

# Pop-Facts® Demographic Trend | Summary



Trade Area: 8044 Montgomery Rd - 1 mi.

	2020	2026	2031
	Census	Estimate	Projection
Population	11,941	11,900	11,905
Households	4,641	4,573	4,560
Families	3,167	3,127	3,121
Housing Units	4,985	4,965	5,032
Group Quarters Population	386	441	442

Benchmark: USA

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# Pop-Facts® Demographic Trend | Percent Change



Trade Area: 8044 Montgomery Rd - 1 mi.

2020 Census		2026 Estimate		2031 Projection	
	%		%		%
Population Count Change (%)	4.97	Population Count Change (%)	-0.34	Population Count Change (%)	0.04
Household Count Change (%)	-4.23	Household Count Change (%)	-1.47	Household Count Change (%)	-0.28
Family Count Change (%)	3.56	Family Count Change (%)	-1.26	Family Count Change (%)	-0.19
Housing Unit Count Change (%)	-4.74	Housing Unit Count Change (%)	-0.40	Housing Unit Count Change (%)	1.35
Group Quarters Population Change (%)	147.44	Group Quarters Population Change (%)	14.25	Group Quarters Population Change (%)	0.23

Benchmark: USA

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Trade Area: 8044 Montgomery Rd - 1 mi.

	2020		2026		2031	
	Census	%	Estimate	%	Projection	%
<b>Population by Age</b>						
Age 0 - 4	819	6.86	806	6.77	781	6.56
Age 5 - 9	845	7.08	820	6.89	792	6.65
Age 10 - 14	859	7.19	860	7.23	800	6.72
Age 15 - 17	453	3.79	469	3.94	494	4.15
Age 18 - 20	346	2.90	436	3.66	468	3.93
Age 21 - 24	348	2.91	473	3.98	568	4.77
Age 25 - 34	1,239	10.38	1,041	8.75	1,069	8.98
Age 35 - 44	1,644	13.77	1,587	13.34	1,357	11.40
Age 45 - 54	1,377	11.53	1,404	11.80	1,519	12.76
Age 55 - 64	1,501	12.57	1,316	11.06	1,243	10.44
Age 65 - 74	1,198	10.03	1,302	10.94	1,269	10.66
Age 75 - 84	695	5.82	791	6.65	920	7.73
Age 85 and over	616	5.16	596	5.01	626	5.26
Age 15 and over	9,418	78.87	8,945	75.17	9,532	80.07
Age 16 and over	9,274	77.67	9,414	79.11	9,368	78.69
Age 18 and over	8,965	75.08	9,257	77.79	9,038	75.92
Age 21 and over	8,619	72.18	8,509	71.50	8,570	71.99
Age 25 and over	8,271	69.27	8,036	67.53	8,003	67.22
Age 65 and over	2,510	21.02	2,689	22.60	2,815	23.64
Median Age	--	41.45	--	41.66	--	42.38
<b>Population by Sex</b>						
Male	5,631	47.16	5,660	47.56	5,670	47.63
Female	6,309	52.84	6,240	52.44	6,236	52.38
<b>Households by Householder Age</b>						
Householder Under 25 Years	72	1.55	96	2.10	107	2.35
Householder Age 25 - 34	599	12.91	497	10.87	497	10.90
Householder Age 35 - 44	856	18.44	808	17.67	690	15.13
Householder Age 45 - 54	816	17.58	814	17.80	878	19.25
Householder Age 55 - 64	868	18.70	744	16.27	701	15.37
Householder Age 65 - 74	759	16.35	796	17.41	770	16.89
Householder Age 75 - 84	421	9.07	463	10.13	534	11.71
Householder Age 85 Years and Over	250	5.39	355	7.76	383	8.40
Median Age of Householder	--	54.73	--	55.94	--	56.45
<b>Pop. by Single-Class. Race by Hispanic/Latino</b>						
Hispanic/Latino	459	3.84	560	4.71	650	5.46
White Alone	88	0.74	94	0.79	96	0.81
Black/African American Alone	6	0.05	6	0.05	7	0.06
American Indian/Alaskan Native Alone	7	0.06	8	0.07	10	0.08
Asian Alone	1	0.01	1	0.01	1	0.01
Native Hawaiian/Pacific Islander Alone	1	0.01	1	0.01	2	0.02
Some Other Race Alone	112	0.94	145	1.22	175	1.47
Two or More Races	244	2.04	304	2.56	359	3.02
Not Hispanic/Latino	11,482	96.16	11,340	95.29	11,256	94.55
White Alone	9,755	81.69	9,599	80.66	9,487	79.69
Black/African American Alone	485	4.06	477	4.01	476	4.00
American Indian/Alaskan Native Alone	1	0.01	1	0.01	1	0.01
Asian Alone	739	6.19	677	5.69	636	5.34
Native Hawaiian/Pacific Islander Alone	2	0.02	3	0.03	2	0.02
Some Other Race Alone	46	0.39	49	0.41	50	0.42
Two or More Races	452	3.79	534	4.49	604	5.07

