



Executive Summary

Publix at Summerlin Crossings

Summary

The trade area around Publix at Summerlin Crossings shows an older, relatively affluent residential base with a concentrated, small-radius population: the 1-mile population is 8,908 (2026) with a modest projected decline to 8,408 by 2031, while the 3–10 mile rings remain larger and historically growing. Household formation skews small (avg HH size 2.00, 36.5% one-person households) and owner-occupancy is high (73.4% in the 1-mile). Income metrics show a high average household income (\$128,147) and elevated per-capita income (\$63,898), but a median household income near \$79,931 indicates income skew and significant net worth concentration. The area is aging — median age 55.1 in the 1-mile — with a growing Hispanic share noted in recent years.

Live Insights

Property-level public sources indicate Summerlin Crossings is an active, grocery-anchored center with Publix operating at 15880 Summerlin Road and current leasing materials and property listings maintained by the ownership/management platform; available public records and commercial listings show no large, newly announced mixed-use or municipal infrastructure projects within the immediate 1-mile trade area at this time, and most recent visible activity is standard shopping-center leasing and property management communications rather than ground-up redevelopment. These public listings corroborate the site's role as an established neighborhood center anchored by grocery and service tenants.

Key Takeaways

- 1-mile population 2026 = 8,908 with a projected 2031 population of 8,408 (–1.1% annual projected decline).
- Median age 1-mile = 55.1 with roughly 37% of residents age 65 or older (2026).
- Average household income 1-mile = \$128,147 vs median household income \$79,931, indicating income skew and high household net worth (\$1,537,302 average HH net worth).
- Owner-occupied rate 1-mile = 73.4%, owner median home value = \$411,846, and overall housing vacancy = 23.9% (2026).
- Daytime/retail: 1-mile total businesses = 514 with 3,239 employees and total household retail expenditure ≈ \$212.3M (2026).

Expanded Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.5149/-81.9006

Publix at Summerlin Crossings									
15880 Summerlin RdFort Myers, FL 33906		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Population									
Estimated Population (2026)		8,908		52,731		116,340		408,801	
Projected Population (2031)		8,408		49,514		109,202		402,830	
Census Population (2020)		8,962		50,585		114,904		387,968	
Census Population (2010)		7,733		43,470		101,882		318,861	
Projected Annual Growth (2026 to 2031)		-500	-1.1%	-3,217	-1.2%	-7,138	-1.2%	-5,970	-0.3%
Historical Annual Growth (2020 to 2026)		-54	-	2,146	0.7%	1,436	0.2%	20,833	0.9%
Historical Annual Growth (2010 to 2020)		1,229	1.6%	7,115	1.6%	13,022	1.3%	69,107	2.2%
Estimated Population Density (2026)		2,837	psm	1,866	psm	1,482	psm	1,302	psm
Trade Area Size		3.1	sq mi	28.3	sq mi	78.5	sq mi	314.0	sq mi
Households									
Estimated Households (2026)		4,441		27,073		59,073		187,773	
Projected Households (2031)		4,165		25,368		55,281		183,787	
Census Households (2020)		4,308		25,213		56,488		172,177	
Census Households (2010)		3,573		21,790		50,011		141,427	
Estimated Households with Children (2026)		728	16.4%	3,575	13.2%	8,745	14.8%	36,219	19.3%
Estimated Average Household Size (2026)		2.00		1.89		1.93		2.11	
Average Household Income									
Estimated Average Household Income (2026)		\$128,147		\$118,863		\$116,610		\$125,021	
Projected Average Household Income (2031)		\$128,718		\$119,282		\$117,273		\$125,999	
Estimated Average Family Income (2026)		\$176,825		\$158,688		\$151,808		\$150,880	
Median Household Income									
Estimated Median Household Income (2026)		\$79,931		\$80,533		\$80,946		\$88,688	
Projected Median Household Income (2031)		\$79,585		\$80,151		\$80,722		\$88,879	
Estimated Median Family Income (2026)		\$119,089		\$113,219		\$109,240		\$108,853	
Per Capita Income									
Estimated Per Capita Income (2026)		\$63,898		\$61,243		\$59,369		\$57,623	
Projected Per Capita Income (2031)		\$63,771		\$61,343		\$59,537		\$57,686	
Estimated Per Capita Income 5 Year Growth		-\$128	-0.2%	\$99	0.2%	\$168	0.3%	\$63	0.1%
Estimated Average Household Net Worth (2026)		\$1,537,302		\$1,491,059		\$1,419,327		\$1,435,649	
Daytime Demos (2026)									
Total Businesses		514		4,251		11,583		30,614	
Total Employees		3,239		29,044		72,374		200,940	
Company Headquarter Businesses		11	2.1%	82	1.9%	298	2.6%	740	2.4%
Company Headquarter Employees		85	2.6%	1,424	4.9%	4,656	6.4%	18,209	9.1%
Employee Population per Business		6.3		6.8		6.2		6.6	
Residential Population per Business		17.3		12.4		10.0		13.4	

