



Executive Summary

Rings: 1, 3, 5 mile radii

12186 Hwy 92, Woodstock, GA 30188, USA

Latitude: 34.0849

Longitude: -84.4792

	1 mile	3 mile	5 mile
Population			
2000 Population	2,870	40,954	115,346
2010 Population	6,429	49,440	134,952
2020 Population	7,998	60,004	155,023
2025 Population	8,688	65,646	166,505
2000-2010 Annual Rate	8.40%	1.90%	1.58%
2010-2020 Annual Rate	2.15%	1.91%	1.36%
2020-2025 Annual Rate	1.67%	1.81%	1.44%
2020 Male Population	47.5%	48.4%	48.8%
2020 Female Population	52.5%	51.6%	51.2%
2020 Median Age	38.4	39.3	39.7

In the identified area, the current year population is 155,023. In 2010, the Census count in the area was 134,952. The rate of change since 2010 was 1.36% annually. The five-year projection for the population in the area is 166,505 representing a change of 1.44% annually from 2020 to 2025. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 38.4, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	79.0%	78.7%	78.4%
2020 Black Alone	9.2%	9.1%	9.5%
2020 American Indian/Alaska Native Alone	0.3%	0.2%	0.3%
2020 Asian Alone	5.7%	4.8%	5.4%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Other Race	2.3%	3.8%	3.2%
2020 Two or More Races	3.6%	3.3%	3.2%
2020 Hispanic Origin (Any Race)	11.4%	11.9%	9.8%

Persons of Hispanic origin represent 9.8% 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 48.4 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	111	146	167
2000 Households	1,079	14,152	39,456
2010 Households	2,769	18,384	48,701
2020 Total Households	3,441	22,450	56,187
2025 Total Households	3,738	24,580	60,388
2000-2010 Annual Rate	9.88%	2.65%	2.13%
2010-2020 Annual Rate	2.14%	1.97%	1.40%
2020-2025 Annual Rate	1.67%	1.83%	1.45%
2020 Average Household Size	2.32	2.66	2.75

The household count in this area has changed from 48,701 in 2010 to 56,187 in the current year, a change of 1.40% annually. The five-year projection of households is 60,388, a change of 1.45% annually from the current year total. Average household size is currently 2.75, compared to 2.77 in the year 2010. The number of families in the current year is 42,408 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	11.0%	11.6%	11.5%
Median Household Income			
2020 Median Household Income	\$79,637	\$90,058	\$98,312
2025 Median Household Income	\$86,472	\$97,717	\$104,496
2020-2025 Annual Rate	1.66%	1.65%	1.23%
Average Household Income			
2020 Average Household Income	\$97,987	\$113,920	\$124,492
2025 Average Household Income	\$106,970	\$124,645	\$137,372
2020-2025 Annual Rate	1.77%	1.82%	1.99%
Per Capita Income			
2020 Per Capita Income	\$41,266	\$42,622	\$44,945
2025 Per Capita Income	\$45,024	\$46,675	\$49,615
2020-2025 Annual Rate	1.76%	1.83%	2.00%

Households by Income

Current median household income is \$98,312 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$104,496 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$124,492 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$137,372 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$44,945 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$49,615 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	214	204	205
2000 Total Housing Units	1,145	14,582	40,657
2000 Owner Occupied Housing Units	969	12,473	35,128
2000 Renter Occupied Housing Units	111	1,679	4,328
2000 Vacant Housing Units	65	430	1,201
2010 Total Housing Units	2,951	19,613	51,506
2010 Owner Occupied Housing Units	2,052	15,184	40,867
2010 Renter Occupied Housing Units	717	3,200	7,834
2010 Vacant Housing Units	182	1,229	2,805
2020 Total Housing Units	3,625	23,523	58,670
2020 Owner Occupied Housing Units	2,643	18,234	46,121
2020 Renter Occupied Housing Units	797	4,216	10,066
2020 Vacant Housing Units	184	1,073	2,483
2025 Total Housing Units	3,941	25,794	63,094
2025 Owner Occupied Housing Units	2,864	19,940	49,445
2025 Renter Occupied Housing Units	873	4,639	10,943
2025 Vacant Housing Units	203	1,214	2,706

Currently, 78.6% of the 58,670 housing units in the area are owner occupied; 17.2%, 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 51,506 housing units in the area - 79.3% owner occupied, 15.2% renter occupied, and 5.4% vacant. The annual rate of change in housing units since 2010 is 5.96%. Median home value in the area is \$271,657, 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 \$292,368.

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.