.36	191	0.39
Other Means	153	1.26	376	2.07	1,775	3.58
Worked at Home	458	3.77	604	3.33	1,860	3.76
<b>2026 Est. Civ. Employed Pop 16+ by Class of Worker</b>						
2026 Est. Civ. Employed Pop 16+ by Class of Worker	12,215	100.00	18,261	100.00	50,379	100.00
For-Profit Private Workers	7,306	59.81	11,414	62.51	32,718	64.94
Non-Profit Private Workers	975	7.98	1,197	6.55	3,749	7.44
Local Government Workers	973	7.97	1,697	9.29	4,593	9.12
State Government Workers	1,488	12.18	1,948	10.67	3,772	7.49
Federal Government Workers	321	2.63	413	2.26	1,175	2.33
Self-Employed Workers	1,141	9.34	1,556	8.52	4,233	8.40
Unpaid Family Workers	11	0.09	34	0.19	139	0.28

	30-Minute Drive		45-Minute Drive		60-Minute Drive	
	Count	%	Count	%	Count	%
<b>2026 Est. Civ. Employed Pop 16+ by Occupation</b>						
Architecture/Engineering	169	1.38	202	1.11	411	0.82
Arts/Design/Entertainment/Sports/Media	149	1.22	224	1.23	473	0.94
Building/Grounds Cleaning/Maintenance	540	4.42	722	3.95	2,281	4.53
Business/Financial Operations	398	3.26	582	3.19	1,765	3.50
Community/Social Services	178	1.46	247	1.35	886	1.76
Computer/Mathematical	181	1.48	198	1.08	387	0.77
Construction/Extraction	655	5.36	1,193	6.53	3,138	6.23
Education/Training/Library	1,147	9.39	1,472	8.06	3,060	6.07
Farming/Fishing/Forestry	77	0.63	152	0.83	409	0.81
Food Preparation/Serving Related	600	4.91	859	4.70	3,115	6.18
Healthcare Practitioner/Technician	972	7.96	1,353	7.41	3,592	7.13
Healthcare Support	440	3.60	692	3.79	2,635	5.23
Installation/Maintenance/Repair	348	2.85	602	3.30	1,787	3.55
Legal	121	0.99	133	0.73	455	0.90
Life/Physical/Social Science	92	0.75	107	0.59	383	0.76
Management	1,099	9.00	1,585	8.68	4,161	8.26
Office/Administrative Support	1,486	12.16	2,112	11.57	5,336	10.59
Production	889	7.28	1,396	7.64	3,233	6.42
Protective Services	344	2.82	719	3.94	1,630	3.24
Sales/Related	1,177	9.64	1,717	9.40	5,267	10.46
Personal Care/Service	330	2.70	501	2.74	1,330	2.64
Transportation/Material Moving	823	6.74	1,493	8.18	4,646	9.22
<b>2026 Est. Pop Age 16+ by Employment Status</b>						
In Armed Forces	18	0.07	41	0.11	144	0.14
Civilian - Employed	12,220	50.59	18,541	48.61	50,402	48.37
Civilian - Unemployed	813	3.37	1,079	2.83	3,362	3.23
Not in Labor Force	11,106	45.98	18,483	48.46	50,298	48.27

Source: 2026 Claritas Environics, Younger Associates