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15880 Summerlin RdFort Myers, FL

1 mi radius

3 mi radius

5 mi radius

10 mi radius

Race & Ethnicity

White (2026)	7,074	79.4%	41,693	79.1%	89,842	77.2%	296,744	72.6%
Black or African American (2026)	493	5.5%	2,895	5.5%	6,673	5.7%	34,975	8.6%
American Indian or Alaska Native (2026)	26	0.3%	151	0.3%	390	0.3%	1,301	0.3%
Asian (2026)	325	3.7%	1,759	3.3%	3,017	2.6%	10,030	2.5%
Hawaiian or Pacific Islander (2026)	6	-	20	-	65	-	190	-
Other Race (2026)	314	3.5%	2,178	4.1%	5,624	4.8%	22,330	5.5%
Two or More Races (2026)	669	7.5%	4,035	7.7%	10,729	9.2%	43,231	10.6%
Not Hispanic or Latino Population (2026)	7,360	82.6%	43,225	82.0%	92,966	79.9%	317,927	77.8%
Hispanic or Latino Population (2026)	1,548	17.4%	9,506	18.0%	23,374	20.1%	90,873	22.2%
Not Hispanic or Latino Population (2031)	6,308	75.0%	37,425	75.6%	81,624	74.7%	296,926	73.7%
Hispanic or Latino Population (2031)	2,100	25.0%	12,090	24.4%	27,578	25.3%	105,904	26.3%
Not Hispanic or Latino Population (2020)	8,196	91.5%	44,714	88.4%	98,363	85.6%	321,848	83.0%
Hispanic or Latino Population (2020)	766	8.5%	5,871	11.6%	16,540	14.4%	66,121	17.0%
Not Hispanic or Latino Population (2010)	6,927	89.6%	39,186	90.1%	90,365	88.7%	276,024	86.6%
Hispanic or Latino Population (2010)	806	10.4%	4,285	9.9%	11,517	11.3%	42,837	13.4%
Projected Hispanic Annual Growth (2026 to 2031)	552	7.1%	2,584	5.4%	4,204	3.6%	15,031	3.3%
Historic Hispanic Annual Growth (2010 to 2026)	742	5.8%	5,222	7.6%	11,857	6.4%	48,037	7.0%

Age Distribution (2026)

Age Under 5	308	3.5%	1,602	3.0%	3,883	3.3%	16,407	4.0%
Age 5 to 9 Years	338	3.8%	1,728	3.3%	4,270	3.7%	16,633	4.1%
Age 10 to 14 Years	375	4.2%	1,877	3.6%	4,293	3.7%	16,764	4.1%
Age 15 to 19 Years	391	4.4%	2,107	4.0%	4,616	4.0%	20,656	5.1%
Age 20 to 24 Years	297	3.3%	2,191	4.2%	5,183	4.5%	22,340	5.5%
Age 25 to 29 Years	364	4.1%	2,158	4.1%	5,539	4.8%	21,068	5.2%
Age 30 to 34 Years	411	4.6%	2,208	4.2%	5,467	4.7%	21,152	5.2%
Age 35 to 39 Years	401	4.5%	2,220	4.2%	5,368	4.6%	20,961	5.1%
Age 40 to 44 Years	421	4.7%	2,145	4.1%	5,088	4.4%	20,175	4.9%
Age 45 to 49 Years	429	4.8%	2,221	4.2%	5,170	4.4%	19,812	4.8%
Age 50 to 54 Years	506	5.7%	2,681	5.1%	6,363	5.5%	23,346	5.7%
Age 55 to 59 Years	594	6.7%	3,252	6.2%	7,572	6.5%	26,605	6.5%
Age 60 to 64 Years	754	8.5%	4,207	8.0%	9,555	8.2%	31,837	7.8%
Age 65 to 74 Years	1,710	19.2%	9,927	18.8%	20,552	17.7%	64,542	15.8%
Age 75 to 84 Years	1,218	13.7%	8,544	16.2%	16,913	14.5%	48,518	11.9%
Age 85 Years or Over	390	4.4%	3,662	6.9%	6,507	5.6%	17,985	4.4%
Median Age	55.1		57.0		54.2		49.9	

