



Executive Summary

Drive Times: 5, 10, 15 drive time minute radii

Flowers Rd S & Hollinswood Dr, Georgia

Latitude: 33.8719

Longitude: -84.2682

	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2000 Population	17,396	120,131	328,875
2010 Population	16,503	122,148	354,987
2020 Population	16,400	130,047	399,284
2025 Population	16,565	134,796	420,286
2000-2010 Annual Rate	-0.53%	0.17%	0.77%
2010-2020 Annual Rate	-0.06%	0.61%	1.15%
2020-2025 Annual Rate	0.20%	0.72%	1.03%
2020 Male Population	53.1%	52.7%	51.0%
2020 Female Population	46.9%	47.3%	49.0%
2020 Median Age	33.7	34.2	34.4

In the identified area, the current year population is 399,284. In 2010, the Census count in the area was 354,987. The rate of change since 2010 was 1.15% annually. The five-year projection for the population in the area is 420,286 representing a change of 1.03% annually from 2020 to 2025. Currently, the population is 51.0% male and 49.0% female.

Median Age

The median age in this area is 33.7, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	42.8%	48.3%	51.9%
2020 Black Alone	19.4%	17.6%	19.4%
2020 American Indian/Alaska Native Alone	0.7%	0.9%	0.6%
2020 Asian Alone	17.0%	12.0%	12.0%
2020 Pacific Islander Alone	0.0%	0.1%	0.1%
2020 Other Race	16.0%	16.8%	12.3%
2020 Two or More Races	4.0%	4.3%	3.7%
2020 Hispanic Origin (Any Race)	32.6%	34.0%	25.3%

Persons of Hispanic origin represent 25.3% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 80.0 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	69	104	116
2000 Households	6,221	45,645	135,061
2010 Households	6,139	47,270	147,449
2020 Total Households	6,096	50,636	167,500
2025 Total Households	6,146	52,670	176,995
2000-2010 Annual Rate	-0.13%	0.35%	0.88%
2010-2020 Annual Rate	-0.07%	0.67%	1.25%
2020-2025 Annual Rate	0.16%	0.79%	1.11%
2020 Average Household Size	2.66	2.56	2.37

The household count in this area has changed from 147,449 in 2010 to 167,500 in the current year, a change of 1.25% annually. The five-year projection of households is 176,995, a change of 1.11% annually from the current year total. Average household size is currently 2.37, compared to 2.39 in the year 2010. The number of families in the current year is 84,269 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



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Mortgage Income			
2020 Percent of Income for Mortgage	20.2%	20.9%	20.3%
Median Household Income			
2020 Median Household Income	\$59,343	\$66,577	\$73,500
2025 Median Household Income	\$63,976	\$72,417	\$80,185
2020-2025 Annual Rate	1.51%	1.70%	1.76%
Average Household Income			
2020 Average Household Income	\$80,402	\$98,360	\$111,274
2025 Average Household Income	\$88,859	\$109,060	\$125,041
2020-2025 Annual Rate	2.02%	2.09%	2.36%
Per Capita Income			
2020 Per Capita Income	\$30,081	\$38,347	\$46,450
2025 Per Capita Income	\$33,132	\$42,685	\$52,404
2020-2025 Annual Rate	1.95%	2.17%	2.44%

Households by Income

Current median household income is \$73,500 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$80,185 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$111,274 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$125,041 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$46,450 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$52,404 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	112	107	109
2000 Total Housing Units	6,658	47,676	143,019
2000 Owner Occupied Housing Units	2,611	20,882	63,305
2000 Renter Occupied Housing Units	3,610	24,763	71,757
2000 Vacant Housing Units	437	2,031	7,957
2010 Total Housing Units	7,098	52,616	165,291
2010 Owner Occupied Housing Units	2,458	20,994	67,052
2010 Renter Occupied Housing Units	3,681	26,276	80,397
2010 Vacant Housing Units	959	5,346	17,842
2020 Total Housing Units	7,201	56,428	184,949
2020 Owner Occupied Housing Units	2,331	21,296	70,368
2020 Renter Occupied Housing Units	3,765	29,340	97,133
2020 Vacant Housing Units	1,105	5,792	17,449
2025 Total Housing Units	7,283	58,570	194,628
2025 Owner Occupied Housing Units	2,354	21,798	72,673
2025 Renter Occupied Housing Units	3,792	30,872	104,322
2025 Vacant Housing Units	1,137	5,900	17,633

Currently, 38.0% of the 184,949 housing units in the area are owner occupied; 52.5%, renter occupied; and 9.4% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 165,291 housing units in the area - 40.6% owner occupied, 48.6% renter occupied, and 10.8% vacant. The annual rate of change in housing units since 2010 is 5.12%. Median home value in the area is \$356,803, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.29% annually to \$380,508.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.