

Pop-Facts® Senior Life Demographics | Summary



Trade Area: 8044 Montgomery Rd - 1 mi.

	Population
2010 Census	11,376
2020 Census	11,941
2026 Estimate	11,900
2031 Projection	11,905

	Population Change (%)
Growth 2010 - 2020	4.97
Growth 2020 - 2026	-0.34
Growth 2026 - 2031	0.04

Benchmark: USA

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Pop-Facts® Senior Life Demographics | Population & Race



Trade Area: 8044 Montgomery Rd - 1 mi.

	2010		2020		2026		2031	
	Census	%	Census	%	Estimate	%	Projection	%
Total Population								
Total Population	11,376	100.00	11,941	100.00	11,900	100.00	11,905	100.00
Age 45 - 54	1,848	16.25	1,377	11.53	1,404	11.80	1,519	12.76
Age 55 - 64	1,392	12.24	1,501	12.57	1,316	11.06	1,243	10.44
Age 65 - 74	823	7.24	1,198	10.03	1,302	10.94	1,269	10.66
Age 75 - 84	849	7.46	695	5.82	791	6.65	920	7.73
Age 85 and over	600	5.27	616	5.16	596	5.01	626	5.26
Age 65 and over	2,272	19.97	2,510	21.02	2,689	22.60	2,815	23.64
Population by Single - Classification Race								
White Alone	10,107	88.84	9,844	82.44	9,693	81.45	9,583	80.50
Age 65 and over	2,121	20.99	2,270	23.06	2,420	24.97	2,530	26.40
Black/African American Alone	502	4.41	492	4.12	483	4.06	483	4.06
Age 65 and over	101	20.12	123	25.00	140	28.98	140	28.98
American Indian/Alaskan Native Alone	15	0.13	9	0.07	9	0.08	12	0.10
Age 65 and over	0	0.00	0	0.00	0	0.00	0	0.00
Asian Alone	532	4.68	740	6.20	678	5.70	637	5.35
Age 65 and over	38	7.14	62	8.38	64	9.44	61	9.58
Native Hawaiian/Pacific Islander Alone	4	0.04	3	0.03	5	0.04	4	0.03
Age 65 and over	0	0.00	0	0.00	0	0.00	1	25.00
Some Other Race Alone	41	0.36	157	1.31	194	1.63	224	1.88
Age 65 and over	2	4.88	11	7.01	16	8.25	21	9.38
Two or More Races	176	1.55	696	5.83	838	7.04	963	8.09
Age 65 and over	11	6.25	45	6.47	48	5.73	61	6.33
Population by Hispanic or Latino								
Hispanic/Latino	276	2.43	459	3.84	560	4.71	650	5.46
Age 65 and over	13	4.71	33	7.19	39	6.96	51	7.85
Not Hispanic/Latino	11,101	97.58	11,482	96.16	11,340	95.29	11,256	94.55
Total Population, Male								
Total Population, Male	5,324	46.80	5,631	47.16	5,660	47.56	5,670	47.63
Male: Age 45 - 54	874	16.42	657	11.67	689	12.17	729	12.86
Male: Age 55 - 64	648	12.17	714	12.68	622	10.99	592	10.44
Male: Age 65 - 74	360	6.76	551	9.79	605	10.69	599	10.56
Male: Age 75 - 84	310	5.82	280	4.97	319	5.64	372	6.56
Male: Age 85 and over	204	3.83	194	3.44	185	3.27	196	3.46
Male: Age 65 and over	874	16.42	1,024	18.18	1,109	19.59	1,167	20.58
Total Population, Female								
Total Population, Female	6,053	53.21	6,309	52.84	6,240	52.44	6,236	52.38
Female: Age 45 - 54	974	16.09	720	11.41	715	11.46	790	12.67
Female: Age 55 - 64	744	12.29	787	12.47	694	11.12	651	10.44
Female: Age 65 - 74	463	7.65	647	10.26	697	11.17	671	10.76
Female: Age 75 - 84	538	8.89	416	6.59	472	7.56	548	8.79
Female: Age 85 and over	397	6.56	423	6.71	411	6.59	430	6.89
Female: Age 65 and over	1,398	23.10	1,486	23.55	1,579	25.30	1,648	26.43

Benchmark: USA

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Pop-Facts® Senior Life Demographics | Household Income



Trade Area: 8044 Montgomery Rd - 1 mi.

