



Executive Summary

Rings: 1, 3, 5 mile radii

114 Sutherlin Dr Suite C-1, Warner Robins,

Latitude: 32.5485

Longitude: -83.6689

	1 mile	3 mile	5 mile
Population			
2010 Population	3,733	34,851	73,270
2020 Population	5,091	42,946	89,508
2023 Population	5,962	45,370	94,626
2028 Population	6,321	47,428	99,014
2010-2020 Annual Rate	3.15%	2.11%	2.02%
2020-2023 Annual Rate	4.98%	1.70%	1.73%
2023-2028 Annual Rate	1.18%	0.89%	0.91%
2020 Male Population	48.8%	48.6%	48.4%
2020 Female Population	51.2%	51.4%	51.6%
2020 Median Age	35.3	36.1	36.2
2023 Male Population	49.2%	49.1%	49.0%
2023 Female Population	50.8%	50.9%	51.0%
2023 Median Age	35.7	35.6	36.8

In the identified area, the current year population is 94,626. In 2020, the Census count in the area was 89,508. The rate of change since 2020 was 1.73% annually. The five-year projection for the population in the area is 99,014 representing a change of 0.91% annually from 2023 to 2028. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 36.8, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	54.9%	56.6%	55.8%
2023 Black Alone	28.7%	26.5%	28.3%
2023 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2023 Asian Alone	4.7%	5.5%	4.2%
2023 Pacific Islander Alone	0.2%	0.1%	0.1%
2023 Other Race	2.5%	2.5%	3.0%
2023 Two or More Races	8.6%	8.5%	8.3%
2023 Hispanic Origin (Any Race)	7.4%	7.3%	7.8%

Persons of Hispanic origin represent 7.8% of the population in the identified area compared to 19.4% 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 65.7 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	108	107	90
2010 Households	1,422	12,396	27,634
2020 Households	2,103	15,573	33,716
2023 Households	2,413	16,623	35,833
2028 Households	2,574	17,602	37,853
2010-2020 Annual Rate	3.99%	2.31%	2.01%
2020-2023 Annual Rate	4.32%	2.03%	1.89%
2023-2028 Annual Rate	1.30%	1.15%	1.10%
2023 Average Household Size	2.46	2.72	2.63

The household count in this area has changed from 33,716 in 2020 to 35,833 in the current year, a change of 1.89% annually. The five-year projection of households is 37,853, a change of 1.10% annually from the current year total. Average household size is currently 2.63, compared to 2.64 in the year 2020. The number of families in the current year is 25,350 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



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Mortgage Income			
2023 Percent of Income for Mortgage	14.8%	13.6%	15.3%
Median Household Income			
2023 Median Household Income	\$101,855	\$101,111	\$85,679
2028 Median Household Income	\$113,214	\$109,505	\$96,192
2023-2028 Annual Rate	2.14%	1.61%	2.34%
Average Household Income			
2023 Average Household Income	\$125,936	\$123,002	\$107,594
2028 Average Household Income	\$142,650	\$139,428	\$122,534
2023-2028 Annual Rate	2.52%	2.54%	2.63%
Per Capita Income			
2023 Per Capita Income	\$49,072	\$44,884	\$40,819
2028 Per Capita Income	\$55,967	\$51,516	\$46,937
2023-2028 Annual Rate	2.66%	2.79%	2.83%
GINI Index			
2023 Gini Index	30.4	32.0	34.7

Households by Income

Current median household income is \$85,679 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$96,192 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$107,594 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$122,534 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$40,819 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$46,937 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	164	179	158
2010 Total Housing Units	1,508	13,238	29,884
2010 Owner Occupied Housing Units	1,078	9,729	19,785
2010 Renter Occupied Housing Units	342	2,664	7,849
2010 Vacant Housing Units	86	842	2,250
2020 Total Housing Units	2,277	16,365	35,834
2020 Owner Occupied Housing Units	1,241	11,463	22,972
2020 Renter Occupied Housing Units	862	4,110	10,744
2020 Vacant Housing Units	175	819	2,123
2023 Total Housing Units	2,608	17,425	37,932
2023 Owner Occupied Housing Units	1,763	12,631	24,570
2023 Renter Occupied Housing Units	650	3,992	11,263
2023 Vacant Housing Units	195	802	2,099
2028 Total Housing Units	2,764	18,342	39,802
2028 Owner Occupied Housing Units	1,902	13,492	26,311
2028 Renter Occupied Housing Units	673	4,111	11,542
2028 Vacant Housing Units	190	740	1,949

Socioeconomic Status Index

2023 Socioeconomic Status Index	62.5	61.8	56.6
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Currently, 64.8% of the 37,932 housing units in the area are owner occupied; 29.7%, renter occupied; and 5.5% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 35,834 housing units in the area and 5.9% vacant housing units. The annual rate of change in housing units since 2020 is 1.77%. Median home value in the area is \$218,055, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 1.00% annually to \$229,186.

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Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.