

#36: BRAYS OAKS

Pop. characteristics

Total Population :	58,180
Density (Persons Per Square Mile) :	7,382

Age of Population

Under 5 years :	4,236
5-17 Years :	10,723
18-64 Years :	34,963
65 Years and Over :	8,257

Ethnicity

White :	7,342
Black or African American :	21,793
American Indian and Alaska Native :	30
Asian :	3,270
Native Hawaiian and Pacific Islander :	4
Some other race including, two or more races :	1,751
Hispanic Or Latino :	23,989

Income

Households :	22,747
Under \$25,000 :	5,419
\$25,000 to \$49,999 :	6,116
\$50,000 to \$99,999 :	6,410
\$100,000 or more :	4,802
Median HHI 2024 (\$) :	\$50,697

Educational Status

Population 25 Years and Older :	37,464
No High School Diploma :	9,272
High School Graduate :	9,175
Some College :	6,140
Associate's Degree :	2,026
Bachelor's or Higher :	10,851

Housing and Households

Housing Units (HU) :	25,148
% Occupied :	90%
% Vacant :	10%
Median House Value 2024 (\$) :	\$230,972

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**