	2026		2031	
	Estimate	%	Projection	%
Householder Age 45 - 54				
Householder Age 45 - 54	814	17.80	878	19.25
Income Less than \$15,000	38	4.67	33	3.76
Income \$15,000 - \$24,999	17	2.09	14	1.59
Income \$25,000 - \$34,999	20	2.46	12	1.37
Income \$35,000 - \$49,999	17	2.09	14	1.59
Income \$50,000 - \$74,999	41	5.04	29	3.30
Income \$75,000 - \$99,999	62	7.62	57	6.49
Income \$100,000 - \$124,999	42	5.16	49	5.58
Income \$125,000 - \$149,999	79	9.71	80	9.11
Income \$150,000 - \$199,999	96	11.79	97	11.05
Income \$200,000 or more	400	49.14	494	56.26
Median Household Income	--	199,206.13	--	200,000.11
Householder Age 55 - 64				
Householder Age 55 - 64	744	16.27	701	15.37
Income Less than \$15,000	59	7.93	45	6.42
Income \$15,000 - \$24,999	37	4.97	24	3.42
Income \$25,000 - \$34,999	21	2.82	13	1.85
Income \$35,000 - \$49,999	19	2.55	19	2.71
Income \$50,000 - \$74,999	50	6.72	31	4.42
Income \$75,000 - \$99,999	55	7.39	43	6.13
Income \$100,000 - \$124,999	40	5.38	39	5.56
Income \$125,000 - \$149,999	71	9.54	69	9.84
Income \$150,000 - \$199,999	72	9.68	66	9.41
Income \$200,000 or more	318	42.74	351	50.07
Median Household Income	--	187,842.26	--	200,000.00
Householder Age 65 - 74				
Householder Age 65 - 74	796	17.41	770	16.89
Income Less than \$15,000	15	1.88	14	1.82
Income \$15,000 - \$24,999	34	4.27	30	3.90
Income \$25,000 - \$34,999	24	3.02	25	3.25
Income \$35,000 - \$49,999	68	8.54	42	5.46
Income \$50,000 - \$74,999	188	23.62	150	19.48
Income \$75,000 - \$99,999	145	18.22	148	19.22
Income \$100,000 - \$124,999	57	7.16	61	7.92
Income \$125,000 - \$149,999	37	4.65	39	5.07
Income \$150,000 - \$199,999	119	14.95	125	16.23
Income \$200,000 or more	109	13.69	137	17.79
Median Household Income	--	85,531.31	--	95,170.04
Householder Age 75 - 84				
Householder Age 75 - 84	463	10.13	534	11.71
Income Less than \$15,000	15	3.24	13	2.44
Income \$15,000 - \$24,999	32	6.91	33	6.18
Income \$25,000 - \$34,999	21	4.54	23	4.31
Income \$35,000 - \$49,999	62	13.39	54	10.11
Income \$50,000 - \$74,999	108	23.33	106	19.85
Income \$75,000 - \$99,999	76	16.41	89	16.67
Income \$100,000 - \$124,999	24	5.18	33	6.18
Income \$125,000 - \$149,999	18	3.89	23	4.31
Income \$150,000 - \$199,999	54	11.66	69	12.92
Income \$200,000 or more	54	11.66	91	17.04
Median Household Income	--	73,457.51	--	84,526.35
Householder Age 85 and over				
Householder Age 85 and over	355	7.76	383	8.40
Income Less than \$15,000	27	7.61	25	6.53
Income \$15,000 - \$24,999	54	15.21	54	14.10
Income \$25,000 - \$34,999	26	7.32	28	7.31
Income \$35,000 - \$49,999	52	14.65	42	10.97
Income \$50,000 - \$74,999	74	20.84	76	19.84
Income \$75,000 - \$99,999	45	12.68	53	13.84
Income \$100,000 - \$124,999	19	5.35	23	6.00
Income \$125,000 - \$149,999	12	3.38	20	5.22
Income \$150,000 - \$199,999	24	6.76	30	7.83
Income \$200,000 or more	22	6.20	32	8.36
Median Household Income	--	55,643.53	--	63,594.59

Benchmark: USA

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Trade Area: 8044 Montgomery Rd - 1 mi.

	2026		2031	
	Estimate	%	Projection	%
Households by Household Income				
Total Households	4,573	100.00	4,560	100.00
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
Average Household Income	--	185,867.00	--	205,580.00
Median Household Income	--	126,546.68	--	143,507.48
Age 55+ Median Household Income	--	88,562.43	--	101,669.12
Age 65+ Median Household Income	--	75,574.60	--	85,057.45
Owner-Occupied Housing Units by Value				
Value Less Than \$20,000	100	2.89	92	2.66
Value \$20,000 - \$39,999	3	0.09	4	0.12
Value \$40,000 - \$59,999	8	0.23	7	0.20
Value \$60,000 - \$79,999	7	0.20	3	0.09
Value \$80,000 - \$99,999	21	0.61	10	0.29
Value \$100,000 - \$149,999	54	1.56	40	1.16
Value \$150,000 - \$199,999	124	3.59	60	1.74
Value \$200,000 - \$299,999	586	16.95	396	11.47
Value \$300,000 - \$399,999	576	16.66	536	15.52
Value \$400,000 - \$499,999	445	12.87	452	13.09
Value \$500,000 - \$749,999	808	23.37	782	22.65
Value \$750,000 - \$999,999	456	13.19	538	15.58
Value \$1,000,000 - \$1,499,999	156	4.51	349	10.11
Value \$1,500,000 - \$1,999,999	51	1.48	90	2.61
Value \$2,000,000+	63	1.82	95	2.75
Median All Owner-Occupied Housing Unit Value	--	453,478.41	--	533,112.61
Group Quarters by Population Type				
Group Quarters Population	441	3.71	442	3.71
Correctional Facilities	0	0.00	0	0.00
Nursing Homes	410	92.97	411	92.99
Other Facilities	0	0.00	0	0.00
Juvenile Facilities	0	0.00	0	0.00
College Dormitories	0	0.00	0	0.00
Military Quarters	0	0.00	0	0.00
Other Noninstitutional Quarters	31	7.03	31	7.01
Occupied Housing Units by Tenure				
Owner-Occupied	3,457	75.60	3,453	75.72
Renter-Occupied	1,116	24.40	1,106	24.25

Benchmark: USA

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Trade Area: 8044 Montgomery Rd - 1 mi.

