

#18: BRIAR FOREST

Pop. characteristics

Total Population :	40,815
Density (Persons Per Square Mile) :	6,068

Age of Population

Under 5 years :	3,000
5-17 Years :	6,746
18-64 Years :	25,048
65 Years and Over :	6,021

Ethnicity

White :	18,203
Black or African American :	8,211
American Indian and Alaska Native :	42
Asian :	2,693
Native Hawaiian and Pacific Islander :	26
Some other race including, two or more races :	2,580
Hispanic Or Latino :	9,060

Income

Households :	18,026
Under \$25,000 :	2,458
\$25,000 to \$49,999 :	3,352
\$50,000 to \$99,999 :	4,832
\$100,000 or more :	7,384
Median HHI 2024 (\$) :	\$90,914

Educational Status

Population 25 Years and Older :	28,888
No High School Diploma :	1,751
High School Graduate :	3,591
Some College :	5,408
Associate's Degree :	1,710
Bachelor's or Higher :	16,428

Housing and Households

Housing Units (HU) :	21,519
% Occupied :	84%
% Vacant :	16%
Median House Value 2024 (\$) :	\$411,229

Source: 2020-2024 ACS 5-Year Estimate
(Released in January 2026)
US Census Bureau



**PLANNING &
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