Benchmark: USA

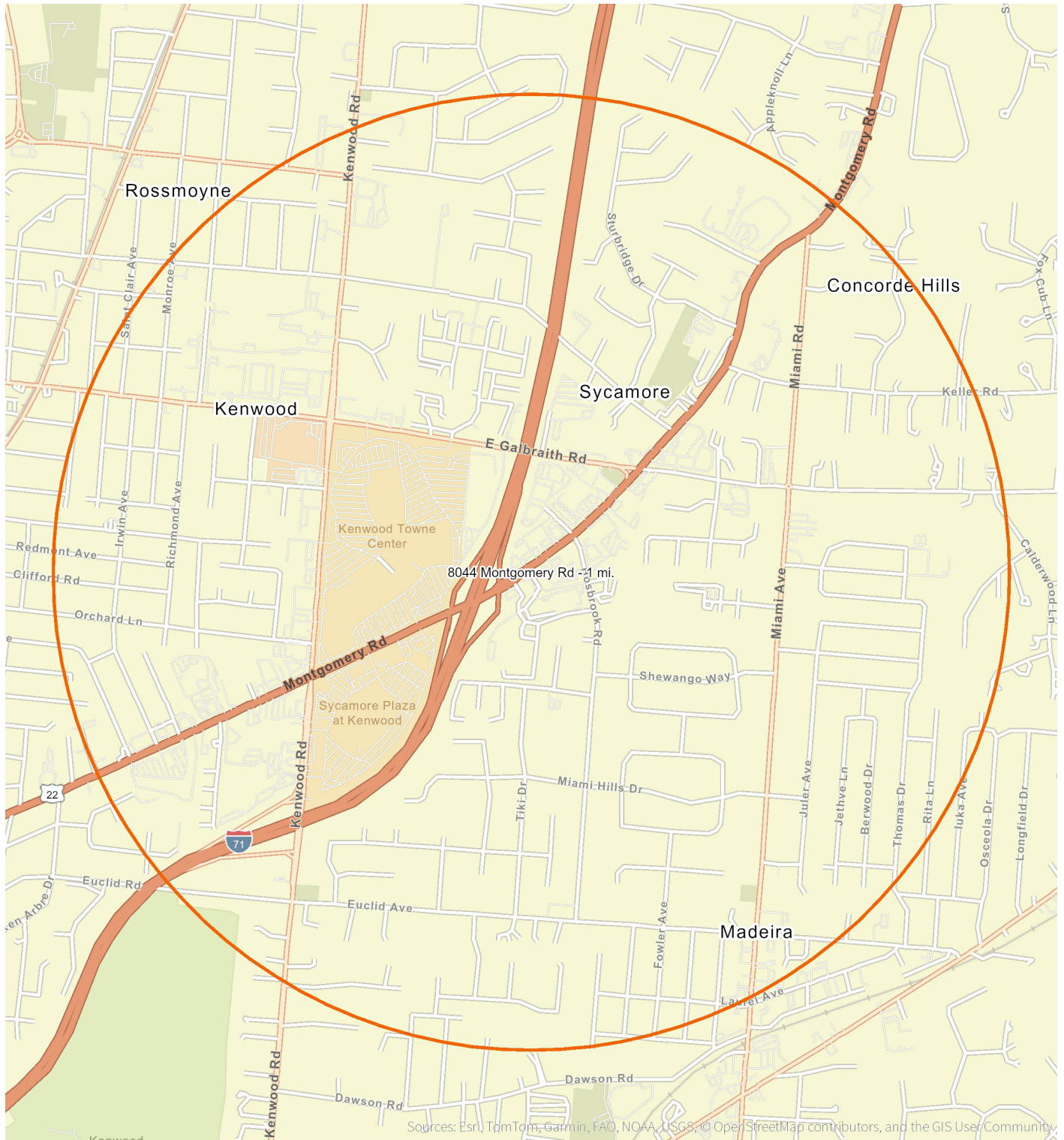
Trade Area: 8044 Montgomery Rd - 1 mi.

