



Executive Summary

Rings: 1, 3, 5 mile radii

Flowers Rd S & Hollinswood Dr, Georgia

Latitude: 33.8719

Longitude: -84.2682

	1 mile	3 mile	5 mile
Population			
2000 Population	9,249	85,274	253,616
2010 Population	9,315	86,863	264,130
2020 Population	9,373	90,709	288,240
2025 Population	9,525	93,670	300,666
2000-2010 Annual Rate	0.07%	0.18%	0.41%
2010-2020 Annual Rate	0.06%	0.42%	0.86%
2020-2025 Annual Rate	0.32%	0.64%	0.85%
2020 Male Population	51.1%	52.4%	51.2%
2020 Female Population	48.9%	47.6%	48.8%
2020 Median Age	35.7	35.6	34.6

In the identified area, the current year population is 288,240. In 2010, the Census count in the area was 264,130. The rate of change since 2010 was 0.86% annually. The five-year projection for the population in the area is 300,666 representing a change of 0.85% annually from 2020 to 2025. Currently, the population is 51.2% male and 48.8% female.

Median Age

The median age in this area is 35.7, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	50.8%	51.3%	49.2%
2020 Black Alone	19.6%	16.7%	20.7%
2020 American Indian/Alaska Native Alone	0.3%	0.7%	0.6%
2020 Asian Alone	15.1%	13.3%	12.0%
2020 Pacific Islander Alone	0.0%	0.1%	0.1%
2020 Other Race	10.2%	14.0%	13.5%
2020 Two or More Races	4.0%	3.8%	3.9%
2020 Hispanic Origin (Any Race)	21.8%	29.2%	27.4%

Persons of Hispanic origin represent 27.4% 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 82.0 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	96	119	109
2000 Households	3,877	32,078	100,701
2010 Households	4,075	33,412	104,911
2020 Total Households	4,081	35,319	114,881
2025 Total Households	4,132	36,621	120,019
2000-2010 Annual Rate	0.50%	0.41%	0.41%
2010-2020 Annual Rate	0.01%	0.54%	0.89%
2020-2025 Annual Rate	0.25%	0.73%	0.88%
2020 Average Household Size	2.26	2.56	2.50

The household count in this area has changed from 104,911 in 2010 to 114,881 in the current year, a change of 0.89% annually. The five-year projection of households is 120,019, a change of 0.88% annually from the current year total. Average household size is currently 2.50, compared to 2.50 in the year 2010. The number of families in the current year is 61,755 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	22.3%	19.1%	20.6%
Median Household Income			
2020 Median Household Income	\$64,317	\$71,956	\$68,378
2025 Median Household Income	\$69,370	\$78,142	\$75,130
2020-2025 Annual Rate	1.52%	1.66%	1.90%
Average Household Income			
2020 Average Household Income	\$90,702	\$102,328	\$102,958
2025 Average Household Income	\$101,194	\$113,481	\$114,882
2020-2025 Annual Rate	2.21%	2.09%	2.22%
Per Capita Income			
2020 Per Capita Income	\$38,536	\$39,908	\$41,078
2025 Per Capita Income	\$42,804	\$44,417	\$45,917
2020-2025 Annual Rate	2.12%	2.16%	2.25%

Households by Income

Current median household income is \$68,378 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$75,130 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$102,958 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$114,882 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$41,078 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$45,917 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	102	118	108
2000 Total Housing Units	3,937	33,502	105,397
2000 Owner Occupied Housing Units	1,864	17,093	47,559
2000 Renter Occupied Housing Units	2,013	14,985	53,142
2000 Vacant Housing Units	60	1,424	4,696
2010 Total Housing Units	4,473	37,121	116,800
2010 Owner Occupied Housing Units	1,780	16,993	49,015
2010 Renter Occupied Housing Units	2,295	16,419	55,896
2010 Vacant Housing Units	398	3,709	11,889
2020 Total Housing Units	4,568	39,364	126,450
2020 Owner Occupied Housing Units	1,739	17,060	50,435
2020 Renter Occupied Housing Units	2,342	18,259	64,446
2020 Vacant Housing Units	487	4,045	11,569
2025 Total Housing Units	4,644	40,722	131,629
2025 Owner Occupied Housing Units	1,773	17,513	52,063
2025 Renter Occupied Housing Units	2,359	19,108	67,956
2025 Vacant Housing Units	512	4,101	11,610

Currently, 39.9% of the 126,450 housing units in the area are owner occupied; 51.0%, renter occupied; and 9.1% 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 116,800 housing units in the area - 42.0% owner occupied, 47.9% renter occupied, and 10.2% vacant. The annual rate of change in housing units since 2010 is 3.59%. Median home value in the area is \$336,767, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.46% annually to \$362,104.

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.

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