Gender Age Distribution (2026)

Female Population	4,797	53.8%	27,219	51.6%	59,634	51.3%	204,970	50.1%
Age 0 to 19 Years	690	14.4%	3,470	12.7%	8,299	13.9%	33,210	16.2%
Age 20 to 64 Years	2,296	47.9%	12,224	44.9%	28,476	47.8%	104,666	51.1%
Age 65 Years or Over	1,811	37.7%	11,525	42.3%	22,859	38.3%	67,094	32.7%
Female Median Age	55.8		57.8		54.9		50.9	
Male Population	4,111	46.2%	25,512	48.4%	56,705	48.7%	203,831	49.9%
Age 0 to 19 Years	723	17.6%	3,844	15.1%	8,763	15.5%	37,250	18.3%
Age 20 to 64 Years	1,881	45.8%	11,059	43.3%	26,828	47.3%	102,630	50.4%
Age 65 Years or Over	1,507	36.7%	10,609	41.6%	21,114	37.2%	63,951	31.4%
Male Median Age	54.2		56.0		53.5		49.1	

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1 mi radius

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Household Income Distribution (2026)									
HH Income \$200,000 or More	682	15.4%	3,332	12.3%	7,173	12.1%	25,611	13.6%	
HH Income \$150,000 to \$199,999	323	7.3%	2,064	7.6%	4,748	8.0%	17,028	9.1%	
HH Income \$100,000 to \$149,999	749	16.9%	4,906	18.1%	10,193	17.3%	35,264	18.8%	
HH Income \$75,000 to \$99,999	545	12.3%	3,602	13.3%	7,643	12.9%	24,267	12.9%	
HH Income \$50,000 to \$74,999	786	17.7%	5,087	18.8%	10,624	18.0%	30,537	16.3%	
HH Income \$35,000 to \$49,999	634	14.3%	2,768	10.2%	6,089	10.3%	18,651	9.9%	
HH Income \$25,000 to \$34,999	230	5.2%	1,852	6.8%	4,770	8.1%	13,237	7.0%	
HH Income \$15,000 to \$24,999	162	3.6%	1,401	5.2%	3,032	5.1%	8,901	4.7%	
HH Income Under \$15,000	331	7.5%	2,060	7.6%	4,801	8.1%	14,278	7.6%	
HH Income \$35,000 or More	3,718	83.7%	21,760	80.4%	46,470	78.7%	151,358	80.6%	
HH Income \$75,000 or More	2,299	51.8%	13,904	51.4%	29,757	50.4%	102,170	54.4%	
Housing (2026)									
Total Housing Units	5,837		36,184		79,138		248,440		
Housing Units Occupied	4,441	76.1%	27,073	74.8%	59,073	74.6%	187,773	75.6%	
Housing Units Owner-Occupied	3,258	73.4%	18,986	70.1%	39,592	67.0%	124,269	66.2%	
Housing Units, Renter-Occupied	1,183	26.6%	8,087	29.9%	19,481	33.0%	63,504	33.8%	
Housing Units, Vacant	1,396	23.9%	9,111	25.2%	20,065	25.4%	60,667	24.4%	
Marital Status (2026)									
Never Married	1,401	17.8%	10,102	21.3%	24,450	23.5%	93,645	26.1%	
Currently Married	4,531	57.4%	24,381	51.3%	51,785	49.8%	177,252	49.4%	
Separated	337	4.3%	2,056	4.3%	4,457	4.3%	16,184	4.5%	
Widowed	607	7.7%	4,297	9.0%	8,273	8.0%	24,468	6.8%	
Divorced	1,010	12.8%	6,687	14.1%	14,929	14.4%	47,447	13.2%	
Household Type (2026)									
Population Family	6,266	70.3%	33,736	64.0%	77,158	66.3%	296,116	72.4%	
Population Non-Family	2,632	29.5%	17,431	33.1%	36,997	31.8%	100,440	24.6%	
Population Group Quarters	10	0.1%	1,564	3.0%	2,185	1.9%	12,245	3.0%	
Family Households	2,427	54.6%	13,346	49.3%	30,451	51.5%	112,934	60.1%	
Non-Family Households	2,014	45.4%	13,727	50.7%	28,622	48.5%	74,839	39.9%	
Married Couple with Children	520	11.5%	2,437	10.0%	5,542	10.7%	22,178	12.5%	
Average Family Household Size	2.6		2.5		2.5		2.6		
Household Size (2026)									
1 Person Households	1,621	36.5%	11,346	41.9%	23,097	39.1%	57,973	30.9%	
2 Person Households	1,940	43.7%	11,217	41.4%	25,638	43.4%	87,327	46.5%	
3 Person Households	415	9.4%	2,100	7.8%	4,908	8.3%	20,814	11.1%	
4 Person Households	291	6.6%	1,569	5.8%	3,489	5.9%	13,188	7.0%	
5 Person Households	115	2.6%	569	2.1%	1,292	2.2%	5,450	2.9%	
6 or More Person Households	58	1.3%	273	1.0%	648	1.1%	3,021	1.6%	
Household Vehicles (2026)									
Households with 0 Vehicles Available	184	4.2%	1,865	6.9%	4,408	7.5%	12,245	6.5%	
Households with 1 Vehicles Available	2,096	47.2%	13,982	51.6%	29,356	49.7%	84,434	45.0%	
Households with 2 or More Vehicles Available	2,161	48.6%	11,225	41.5%	25,309	42.8%	91,094	48.5%	
Total Vehicles Available	6,984		39,496		87,698		295,137		
Average Vehicles Per Household	1.6		1.5		1.5		1.6		