	2026		2031	
	Estimate	%	Projection	%
<b>Households by Household Income</b>				
Income Less Than \$15,000	217	4.75	185	4.06
Income \$15,000 - \$24,999	185	4.04	164	3.60
Income \$25,000 - \$34,999	123	2.69	114	2.50
Income \$35,000 - \$49,999	292	6.38	241	5.29
Income \$50,000 - \$74,999	586	12.81	484	10.61
Income \$75,000 - \$99,999	483	10.56	473	10.37
Income \$100,000 - \$124,999	379	8.29	376	8.25
Income \$125,000 - \$149,999	323	7.06	322	7.06
Income \$150,000 - \$199,999	517	11.31	508	11.14
Income \$200,000 - \$249,999	384	8.40	401	8.79
Income \$250,000 - \$499,999	569	12.44	656	14.39
Income \$500,000 or more	515	11.26	636	13.95
Median Household Income	--	126,546.68	--	143,507.48
Average Household Income	--	185,867.00	--	205,580.00
<b>Median HH Inc. by Single-Classification Race</b>				
White Alone	--	125,683.64	--	142,011.06
Black/African American Alone	--	95,143.21	--	110,511.16
American Indian/Alaskan Native Alone	--	100,000.00	--	41,670.03
Asian Alone	--	150,000.00	--	190,458.37
Native Hawaiian/Pacific Islander Alone	--	--	--	--
Some Other Race Alone	--	93,731.07	--	101,724.29
Two or More Races	--	200,000.11	--	200,000.14
Hispanic/Latino	--	200,000.11	--	200,000.14
Not Hispanic/Latino	--	125,432.05	--	142,141.28

Benchmark: USA

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Trade Area: 8044 Montgomery Rd - 1 mi.



# Pop-Facts® Demographic Trend | Summary



Trade Area: 8044 Montgomery Rd - 3 mi.

	2020	2026	2031
Population	Census 62,005	Estimate 62,354	Projection 62,833
Households	26,002	26,098	26,308
Families	16,260	16,359	16,512
Housing Units	27,984	28,240	28,841
Group Quarters Population	1,359	1,548	1,548

Benchmark: USA

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# Pop-Facts® Demographic Trend | Percent Change



Trade Area: 8044 Montgomery Rd - 3 mi.

2020 Census		2026 Estimate		2031 Projection	
	%		%		%
Population Count Change (%)	3.45	Population Count Change (%)	0.56	Population Count Change (%)	0.77
Household Count Change (%)	1.36	Household Count Change (%)	0.37	Household Count Change (%)	0.81
Family Count Change (%)	1.62	Family Count Change (%)	0.61	Family Count Change (%)	0.94
Housing Unit Count Change (%)	0.99	Housing Unit Count Change (%)	0.92	Housing Unit Count Change (%)	2.13
Group Quarters Population Change (%)	51.17	Group Quarters Population Change (%)	13.91	Group Quarters Population Change (%)	0.00

Benchmark: USA

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Trade Area: 8044 Montgomery Rd - 3 mi.