	2020		2026		2031	
	Census	%	Estimate	%	Projection	%
Households by Tenure by Age of Householder						
Total Households	4,641	100.00	4,573	100.00	4,560	100.00
Owner-Occupied	3,496	75.33	3,457	75.60	3,453	75.72
Householder Age 55 - 64	721	15.54	630	18.22	597	17.29
Householder Age 65 - 74	600	12.93	633	18.31	622	18.01
Householder Age 75 - 84	318	6.85	343	9.92	402	11.64
Householder Age 85 and over	135	2.91	203	5.87	225	6.52
Renter-Occupied	1,145	24.67	1,116	24.40	1,106	24.25
Householder Age 55 - 64	147	3.17	114	10.21	104	9.40
Householder Age 65 - 74	159	3.43	163	14.61	148	13.38
Householder Age 75 - 84	104	2.24	120	10.75	132	11.94
Householder Age 85 and over	115	2.48	152	13.62	158	14.29

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Trade Area: 8044 Montgomery Rd - 1 mi.



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Pop-Facts® Senior Life Demographics | Summary



Trade Area: 8044 Montgomery Rd - 3 mi.

	Population
2010 Census	59,939
2020 Census	62,005
2026 Estimate	62,354
2031 Projection	62,833

	Population Change (%)
Growth 2010 - 2020	3.45
Growth 2020 - 2026	0.56
Growth 2026 - 2031	0.77

Benchmark: USA

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Pop-Facts® Senior Life Demographics | Population & Race



Trade Area: 8044 Montgomery Rd - 3 mi.

	2010		2020		2026		2031	
	Census	%	Census	%	Estimate	%	Projection	%
Total Population								
Total Population	59,939	100.00	62,005	100.00	62,354	100.00	62,833	100.00
Age 45 - 54	9,763	16.29	7,312	11.79	7,333	11.76	7,778	12.38
Age 55 - 64	8,108	13.53	8,657	13.96	7,582	12.16	6,994	11.13
Age 65 - 74	4,648	7.75	6,859	11.06	7,465	11.97	7,444	11.85
Age 75 - 84	3,910	6.52	3,585	5.78	4,304	6.90	5,225	8.32
Age 85 and over	2,134	3.56	2,179	3.51	2,100	3.37	2,301	3.66
Age 65 and over	10,692	17.84	12,623	20.36	13,869	22.24	14,970	23.82
Population by Single - Classification Race								
White Alone	46,377	77.37	45,860	73.96	46,143	74.00	46,385	73.82
Age 65 and over	8,650	18.65	10,045	21.90	11,140	24.14	12,124	26.14
Black/African American Alone	9,553	15.94	8,367	13.49	7,758	12.44	7,341	11.68
Age 65 and over	1,770	18.53	1,927	23.03	1,988	25.63	2,012	27.41
American Indian/Alaskan Native Alone	97	0.16	106	0.17	118	0.19	139	0.22
Age 65 and over	7	7.22	10	9.43	12	10.17	17	12.23
Asian Alone	2,436	4.06	3,162	5.10	2,933	4.70	2,778	4.42
Age 65 and over	198	8.13	338	10.69	361	12.31	368	13.25
Native Hawaiian/Pacific Islander Alone	23	0.04	31	0.05	35	0.06	34	0.05
Age 65 and over	1	4.35	4	12.90	3	8.57	4	11.77
Some Other Race Alone	323	0.54	901	1.45	1,092	1.75	1,256	2.00
Age 65 and over	7	2.17	43	4.77	58	5.31	75	5.97
Two or More Races	1,130	1.89	3,578	5.77	4,275	6.86	4,898	7.79
Age 65 and over	52	4.60	255	7.13	308	7.21	370	7.55
Population by Hispanic or Latino								
Hispanic/Latino	1,249	2.08	2,216	3.57	2,798	4.49	3,305	5.26
Age 65 and over	57	4.56	139	6.27	186	6.65	240	7.26
Not Hispanic/Latino	58,690	97.92	59,789	96.43	59,557	95.51	59,527	94.74
Total Population, Male								
Total Population, Male	28,406	47.39	29,795	48.05	30,138	48.33	30,394	48.37
Male: Age 45 - 54	4,588	16.15	3,542	11.89	3,566	11.83	3,772	12.41
Male: Age 55 - 64	3,852	13.56	4,094	13.74	3,652	12.12	3,401	11.19
Male: Age 65 - 74	2,075	7.30	3,174	10.65	3,471	11.52	3,467	11.41
Male: Age 75 - 84	1,516	5.34	1,484	4.98	1,807	6.00	2,215	7.29
Male: Age 85 and over	701	2.47	781	2.62	730	2.42	807	2.65
Male: Age 65 and over	4,293	15.11	5,438	18.25	6,008	19.93	6,489	21.35
Total Population, Female								
Total Population, Female	31,533	52.61	32,211	51.95	32,216	51.67	32,439	51.63
Female: Age 45 - 54	5,175	16.41	3,771	11.71	3,767	11.69	4,006	12.35
Female: Age 55 - 64	4,256	13.50	4,563	14.17	3,930	12.20	3,594	11.08
Female: Age 65 - 74	2,573	8.16	3,685	11.44	3,995	12.40	3,978	12.26
Female: Age 75 - 84	2,393	7.59	2,102	6.53	2,497	7.75	3,010	9.28
Female: Age 85 and over	1,433	4.54	1,398	4.34	1,370	4.25	1,494	4.61
Female: Age 65 and over	6,399	20.29	7,185	22.31	7,861	24.40	8,481	26.14