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Labor Force (2026)

Estimated Labor Population Age 16 Years or Over	7,807		47,110		102,955		355,335	
Estimated Civilian Employed	3,823	49.0%	21,091	44.8%	47,765	46.4%	177,198	49.9%
Estimated Civilian Unemployed	257	3.3%	864	1.8%	2,196	2.1%	8,828	2.5%
Estimated in Armed Forces	-	-	15	-	67	-	151	-
Estimated Not in Labor Force	3,727	47.7%	25,141	53.4%	52,927	51.4%	169,157	47.6%
Unemployment Rate	3.3%		1.8%		2.1%		2.5%	

Occupation (2026)

Occupation: Population Age 16 Years or Over	3,823		21,091		47,764		177,186	
Management, Business, Financial Operations	776	20.3%	3,890	18.4%	8,827	18.5%	31,815	18.0%
Professional, Related	998	26.1%	5,244	24.9%	10,539	22.1%	37,242	21.0%
Service	644	16.8%	4,114	19.5%	9,404	19.7%	34,726	19.6%
Sales, Office	913	23.9%	4,670	22.1%	11,012	23.1%	40,822	23.0%
Farming, Fishing, Forestry	14	0.4%	131	0.6%	159	0.3%	413	0.2%
Construct, Extraction, Maintenance	199	5.2%	1,544	7.3%	4,217	8.8%	17,414	9.8%
Production, Transport Material Moving	279	7.3%	1,497	7.1%	3,607	7.6%	14,754	8.3%
White Collar Workers	2,687	70.3%	13,804	65.5%	30,378	63.6%	109,879	62.0%
Blue Collar Workers	1,136	29.7%	7,287	34.5%	17,387	36.4%	67,307	38.0%

Consumer Expenditure (2026)