	2020		2026		2031	
	Census	%	Estimate	%	Projection	%
<b>Population by Age</b>						
Age 0 - 4	3,542	5.71	3,760	6.03	3,735	5.94
Age 5 - 9	3,813	6.15	3,769	6.04	3,708	5.90
Age 10 - 14	3,832	6.18	3,937	6.31	3,772	6.00
Age 15 - 17	2,165	3.49	2,201	3.53	2,308	3.67
Age 18 - 20	1,820	2.94	2,069	3.32	2,204	3.51
Age 21 - 24	2,310	3.73	2,345	3.76	2,696	4.29
Age 25 - 34	7,933	12.79	7,098	11.38	6,401	10.19
Age 35 - 44	7,997	12.90	8,391	13.46	8,268	13.16
Age 45 - 54	7,312	11.79	7,333	11.76	7,778	12.38
Age 55 - 64	8,657	13.96	7,582	12.16	6,994	11.13
Age 65 - 74	6,859	11.06	7,465	11.97	7,444	11.85
Age 75 - 84	3,585	5.78	4,304	6.90	5,225	8.32
Age 85 and over	2,179	3.51	2,100	3.37	2,301	3.66
Age 15 and over	50,818	81.96	48,687	78.08	51,618	82.15
Age 16 and over	50,147	80.88	50,888	81.61	50,847	80.92
Age 18 and over	48,653	78.47	50,155	80.44	49,311	78.48
Age 21 and over	46,833	75.53	46,618	74.76	47,106	74.97
Age 25 and over	44,523	71.81	44,273	71.00	44,411	70.68
Age 65 and over	12,623	20.36	13,869	22.24	14,970	23.82
Median Age	--	41.93	--	42.12	--	43.00
<b>Population by Sex</b>						
Male	29,795	48.05	30,138	48.33	30,394	48.37
Female	32,211	51.95	32,216	51.67	32,439	51.63
<b>Households by Householder Age</b>						
Householder Under 25 Years	649	2.50	653	2.50	714	2.71
Householder Age 25 - 34	3,901	15.00	3,462	13.27	3,022	11.49
Householder Age 35 - 44	4,431	17.04	4,730	18.12	4,723	17.95
Householder Age 45 - 54	4,164	16.01	4,203	16.11	4,491	17.07
Householder Age 55 - 64	5,216	20.06	4,577	17.54	4,215	16.02
Householder Age 65 - 74	4,294	16.51	4,631	17.75	4,608	17.52
Householder Age 75 - 84	2,162	8.31	2,563	9.82	3,129	11.89
Householder Age 85 Years and Over	1,184	4.55	1,279	4.90	1,407	5.35
Median Age of Householder	--	54.68	--	55.00	--	55.48
<b>Pop. by Single-Class. Race by Hispanic/Latino</b>						
Hispanic/Latino	2,216	3.57	2,798	4.49	3,305	5.26
White Alone	466	0.75	557	0.89	632	1.01
Black/African American Alone	63	0.10	82	0.13	98	0.16
American Indian/Alaskan Native Alone	47	0.08	59	0.10	71	0.11
Asian Alone	8	0.01	10	0.02	10	0.02
Native Hawaiian/Pacific Islander Alone	2	0.00	3	0.01	3	0.01
Some Other Race Alone	659	1.06	855	1.37	1,025	1.63
Two or More Races	971	1.57	1,231	1.97	1,466	2.33
Not Hispanic/Latino	59,789	96.43	59,557	95.51	59,527	94.74
White Alone	45,394	73.21	45,586	73.11	45,753	72.82
Black/African American Alone	8,304	13.39	7,676	12.31	7,244	11.53
American Indian/Alaskan Native Alone	59	0.10	60	0.10	68	0.11
Asian Alone	3,154	5.09	2,922	4.69	2,768	4.41
Native Hawaiian/Pacific Islander Alone	29	0.05	32	0.05	31	0.05
Some Other Race Alone	242	0.39	237	0.38	232	0.37
Two or More Races	2,606	4.20	3,044	4.88	3,431	5.46