Benchmark: USA

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Pop-Facts® Senior Life Demographics | Household Income



Trade Area: 8044 Montgomery Rd - 3 mi.

	2026		2031	
	Estimate	%	Projection	%
Householder Age 45 - 54				
Householder Age 45 - 54	4,203	16.11	4,491	17.07
Income Less than \$15,000	184	4.38	154	3.43
Income \$15,000 - \$24,999	109	2.59	92	2.05
Income \$25,000 - \$34,999	108	2.57	67	1.49
Income \$35,000 - \$49,999	193	4.59	185	4.12
Income \$50,000 - \$74,999	400	9.52	325	7.24
Income \$75,000 - \$99,999	383	9.11	367	8.17
Income \$100,000 - \$124,999	344	8.19	344	7.66
Income \$125,000 - \$149,999	338	8.04	336	7.48
Income \$150,000 - \$199,999	532	12.66	603	13.43
Income \$200,000 or more	1,613	38.38	2,019	44.96
Median Household Income	--	182,106.83	--	194,741.17
Householder Age 55 - 64				
Householder Age 55 - 64	4,577	17.54	4,215	16.02
Income Less than \$15,000	355	7.76	268	6.36
Income \$15,000 - \$24,999	208	4.54	160	3.80
Income \$25,000 - \$34,999	139	3.04	89	2.11
Income \$35,000 - \$49,999	275	6.01	226	5.36
Income \$50,000 - \$74,999	511	11.16	366	8.68
Income \$75,000 - \$99,999	430	9.39	361	8.56
Income \$100,000 - \$124,999	360	7.87	310	7.36
Income \$125,000 - \$149,999	340	7.43	316	7.50
Income \$150,000 - \$199,999	473	10.33	468	11.10
Income \$200,000 or more	1,484	32.42	1,652	39.19
Median Household Income	--	125,666.85	--	179,002.12
Householder Age 65 - 74				
Householder Age 65 - 74	4,631	17.75	4,608	17.52
Income Less than \$15,000	269	5.81	225	4.88
Income \$15,000 - \$24,999	284	6.13	250	5.42
Income \$25,000 - \$34,999	269	5.81	243	5.27
Income \$35,000 - \$49,999	460	9.93	386	8.38
Income \$50,000 - \$74,999	893	19.28	771	16.73
Income \$75,000 - \$99,999	698	15.07	737	15.99
Income \$100,000 - \$124,999	452	9.76	461	10.00
Income \$125,000 - \$149,999	298	6.43	291	6.32
Income \$150,000 - \$199,999	484	10.45	537	11.65
Income \$200,000 or more	525	11.34	706	15.32
Median Household Income	--	79,489.52	--	88,807.32
Householder Age 75 - 84				
Householder Age 75 - 84	2,563	9.82	3,129	11.89
Income Less than \$15,000	206	8.04	218	6.97
Income \$15,000 - \$24,999	243	9.48	263	8.40
Income \$25,000 - \$34,999	211	8.23	224	7.16
Income \$35,000 - \$49,999	318	12.41	316	10.10
Income \$50,000 - \$74,999	468	18.26	525	16.78
Income \$75,000 - \$99,999	333	12.99	441	14.09
Income \$100,000 - \$124,999	199	7.76	254	8.12
Income \$125,000 - \$149,999	122	4.76	161	5.14
Income \$150,000 - \$199,999	213	8.31	299	9.56
Income \$200,000 or more	248	9.68	428	13.68
Median Household Income	--	65,443.51	--	75,932.63
Householder Age 85 and over				
Householder Age 85 and over	1,279	4.90	1,407	5.35
Income Less than \$15,000	148	11.57	155	11.02
Income \$15,000 - \$24,999	185	14.46	194	13.79
Income \$25,000 - \$34,999	132	10.32	128	9.10
Income \$35,000 - \$49,999	169	13.21	146	10.38
Income \$50,000 - \$74,999	223	17.44	222	15.78
Income \$75,000 - \$99,999	127	9.93	165	11.73
Income \$100,000 - \$124,999	73	5.71	85	6.04
Income \$125,000 - \$149,999	46	3.60	58	4.12
Income \$150,000 - \$199,999	85	6.65	109	7.75
Income \$200,000 or more	91	7.12	144	10.23
Median Household Income	--	50,524.35	--	58,517.86

Benchmark: USA

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Trade Area: 8044 Montgomery Rd - 3 mi.