Total Household Expenditure	\$410.37 M		\$2.38 B		\$5.18 B		\$17.41 B	
Total Non-Retail Expenditure	\$198.04 M	48.3%	\$1.14 B	47.8%	\$2.48 B	47.9%	\$8.44 B	48.5%
Total Retail Expenditure	\$212.33 M	51.7%	\$1.24 B	52.2%	\$2.7 B	52.1%	\$8.98 B	51.5%
Alcoholic Beverages	\$2.87 M	0.7%	\$16.67 M	0.7%	\$36.15 M	0.7%	\$122.1 M	0.7%
Apparel	\$8.71 M	2.1%	\$50.69 M	2.1%	\$110.43 M	2.1%	\$374.03 M	2.1%
Contributions	\$10.58 M	2.6%	\$61.3 M	2.6%	\$132.17 M	2.6%	\$444.78 M	2.6%
Education	\$7.15 M	1.7%	\$41.47 M	1.7%	\$89.62 M	1.7%	\$302 M	1.7%
Entertainment	\$19.67 M	4.8%	\$114.64 M	4.8%	\$249.75 M	4.8%	\$845.72 M	4.9%
Food Away From Home	\$19.53 M	4.8%	\$113.61 M	4.8%	\$246.8 M	4.8%	\$834.44 M	4.8%
Grocery	\$25.38 M	6.2%	\$148.93 M	6.2%	\$328.63 M	6.3%	\$1.12 B	6.4%
Health Care	\$32.6 M	7.9%	\$202.19 M	8.5%	\$432.4 M	8.4%	\$1.34 B	7.7%
Household Furnishings and Equipment	\$10.54 M	2.6%	\$61.34 M	2.6%	\$133.23 M	2.6%	\$450.32 M	2.6%
Household Operations	\$7.81 M	1.9%	\$45.39 M	1.9%	\$99.06 M	1.9%	\$336.39 M	1.9%
Miscellaneous Expenses	\$6.18 M	1.5%	\$36.1 M	1.5%	\$78.34 M	1.5%	\$264.14 M	1.5%
Personal Care	\$4.17 M	1.0%	\$24.42 M	1.0%	\$53.67 M	1.0%	\$182.85 M	1.1%
Shelter	\$69.16 M	16.9%	\$405.75 M	17.0%	\$888.75 M	17.2%	\$3.02 B	17.3%
Tax and Retirement	\$105.33 M	25.7%	\$594.16 M	24.9%	\$1.27 B	24.6%	\$4.33 B	24.9%
Tobacco and Related	\$1.22 M	0.3%	\$7.26 M	0.3%	\$16.52 M	0.3%	\$57.32 M	0.3%
Transportation	\$60.5 M	14.7%	\$348.1 M	14.6%	\$761.22 M	14.7%	\$2.54 B	14.6%
Utilities	\$18.95 M	4.6%	\$111.31 M	4.7%	\$246.01 M	4.8%	\$840.53 M	4.8%

Educational Attainment (2026)

Adult Population Age 25 Years or Over	7,198		43,226		94,095		316,001	
Elementary (Grade Level 0 to 8)	142	2.0%	897	2.1%	2,214	2.4%	8,507	2.7%
Some High School (Grade Level 9 to 11)	198	2.7%	1,640	3.8%	3,778	4.0%	14,055	4.4%
High School Graduate	1,864	25.9%	10,559	24.4%	25,371	27.0%	86,879	27.5%
Some College	1,093	15.2%	7,591	17.6%	17,739	18.9%	58,863	18.6%
Associate Degree Only	688	9.6%	4,021	9.3%	8,984	9.5%	30,124	9.5%
Bachelor Degree Only	1,990	27.7%	10,892	25.2%	21,558	22.9%	70,839	22.4%
Graduate Degree	1,225	17.0%	7,626	17.6%	14,450	15.4%	46,733	14.8%

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Units In Structure (2026)

1 Detached Unit	2,263	51.0%	12,265	45.3%	28,345	48.0%	106,299	56.6%
1 Attached Unit	524	11.8%	2,971	11.0%	5,454	9.2%	15,249	8.1%
2 to 4 Units	417	9.4%	2,338	8.6%	5,111	8.7%	14,663	7.8%
5 to 9 Units	413	9.3%	1,968	7.3%	3,551	6.0%	8,622	4.6%
10 to 19 Units	312	7.0%	2,057	7.6%	4,857	8.2%	13,299	7.1%
20 to 49 Units	344	7.7%	2,270	8.4%	4,233	7.2%	11,228	6.0%
50 or More Units	111	2.5%	1,542	5.7%	2,893	4.9%	10,302	5.5%
Mobile Home or Trailer	57	1.3%	1,637	6.0%	4,427	7.5%	7,796	4.2%
Other Structure	1	-	25	-	202	0.3%	315	0.2%

