



# Executive Summary

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

4300 Chapel Hill Rd, Douglasville, GA

Latitude: 33.6891

Longitude: -84.7147

	5 drive time minute	10 drive time minute	15 drive time minute
<b>Population</b>			
2000 Population	5,182	31,638	61,416
2010 Population	9,138	45,018	87,848
2021 Population	10,100	50,075	99,505
2026 Population	10,615	54,608	106,740
2000-2010 Annual Rate	5.84%	3.59%	3.64%
2010-2021 Annual Rate	0.89%	0.95%	1.11%
2021-2026 Annual Rate	1.00%	1.75%	1.41%
2021 Male Population	47.8%	47.7%	47.8%
2021 Female Population	52.2%	52.3%	52.2%
2021 Median Age	35.6	36.7	36.5

In the identified area, the current year population is 99,505. In 2010, the Census count in the area was 87,848. The rate of change since 2010 was 1.11% annually. The five-year projection for the population in the area is 106,740 representing a change of 1.41% annually from 2021 to 2026. Currently, the population is 47.8% male and 52.2% female.

### Median Age

The median age in this area is 35.6, compared to U.S. median age of 38.5.

### Race and Ethnicity

2021 White Alone	32.8%	37.1%	34.9%
2021 Black Alone	57.5%	53.6%	55.7%
2021 American Indian/Alaska Native Alone	0.4%	0.4%	0.3%
2021 Asian Alone	2.1%	2.1%	1.8%
2021 Pacific Islander Alone	0.1%	0.1%	0.1%
2021 Other Race	3.2%	3.3%	3.9%
2021 Two or More Races	3.9%	3.4%	3.3%
2021 Hispanic Origin (Any Race)	8.0%	8.2%	9.2%

Persons of Hispanic origin represent 9.2% of the population in the identified area compared to 18.9% 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 64.0 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

2021 Wealth Index	87	93	83
2000 Households	1,736	10,927	21,365
2010 Households	2,904	15,372	30,679
2021 Total Households	3,183	17,090	34,785
2026 Total Households	3,342	18,654	37,315
2000-2010 Annual Rate	5.28%	3.47%	3.68%
2010-2021 Annual Rate	0.82%	0.95%	1.12%
2021-2026 Annual Rate	0.98%	1.77%	1.41%
2021 Average Household Size	3.17	2.92	2.82

The household count in this area has changed from 30,679 in 2010 to 34,785 in the current year, a change of 1.12% annually. The five-year projection of households is 37,315, a change of 1.41% annually from the current year total. Average household size is currently 2.82, compared to 2.82 in the year 2010. The number of families in the current year is 25,613 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 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



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<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	12.8%	11.9%	13.5%
<b>Median Household Income</b>			
2021 Median Household Income	\$82,258	\$76,039	\$66,073
2026 Median Household Income	\$89,306	\$82,054	\$75,658
2021-2026 Annual Rate	1.66%	1.53%	2.75%
<b>Average Household Income</b>			
2021 Average Household Income	\$92,387	\$90,685	\$83,948
2026 Average Household Income	\$102,303	\$101,672	\$95,424
2021-2026 Annual Rate	2.06%	2.31%	2.60%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$29,168	\$31,076	\$29,197
2026 Per Capita Income	\$32,273	\$34,882	\$33,188
2021-2026 Annual Rate	2.04%	2.34%	2.60%

### Households by Income

Current median household income is \$66,073 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$75,658 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$83,948 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$95,424 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$29,197 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$33,188 in five years, compared to \$39,378 for all U.S. households

<b>Housing</b>			
2021 Housing Affordability Index	182	193	170
2000 Total Housing Units	1,803	11,462	22,461
2000 Owner Occupied Housing Units	1,600	8,772	16,701
2000 Renter Occupied Housing Units	135	2,155	4,664
2000 Vacant Housing Units	68	535	1,096
2010 Total Housing Units	3,159	16,749	33,811
2010 Owner Occupied Housing Units	2,509	12,090	22,271
2010 Renter Occupied Housing Units	395	3,282	8,408
2010 Vacant Housing Units	255	1,377	3,132
2021 Total Housing Units	3,335	18,022	37,184
2021 Owner Occupied Housing Units	2,757	13,497	25,109
2021 Renter Occupied Housing Units	426	3,593	9,676
2021 Vacant Housing Units	152	932	2,399
2026 Total Housing Units	3,522	19,730	40,032
2026 Owner Occupied Housing Units	2,915	15,019	27,545
2026 Renter Occupied Housing Units	426	3,636	9,770
2026 Vacant Housing Units	180	1,076	2,717

Currently, 67.5% of the 37,184 housing units in the area are owner occupied; 26.0%, renter occupied; and 6.5% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 33,811 housing units in the area - 65.9% owner occupied, 24.9% renter occupied, and 9.3% vacant. The annual rate of change in housing units since 2010 is 4.32%. Median home value in the area is \$211,863, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 3.04% annually to \$246,107.

**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 2021 and 2026. Esri converted Census 2000 data into 2010 geography.