	2026		2031	
	Estimate	%	Projection	%
Households by Household Income				
Total Households	26,098	100.00	26,308	100.00
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
Average Household Income	--	154,453.00	--	172,423.00
Median Household Income	--	105,700.37	--	120,222.86
Age 55+ Median Household Income	--	82,915.33	--	93,468.71
Age 65+ Median Household Income	--	70,845.25	--	80,214.25
Owner-Occupied Housing Units by Value				
Value Less Than \$20,000	368	2.02	335	1.82
Value \$20,000 - \$39,999	98	0.54	102	0.55
Value \$40,000 - \$59,999	22	0.12	19	0.10
Value \$60,000 - \$79,999	55	0.30	46	0.25
Value \$80,000 - \$99,999	155	0.85	64	0.35
Value \$100,000 - \$149,999	709	3.88	462	2.51
Value \$150,000 - \$199,999	1,330	7.28	716	3.89
Value \$200,000 - \$299,999	4,318	23.65	3,563	19.36
Value \$300,000 - \$399,999	2,591	14.19	2,904	15.78
Value \$400,000 - \$499,999	1,755	9.61	1,956	10.63
Value \$500,000 - \$749,999	3,058	16.75	3,059	16.62
Value \$750,000 - \$999,999	1,754	9.61	2,069	11.24
Value \$1,000,000 - \$1,499,999	1,029	5.64	1,620	8.80
Value \$1,500,000 - \$1,999,999	469	2.57	664	3.61
Value \$2,000,000+	547	3.00	829	4.50
Median All Owner-Occupied Housing Unit Value	--	376,268.63	--	446,456.82
Group Quarters by Population Type				
Group Quarters Population	1,548	2.48	1,548	2.46
Correctional Facilities	0	0.00	0	0.00
Nursing Homes	1,345	86.89	1,345	86.89
Other Facilities	27	1.74	27	1.74
Juvenile Facilities	8	0.52	8	0.52
College Dormitories	0	0.00	0	0.00
Military Quarters	0	0.00	0	0.00
Other Noninstitutional Quarters	169	10.92	169	10.92
Occupied Housing Units by Tenure				
Owner-Occupied	18,259	69.96	18,408	69.97
Renter-Occupied	7,839	30.04	7,900	30.03

Benchmark: USA

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Trade Area: 8044 Montgomery Rd - 3 mi.

	2020		2026		2031	
	Census	%	Estimate	%	Projection	%
Households by Tenure by Age of Householder						
Total Households	26,002	100.00	26,098	100.00	26,308	100.00
Owner-Occupied	18,180	69.92	18,259	69.96	18,408	69.97
Householder Age 55 - 64	4,017	15.45	3,563	19.51	3,270	17.76
Householder Age 65 - 74	3,445	13.25	3,700	20.26	3,684	20.01
Householder Age 75 - 84	1,686	6.48	1,998	10.94	2,453	13.33
Householder Age 85 and over	778	2.99	782	4.28	869	4.72
Renter-Occupied	7,822	30.08	7,839	30.04	7,900	30.03
Householder Age 55 - 64	1,199	4.61	1,014	12.94	945	11.96
Householder Age 65 - 74	849	3.27	932	11.89	924	11.70
Householder Age 75 - 84	476	1.83	565	7.21	676	8.56
Householder Age 85 and over	406	1.56	497	6.34	538	6.81

Benchmark: USA

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Trade Area: 8044 Montgomery Rd - 3 mi.



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Pop-Facts® Senior Life Demographics | Summary



Trade Area: 8044 Montgomery Rd - 5 mi.

	Population
2010 Census	153,995
2020 Census	160,282
2026 Estimate	161,624
2031 Projection	163,162

	Population Change (%)
Growth 2010 - 2020	4.08
Growth 2020 - 2026	0.84
Growth 2026 - 2031	0.95

Benchmark: USA

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Pop-Facts® Senior Life Demographics | Population & Race



Trade Area: 8044 Montgomery Rd - 5 mi.