Occupied Homes Built By Year (2026)

Homes Built 2020 or later	254	5.7%	1,602	5.9%	3,480	5.9%	13,453	7.2%
Homes Built 2010 to 2019	454	10.2%	2,944	10.9%	5,196	8.8%	23,795	12.7%
Homes Built 2000 to 2009	1,746	39.3%	7,650	28.3%	13,490	22.8%	48,509	25.8%
Homes Built 1990 to 1999	904	20.4%	4,413	16.3%	9,213	15.6%	28,275	15.1%
Homes Built 1980 to 1989	409	9.2%	4,921	18.2%	12,722	21.5%	34,405	18.3%
Homes Built 1970 to 1979	453	10.2%	4,269	15.8%	10,468	17.7%	25,168	13.4%
Homes Built 1960 to 1969	158	3.6%	855	3.2%	3,371	5.7%	8,680	4.6%
Homes Built Before 1959	61	1.4%	420	1.6%	1,134	1.9%	5,489	2.9%

Home Values (2026)

Home Values \$1,000,000 or More	61	1.9%	735	3.9%	2,105	5.3%	8,184	6.6%
Home Values \$500,000 to \$999,999	841	25.8%	4,078	21.5%	9,207	23.3%	35,409	28.5%
Home Values \$400,000 to \$499,999	630	19.3%	3,023	15.9%	5,942	15.0%	21,805	17.5%
Home Values \$300,000 to \$399,999	887	27.2%	4,846	25.5%	9,158	23.1%	28,770	23.2%
Home Values \$200,000 to \$299,999	515	15.8%	3,223	17.0%	6,392	16.1%	16,773	13.5%
Home Values \$150,000 to \$199,999	190	5.8%	1,199	6.3%	2,341	5.9%	4,594	3.7%
Home Values \$100,000 to \$149,999	45	1.4%	691	3.6%	1,388	3.5%	2,534	2.0%
Home Values \$70,000 to \$99,999	16	0.5%	216	1.1%	771	1.9%	1,274	1.0%
Home Values \$50,000 to \$69,999	9	0.3%	183	1.0%	650	1.6%	1,121	0.9%
Home Values \$25,000 to \$49,999	42	1.3%	456	2.4%	934	2.4%	1,855	1.5%
Home Values Under \$25,000	22	0.7%	337	1.8%	704	1.8%	1,950	1.6%
Owner-Occupied Median Home Value	\$411,846		\$372,550		\$381,410		\$439,918	
Renter-Occupied Median Rent	\$1,728		\$1,753		\$1,738		\$1,754	

Transportation To Work (2026)

Drive to Work Alone	2,528	66.1%	14,582	69.1%	32,548	68.1%	122,588	69.2%
Drive to Work in Carpool	256	6.7%	1,690	8.0%	4,497	9.4%	18,559	10.5%
Travel to Work by Public Transportation	23	0.6%	198	0.9%	566	1.2%	1,960	1.1%
Drive to Work on Motorcycle	-	-	9	-	17	-	149	-
Walk or Bicycle to Work	48	1.2%	235	1.1%	710	1.5%	1,839	1.0%
Other Means	25	0.7%	211	1.0%	519	1.1%	2,281	1.3%
Work at Home	942	24.6%	4,167	19.8%	8,907	18.6%	29,812	16.8%

Travel Time (2026)

Travel to Work in 14 Minutes or Less	628	16.4%	3,681	17.5%	7,794	16.3%	26,502	15.0%
Travel to Work in 15 to 29 Minutes	1,018	26.6%	6,092	28.9%	14,079	29.5%	53,233	30.0%
Travel to Work in 30 to 59 Minutes	1,037	27.1%	5,535	26.2%	13,153	27.5%	53,962	30.5%
Travel to Work in 60 Minutes or More	199	5.2%	1,616	7.7%	3,832	8.0%	13,677	7.7%
Average Minutes Travel to Work	24.9		24.8		25.1		26.4	