



Executive Summary

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

12186 Hwy 92, Woodstock, GA 30188, USA

Latitude: 34.0849

Longitude: -84.4792

	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2000 Population	3,746	50,516	148,967
2010 Population	7,662	60,241	170,458
2020 Population	10,310	70,097	195,262
2025 Population	11,463	75,828	209,188
2000-2010 Annual Rate	7.42%	1.78%	1.36%
2010-2020 Annual Rate	2.94%	1.49%	1.33%
2020-2025 Annual Rate	2.14%	1.58%	1.39%
2020 Male Population	47.7%	48.5%	48.9%
2020 Female Population	52.3%	51.5%	51.1%
2020 Median Age	38.7	39.4	39.5

In the identified area, the current year population is 195,262. In 2010, the Census count in the area was 170,458. The rate of change since 2010 was 1.33% annually. The five-year projection for the population in the area is 209,188 representing a change of 1.39% annually from 2020 to 2025. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 38.7, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	78.3%	78.5%	76.7%
2020 Black Alone	9.1%	9.3%	10.6%
2020 American Indian/Alaska Native Alone	0.2%	0.2%	0.3%
2020 Asian Alone	5.9%	5.0%	5.8%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Other Race	3.0%	3.7%	3.4%
2020 Two or More Races	3.4%	3.3%	3.2%
2020 Hispanic Origin (Any Race)	11.3%	11.4%	10.1%

Persons of Hispanic origin represent 10.1% 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 50.6 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	125	158	166
2000 Households	1,486	17,311	51,732
2010 Households	3,270	22,239	62,369
2020 Total Households	4,346	26,093	71,694
2025 Total Households	4,816	28,261	76,839
2000-2010 Annual Rate	8.21%	2.54%	1.89%
2010-2020 Annual Rate	2.81%	1.57%	1.37%
2020-2025 Annual Rate	2.07%	1.61%	1.40%
2020 Average Household Size	2.37	2.68	2.72

The household count in this area has changed from 62,369 in 2010 to 71,694 in the current year, a change of 1.37% annually. The five-year projection of households is 76,839, a change of 1.40% annually from the current year total. Average household size is currently 2.72, compared to 2.73 in the year 2010. The number of families in the current year is 52,727 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	10.7%	11.7%	12.2%
Median Household Income			
2020 Median Household Income	\$88,918	\$94,145	\$95,090
2025 Median Household Income	\$98,901	\$101,567	\$102,469
2020-2025 Annual Rate	2.15%	1.53%	1.51%
Average Household Income			
2020 Average Household Income	\$106,659	\$119,921	\$122,985
2025 Average Household Income	\$117,043	\$131,575	\$135,781
2020-2025 Annual Rate	1.88%	1.87%	2.00%
Per Capita Income			
2020 Per Capita Income	\$43,560	\$44,418	\$45,060
2025 Per Capita Income	\$47,711	\$48,795	\$49,752
2020-2025 Annual Rate	1.84%	1.90%	2.00%

Households by Income

Current median household income is \$95,090 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$102,469 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$122,985 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$135,781 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$45,060 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$49,752 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	219	202	194
2000 Total Housing Units	1,566	17,814	53,450
2000 Owner Occupied Housing Units	1,328	15,297	44,198
2000 Renter Occupied Housing Units	157	2,013	7,533
2000 Vacant Housing Units	81	504	1,719
2010 Total Housing Units	3,520	23,661	66,098
2010 Owner Occupied Housing Units	2,563	18,380	50,229
2010 Renter Occupied Housing Units	707	3,859	12,140
2010 Vacant Housing Units	250	1,422	3,729
2020 Total Housing Units	4,580	27,305	74,849
2020 Owner Occupied Housing Units	3,546	21,023	56,385
2020 Renter Occupied Housing Units	800	5,070	15,309
2020 Vacant Housing Units	234	1,212	3,155
2025 Total Housing Units	5,095	29,603	80,205
2025 Owner Occupied Housing Units	3,926	22,729	60,266
2025 Renter Occupied Housing Units	890	5,532	16,572
2025 Vacant Housing Units	279	1,342	3,366

Currently, 75.3% of the 74,849 housing units in the area are owner occupied; 20.5%, renter occupied; and 4.2% 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 66,098 housing units in the area - 76.0% owner occupied, 18.4% renter occupied, and 5.6% vacant. The annual rate of change in housing units since 2010 is 5.68%. Median home value in the area is \$277,204, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.48% annually to \$298,278.

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.