	2010 Census	%	2020 Census	%	2026 Estimate	%	2031 Projection	%
Total Population								
Total Population	153,995	100.00	160,282	100.00	161,624	100.00	163,162	100.00
Age 45 - 54	24,347	15.81	18,392	11.47	18,455	11.42	19,892	12.19
Age 55 - 64	20,617	13.39	21,558	13.45	18,871	11.68	17,553	10.76
Age 65 - 74	11,443	7.43	17,175	10.72	18,820	11.64	18,785	11.51
Age 75 - 84	8,549	5.55	8,464	5.28	10,454	6.47	12,839	7.87
Age 85 and over	4,134	2.69	4,414	2.75	4,373	2.71	4,981	3.05
Age 65 and over	24,126	15.67	30,053	18.75	33,647	20.82	36,605	22.43
Population by Single - Classification Race								
White Alone	114,446	74.32	114,069	71.17	114,869	71.07	115,531	70.81
Age 65 and over	19,311	16.87	23,179	20.32	26,260	22.86	28,737	24.87
Black/African American Alone	30,046	19.51	27,407	17.10	26,130	16.17	25,279	15.49
Age 65 and over	4,276	14.23	5,420	19.78	5,687	21.76	5,870	23.22
American Indian/Alaskan Native Alone	271	0.18	301	0.19	339	0.21	380	0.23
Age 65 and over	23	8.49	42	13.95	42	12.39	54	14.21
Asian Alone	5,079	3.30	6,821	4.26	6,370	3.94	6,063	3.72
Age 65 and over	352	6.93	665	9.75	691	10.85	734	12.11
Native Hawaiian/Pacific Islander Alone	57	0.04	81	0.05	94	0.06	98	0.06
Age 65 and over	2	3.51	5	6.17	5	5.32	10	10.20
Some Other Race Alone	1,063	0.69	2,488	1.55	2,962	1.83	3,384	2.07
Age 65 and over	25	2.35	117	4.70	147	4.96	188	5.56
Two or More Races	3,033	1.97	9,114	5.69	10,860	6.72	12,427	7.62
Age 65 and over	125	4.12	624	6.85	816	7.51	1,013	8.15
Population by Hispanic or Latino								
Hispanic/Latino	3,459	2.25	5,780	3.61	7,255	4.49	8,565	5.25
Age 65 and over	144	4.16	334	5.78	452	6.23	624	7.29
Not Hispanic/Latino	150,535	97.75	154,502	96.39	154,369	95.51	154,597	94.75
Total Population, Male								
Total Population, Male	73,086	47.46	76,975	48.02	78,084	48.31	78,851	48.33
Male: Age 45 - 54	11,428	15.64	8,966	11.65	9,040	11.58	9,694	12.29
Male: Age 55 - 64	9,701	13.27	10,058	13.07	9,002	11.53	8,488	10.77
Male: Age 65 - 74	5,050	6.91	7,854	10.20	8,605	11.02	8,551	10.85
Male: Age 75 - 84	3,298	4.51	3,506	4.55	4,375	5.60	5,463	6.93
Male: Age 85 and over	1,307	1.79	1,477	1.92	1,449	1.86	1,680	2.13
Male: Age 65 and over	9,655	13.21	12,836	16.68	14,429	18.48	15,693	19.90
Total Population, Female								
Total Population, Female	80,908	52.54	83,306	51.98	83,540	51.69	84,311	51.67
Female: Age 45 - 54	12,919	15.97	9,426	11.31	9,415	11.27	10,198	12.10
Female: Age 55 - 64	10,917	13.49	11,500	13.80	9,869	11.81	9,065	10.75
Female: Age 65 - 74	6,394	7.90	9,322	11.19	10,214	12.23	10,235	12.14
Female: Age 75 - 84	5,251	6.49	4,958	5.95	6,079	7.28	7,377	8.75
Female: Age 85 and over	2,827	3.49	2,937	3.53	2,925	3.50	3,301	3.92
Female: Age 65 and over	14,471	17.89	17,217	20.67	19,219	23.01	20,912	24.80

Benchmark: USA

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Pop-Facts® Senior Life Demographics | Household Income



Trade Area: 8044 Montgomery Rd - 5 mi.