Benchmark: USA

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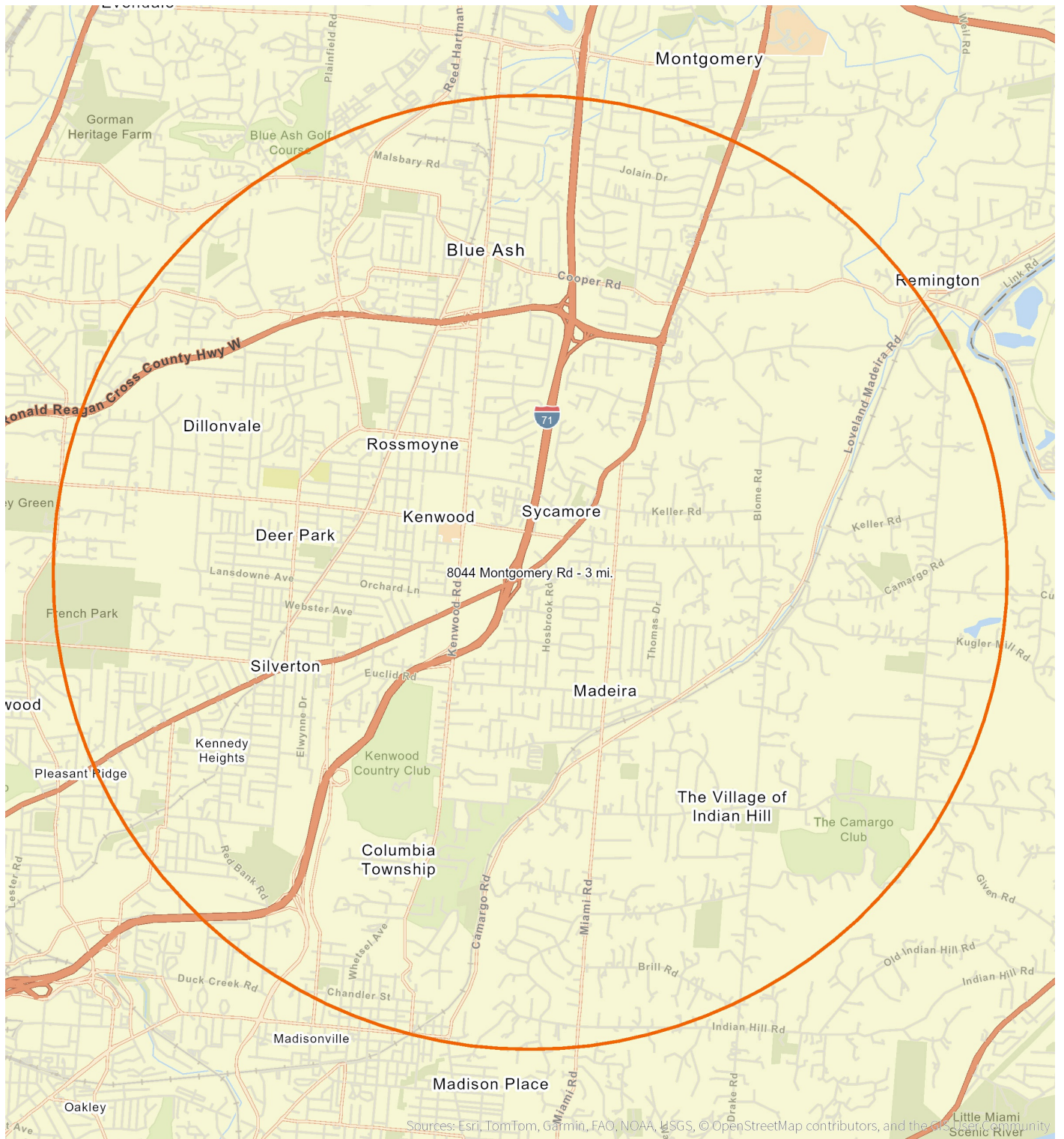
Trade Area: 8044 Montgomery Rd - 3 mi.

	2026		2031	
	Estimate	%	Projection	%
<b>Households by Household Income</b>				
Income Less Than \$15,000	1,726	6.61	1,503	5.71
Income \$15,000 - \$24,999	1,182	4.53	1,088	4.14
Income \$25,000 - \$34,999	1,120	4.29	943	3.58
Income \$35,000 - \$49,999	2,104	8.06	1,861	7.07
Income \$50,000 - \$74,999	3,624	13.89	3,156	12.00
Income \$75,000 - \$99,999	2,718	10.41	2,723	10.35
Income \$100,000 - \$124,999	2,411	9.24	2,300	8.74
Income \$125,000 - \$149,999	2,180	8.35	2,110	8.02
Income \$150,000 - \$199,999	2,869	10.99	3,098	11.78
Income \$200,000 - \$249,999	1,786	6.84	2,108	8.01
Income \$250,000 - \$499,999	2,428	9.30	2,914	11.08
Income \$500,000 or more	1,949	7.47	2,505	9.52
Median Household Income	--	105,700.37	--	120,222.86
Average Household Income	--	154,453.00	--	172,423.00
<b>Median HH Inc. by Single-Classification Race</b>				
White Alone	--	116,500.44	--	131,414.02
Black/African American Alone	--	53,495.59	--	58,102.04
American Indian/Alaskan Native Alone	--	85,769.51	--	100,000.00
Asian Alone	--	143,717.39	--	188,881.66
Native Hawaiian/Pacific Islander Alone	--	20,456.38	--	27,399.87
Some Other Race Alone	--	65,071.93	--	78,069.67
Two or More Races	--	114,416.49	--	126,106.45
Hispanic/Latino	--	123,184.32	--	137,652.48
Not Hispanic/Latino	--	104,719.38	--	119,231.05

