

## #23: AFTON OAKS / RIVER OAKS AREA

### Pop. characteristics

Total Population :	15,966
Density (Persons Per Square Mile) :	4,421

### Age of Population

Under 5 years :	321
5-17 Years :	1,949
18-64 Years :	9,781
65 Years and Over :	3,914

### Ethnicity

White :	10,453
Black or African American :	671
American Indian and Alaska Native :	0
Asian :	1,580
Native Hawaiian and Pacific Islander :	0
Some other race including, two or more races :	1,267
Hispanic Or Latino :	1,996

### Income

Households :	8,532
Under \$25,000 :	603
\$25,000 to \$49,999 :	768
\$50,000 to \$99,999 :	1,850
\$100,000 or more :	5,311
<b>Median HHI 2024 (\$) :</b>	<b>\$145,110</b>

### Educational Status

Population 25 Years and Older :	12,763
No High School Diploma :	166
High School Graduate :	582
Some College :	1,385
Associate's Degree :	275
Bachelor's or Higher :	10,356

### Housing and Households

Housing Units (HU) :	10,024
% Occupied :	85%
% Vacant :	15%
<b>Median House Value 2024 (\$) :</b>	<b>\$1,389,727</b>

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



**PLANNING &  
DEVELOPMENT  
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