	2026		2031	
	Estimate	%	Projection	%
Householder Age 45 - 54				
Householder Age 45 - 54	10,952	15.41	11,906	16.56
Income Less than \$15,000	668	6.10	587	4.93
Income \$15,000 - \$24,999	316	2.88	274	2.30
Income \$25,000 - \$34,999	326	2.98	256	2.15
Income \$35,000 - \$49,999	725	6.62	637	5.35
Income \$50,000 - \$74,999	1,383	12.63	1,357	11.40
Income \$75,000 - \$99,999	1,088	9.93	1,109	9.31
Income \$100,000 - \$124,999	913	8.34	974	8.18
Income \$125,000 - \$149,999	830	7.58	871	7.32
Income \$150,000 - \$199,999	1,204	10.99	1,427	11.99
Income \$200,000 or more	3,499	31.95	4,416	37.09
Median Household Income	--	126,623.14	--	146,639.60
Householder Age 55 - 64				
Householder Age 55 - 64	11,810	16.62	10,987	15.28
Income Less than \$15,000	1,222	10.35	995	9.06
Income \$15,000 - \$24,999	587	4.97	467	4.25
Income \$25,000 - \$34,999	445	3.77	315	2.87
Income \$35,000 - \$49,999	1,001	8.48	764	6.95
Income \$50,000 - \$74,999	1,620	13.72	1,382	12.58
Income \$75,000 - \$99,999	1,158	9.80	1,022	9.30
Income \$100,000 - \$124,999	905	7.66	836	7.61
Income \$125,000 - \$149,999	778	6.59	736	6.70
Income \$150,000 - \$199,999	1,025	8.68	1,036	9.43
Income \$200,000 or more	3,070	26.00	3,435	31.26
Median Household Income	--	96,887.64	--	115,961.97
Householder Age 65 - 74				
Householder Age 65 - 74	12,098	17.02	12,048	16.76
Income Less than \$15,000	987	8.16	852	7.07
Income \$15,000 - \$24,999	888	7.34	813	6.75
Income \$25,000 - \$34,999	844	6.98	729	6.05
Income \$35,000 - \$49,999	1,433	11.85	1,179	9.79
Income \$50,000 - \$74,999	1,863	15.40	1,817	15.08
Income \$75,000 - \$99,999	1,704	14.09	1,733	14.38
Income \$100,000 - \$124,999	1,175	9.71	1,208	10.03
Income \$125,000 - \$149,999	752	6.22	749	6.22
Income \$150,000 - \$199,999	1,075	8.89	1,196	9.93
Income \$200,000 or more	1,378	11.39	1,772	14.71
Median Household Income	--	75,470.87	--	83,717.46
Householder Age 75 - 84				
Householder Age 75 - 84	6,575	9.25	8,132	11.31
Income Less than \$15,000	702	10.68	768	9.44
Income \$15,000 - \$24,999	697	10.60	791	9.73
Income \$25,000 - \$34,999	618	9.40	676	8.31
Income \$35,000 - \$49,999	903	13.73	932	11.46
Income \$50,000 - \$74,999	956	14.54	1,210	14.88
Income \$75,000 - \$99,999	802	12.20	1,047	12.88
Income \$100,000 - \$124,999	513	7.80	668	8.21
Income \$125,000 - \$149,999	307	4.67	393	4.83
Income \$150,000 - \$199,999	443	6.74	625	7.69
Income \$200,000 or more	633	9.63	1,022	12.57
Median Household Income	--	58,277.88	--	68,060.01
Householder Age 85 and over				
Householder Age 85 and over	2,700	3.80	3,041	4.23
Income Less than \$15,000	415	15.37	441	14.50
Income \$15,000 - \$24,999	427	15.81	474	15.59
Income \$25,000 - \$34,999	280	10.37	265	8.71
Income \$35,000 - \$49,999	371	13.74	338	11.12
Income \$50,000 - \$74,999	362	13.41	411	13.52
Income \$75,000 - \$99,999	245	9.07	310	10.19
Income \$100,000 - \$124,999	160	5.93	187	6.15
Income \$125,000 - \$149,999	96	3.56	123	4.04
Income \$150,000 - \$199,999	144	5.33	195	6.41
Income \$200,000 or more	199	7.37	299	9.83
Median Household Income	--	43,741.67	--	50,177.79

Benchmark: USA

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Trade Area: 8044 Montgomery Rd - 5 mi.

	2026		2031	
	Estimate	%	Projection	%
Households by Household Income				
Total Households	71,078	100.00	71,884	100.00
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
Average Household Income	--	139,216.00	--	154,983.00
Median Household Income	--	91,163.33	--	102,929.28
Age 55+ Median Household Income	--	74,827.11	--	83,418.15
Age 65+ Median Household Income	--	65,873.88	--	74,342.96
Owner-Occupied Housing Units by Value				
Value Less Than \$20,000	706	1.61	626	1.41
Value \$20,000 - \$39,999	490	1.12	420	0.95
Value \$40,000 - \$59,999	117	0.27	197	0.44
Value \$60,000 - \$79,999	373	0.85	212	0.48
Value \$80,000 - \$99,999	654	1.49	407	0.92
Value \$100,000 - \$149,999	2,221	5.06	1,687	3.81
Value \$150,000 - \$199,999	3,886	8.85	2,249	5.07
Value \$200,000 - \$299,999	9,039	20.58	7,845	17.69
Value \$300,000 - \$399,999	6,677	15.20	6,896	15.55
Value \$400,000 - \$499,999	5,050	11.50	5,297	11.95
Value \$500,000 - \$749,999	7,050	16.05	7,752	17.48
Value \$750,000 - \$999,999	3,684	8.39	4,611	10.40
Value \$1,000,000 - \$1,499,999	2,162	4.92	3,382	7.63
Value \$1,500,000 - \$1,999,999	889	2.02	1,331	3.00
Value \$2,000,000+	926	2.11	1,425	3.21
Median All Owner-Occupied Housing Unit Value	--	363,767.54	--	427,971.50
Group Quarters by Population Type				
Group Quarters Population	2,866	1.77	2,871	1.76
Correctional Facilities	0	0.00	0	0.00
Nursing Homes	2,393	83.50	2,396	83.45
Other Facilities	30	1.05	30	1.04
Juvenile Facilities	9	0.31	9	0.31
College Dormitories	0	0.00	0	0.00
Military Quarters	0	0.00	0	0.00
Other Noninstitutional Quarters	434	15.14	435	15.15
Occupied Housing Units by Tenure				
Owner-Occupied	43,923	61.80	44,337	61.68
Renter-Occupied	27,155	38.20	27,548	38.32

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Trade Area: 8044 Montgomery Rd - 5 mi.