Benchmark: USA

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Trade Area: 8044 Montgomery Rd - 3 mi.



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# Pop-Facts® Demographic Trend | Summary



Trade Area: 8044 Montgomery Rd - 5 mi.

	2020	2026	2031
	Census	Estimate	Projection
Population	160,282	161,624	163,162
Households	70,428	71,078	71,884
Families	40,243	40,576	41,005
Housing Units	75,799	76,796	78,554
Group Quarters Population	2,537	2,866	2,871

Benchmark: USA

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# Pop-Facts® Demographic Trend | Percent Change



Trade Area: 8044 Montgomery Rd - 5 mi.

2020 Census		2026 Estimate		2031 Projection	
	%		%		%
Population Count Change (%)	4.08	Population Count Change (%)	0.84	Population Count Change (%)	0.95
Household Count Change (%)	3.86	Household Count Change (%)	0.92	Household Count Change (%)	1.13
Family Count Change (%)	1.49	Family Count Change (%)	0.83	Family Count Change (%)	1.06
Housing Unit Count Change (%)	1.82	Housing Unit Count Change (%)	1.31	Housing Unit Count Change (%)	2.29
Group Quarters Population Change (%)	42.45	Group Quarters Population Change (%)	12.97	Group Quarters Population Change (%)	0.17

Benchmark: USA

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Trade Area: 8044 Montgomery Rd - 5 mi.

	2020 Census	%	2026 Estimate	%	2031 Projection	%
<b>Population by Age</b>						
Age 0 - 4	9,091	5.67	9,622	5.95	9,487	5.82
Age 5 - 9	9,426	5.88	9,618	5.95	9,451	5.79
Age 10 - 14	9,630	6.01	9,703	6.00	9,587	5.88
Age 15 - 17	5,459	3.41	5,629	3.48	5,726	3.51
Age 18 - 20	4,610	2.88	5,326	3.29	5,541	3.40
Age 21 - 24	7,213	4.50	6,221	3.85	6,906	4.23
Age 25 - 34	24,346	15.19	22,319	13.81	19,895	12.19
Age 35 - 44	20,504	12.79	22,213	13.74	22,520	13.80
Age 45 - 54	18,392	11.47	18,455	11.42	19,892	12.19
Age 55 - 64	21,558	13.45	18,871	11.68	17,553	10.76
Age 65 - 74	17,175	10.72	18,820	11.64	18,785	11.51
Age 75 - 84	8,464	5.28	10,454	6.47	12,839	7.87
Age 85 and over	4,414	2.75	4,373	2.71	4,981	3.05
Age 15 and over	132,134	82.44	127,052	78.61	134,637	82.52
Age 16 and over	130,346	81.32	132,681	82.09	132,724	81.34
Age 18 and over	126,675	79.03	130,803	80.93	128,911	79.01
Age 21 and over	122,065	76.16	121,726	75.31	123,370	75.61
Age 25 and over	114,853	71.66	115,505	71.47	116,464	71.38
Age 65 and over	30,053	18.75	33,647	20.82	36,605	22.43
Median Age	--	39.88	--	40.45	--	41.62
<b>Population by Sex</b>						
Male	76,975	48.02	78,084	48.31	78,851	48.33
Female	83,306	51.98	83,540	51.69	84,311	51.67
<b>Households by Householder Age</b>						
Householder Under 25 Years	2,652	3.77	2,308	3.25	2,336	3.25
Householder Age 25 - 34	12,920	18.34	11,901	16.74	10,400	14.47
Householder Age 35 - 44	11,537	16.38	12,736	17.92	13,033	18.13
Householder Age 45 - 54	10,805	15.34	10,952	15.41	11,906	16.56
Householder Age 55 - 64	13,405	19.03	11,810	16.62	10,987	15.28
Householder Age 65 - 74	11,017	15.64	12,098	17.02	12,048	16.76
Householder Age 75 - 84	5,447	7.73	6,575	9.25	8,132	11.31
Householder Age 85 Years and Over	2,645	3.76	2,700	3.80	3,041	4.23
Median Age of Householder	--	52.62	--	52.85	--	53.49
<b>Pop. by Single-Class. Race by Hispanic/Latino</b>						
Hispanic/Latino	5,780	3.61	7,255	4.49	8,565	5.25
White Alone	1,245	0.78	1,515	0.94	1,761	1.08
Black/African American Alone	209	0.13	263	0.16	305	0.19
American Indian/Alaskan Native Alone	113	0.07	144	0.09	171	0.10
Asian Alone	29	0.02	39	0.02	42	0.03
Native Hawaiian/Pacific Islander Alone	9	0.01	12	0.01	14	0.01
Some Other Race Alone	1,809	1.13	2,300	1.42	2,732	1.67
Two or More Races	2,366	1.48	2,982	1.84	3,539	2.17
Not Hispanic/Latino	154,502	96.39	154,369	95.51	154,597	94.75
White Alone	112,824	70.39	113,354	70.13	113,770	69.73
Black/African American Alone	27,198	16.97	25,866	16.00	24,974	15.31
American Indian/Alaskan Native Alone	189	0.12	196	0.12	209	0.13
Asian Alone	6,792	4.24	6,331	3.92	6,022	3.69
Native Hawaiian/Pacific Islander Alone	72	0.04	82	0.05	84	0.05
Some Other Race Alone	679	0.42	662	0.41	652	0.40
Two or More Races	6,748	4.21	7,878	4.87	8,888	5.45

Benchmark: USA

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Trade Area: 8044 Montgomery Rd - 5 mi.

	2026		2031	
	Estimate	%	Projection	%
<b>Households by Household Income</b>				
Income Less Than \$15,000	5,635	7.93	5,064	7.04
Income \$15,000 - \$24,999	3,490	4.91	3,290	4.58
Income \$25,000 - \$34,999	3,620	5.09	3,031	4.22
Income \$35,000 - \$49,999	6,811	9.58	5,750	8.00
Income \$50,000 - \$74,999	10,636	14.96	10,032	13.96
Income \$75,000 - \$99,999	7,928	11.15	7,952	11.06
Income \$100,000 - \$124,999	6,425	9.04	6,439	8.96
Income \$125,000 - \$149,999	5,608	7.89	5,566	7.74
Income \$150,000 - \$199,999	6,840	9.62	7,595	10.57
Income \$200,000 - \$249,999	4,091	5.76	4,882	6.79
Income \$250,000 - \$499,999	5,534	7.79	6,584	9.16
Income \$500,000 or more	4,459	6.27	5,698	7.93
Median Household Income	--	91,163.33	--	102,929.28
Average Household Income	--	139,216.00	--	154,983.00
<b>Median HH Inc. by Single-Classification Race</b>				
White Alone	--	106,029.79	--	118,886.41
Black/African American Alone	--	48,496.29	--	53,617.86
American Indian/Alaskan Native Alone	--	65,192.02	--	70,078.45
Asian Alone	--	130,139.99	--	146,449.01
Native Hawaiian/Pacific Islander Alone	--	22,232.12	--	29,256.15
Some Other Race Alone	--	57,680.45	--	69,335.26
Two or More Races	--	85,868.74	--	96,594.61
Hispanic/Latino	--	77,365.18	--	88,748.47
Not Hispanic/Latino	--	91,473.33	--	103,373.22