	2020		2026		2031	
	Census	%	Estimate	%	Projection	%
Households by Tenure by Age of Householder						
Total Households	70,428	100.00	71,078	100.00	71,884	100.00
Owner-Occupied	43,628	61.95	43,923	61.80	44,337	61.68
Householder Age 55 - 64	9,524	13.52	8,410	19.15	7,733	17.44
Householder Age 65 - 74	8,170	11.60	8,910	20.29	8,868	20.00
Householder Age 75 - 84	4,006	5.69	4,779	10.88	5,912	13.33
Householder Age 85 and over	1,687	2.40	1,553	3.54	1,767	3.98
Renter-Occupied	26,800	38.05	27,155	38.20	27,548	38.32
Householder Age 55 - 64	3,881	5.51	3,400	12.52	3,254	11.81
Householder Age 65 - 74	2,847	4.04	3,187	11.74	3,181	11.55
Householder Age 75 - 84	1,440	2.04	1,796	6.61	2,221	8.06
Householder Age 85 and over	958	1.36	1,147	4.22	1,274	4.63

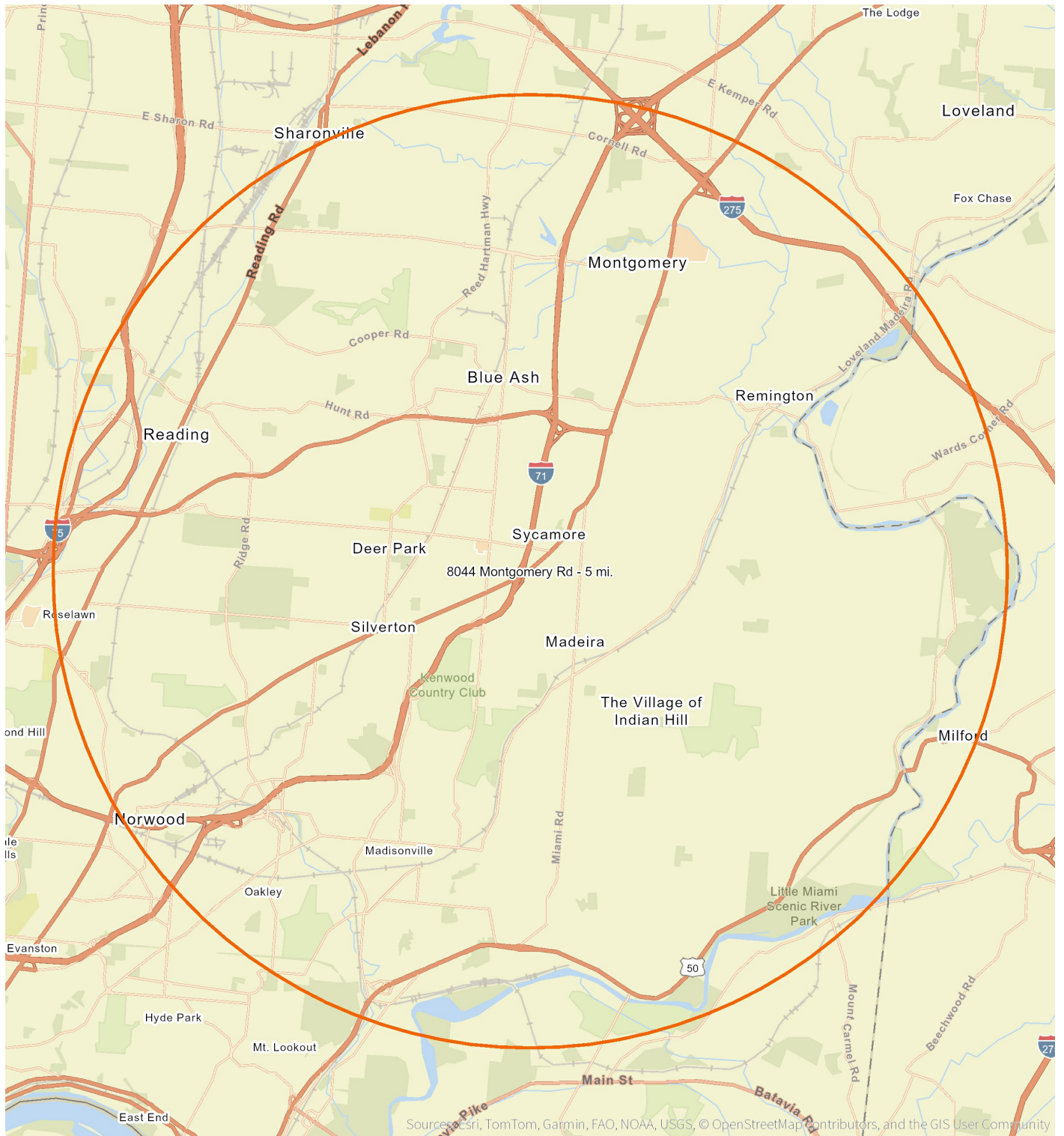
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Pop-Facts® Senior Life Demographics | Map



Trade Area: 8044 Montgomery Rd - 5 mi.



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Report Details

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Workspace Vintage: 2026

Trade Area

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

Name	Level	Geographies
USA	Entire US	United States

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