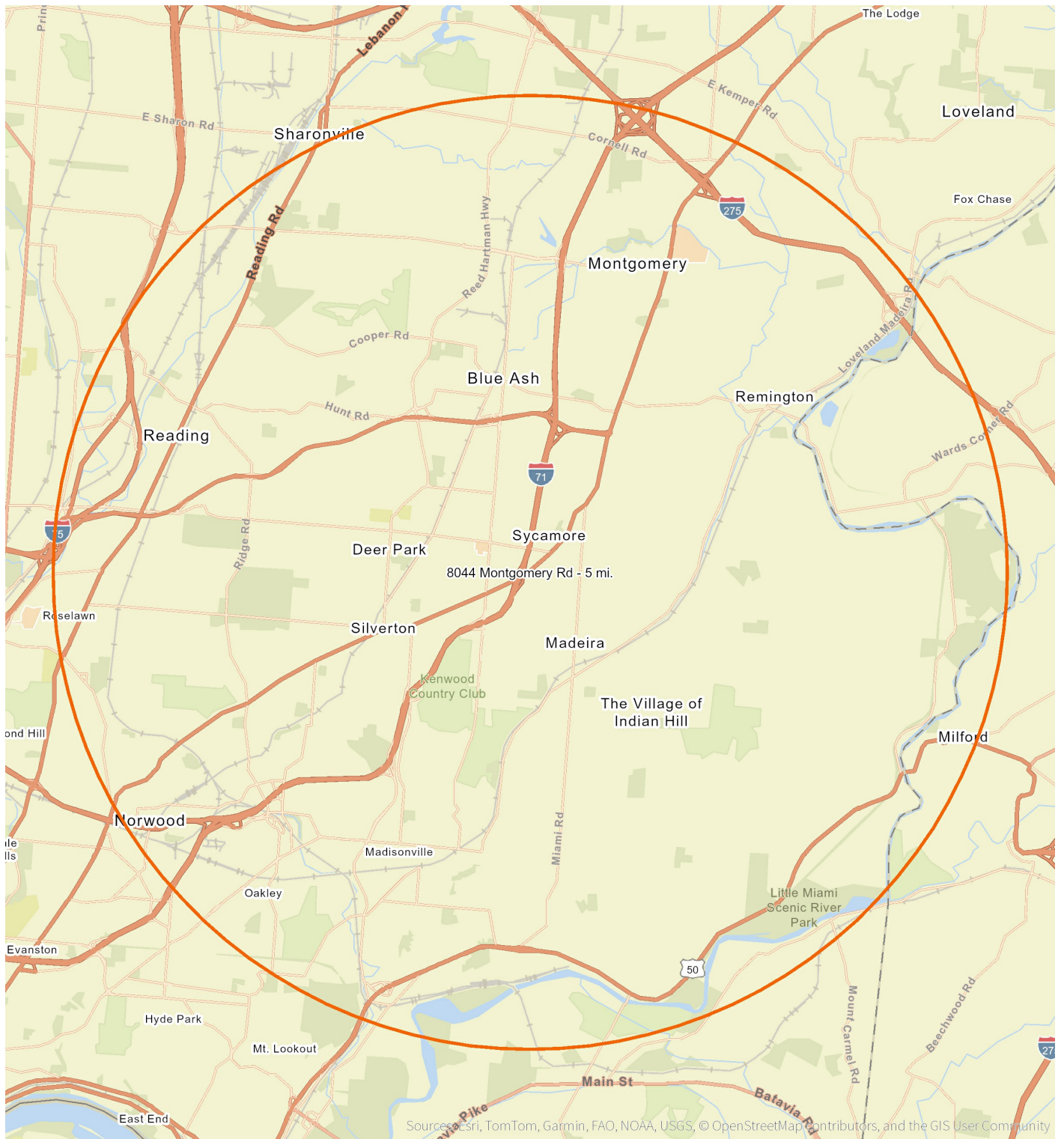
Benchmark: USA

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<https://claritas.easpotlight.com/Spotlight/About/3/2026>

# Pop-Facts® Demographic Trend | Map



Trade Area: 8044 Montgomery Rd - 5 mi.



Source: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap Contributors, and the GIS User Community

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# Report Details

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**Name:** Pop-Facts® Demographic Trend 2026  
**Date / Time:** 3/31/2026 9:37:12 AM  
**Workspace Vintage:** 2026

## Trade Area

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Name	Level	Geographies
8044 Montgomery Rd - 1 mi.		N/A
8044 Montgomery Rd - 3 mi.		N/A
8044 Montgomery Rd - 5 mi.		N/A

## Benchmark

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Name	Level	Geographies
USA	Entire US	United States

## DataSource

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Product	Provider	Copyright
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