



# Executive Summary

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

3740 Buford Dr, Buford, GA 30519, USA

Latitude: 34.0851

Longitude: -83.9901

	5 drive time minute	10 drive time minute	15 drive time minute
<b>Population</b>			
2000 Population	4,504	44,205	164,476
2010 Population	7,533	73,097	259,303
2020 Population	9,678	92,762	310,651
2025 Population	10,629	102,024	338,337
2000-2010 Annual Rate	5.28%	5.16%	4.66%
2010-2020 Annual Rate	2.47%	2.35%	1.78%
2020-2025 Annual Rate	1.89%	1.92%	1.72%
2020 Male Population	49.1%	49.0%	49.1%
2020 Female Population	50.9%	51.0%	50.9%
2020 Median Age	34.9	35.8	36.2

In the identified area, the current year population is 310,651. In 2010, the Census count in the area was 259,303. The rate of change since 2010 was 1.78% annually. The five-year projection for the population in the area is 338,337 representing a change of 1.72% annually from 2020 to 2025. Currently, the population is 49.1% male and 50.9% female.

### Median Age

The median age in this area is 34.9, compared to U.S. median age of 38.5.

### Race and Ethnicity

2020 White Alone	52.6%	54.8%	55.9%
2020 Black Alone	17.0%	18.1%	18.8%
2020 American Indian/Alaska Native Alone	0.2%	0.3%	0.3%
2020 Asian Alone	15.7%	14.9%	15.2%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Other Race	10.9%	8.3%	6.3%
2020 Two or More Races	3.5%	3.7%	3.5%
2020 Hispanic Origin (Any Race)	22.3%	19.0%	16.6%

Persons of Hispanic origin represent 16.6% 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 73.2 in the identified area, compared to 65.1 for the U.S. as a whole.

### Households

2020 Wealth Index	110	108	117
2000 Households	1,540	15,101	55,428
2010 Households	2,539	24,727	87,304
2020 Total Households	3,237	31,655	104,777
2025 Total Households	3,544	34,770	114,189
2000-2010 Annual Rate	5.13%	5.05%	4.65%
2010-2020 Annual Rate	2.40%	2.44%	1.80%
2020-2025 Annual Rate	1.83%	1.89%	1.74%
2020 Average Household Size	2.99	2.92	2.95

The household count in this area has changed from 87,304 in 2010 to 104,777 in the current year, a change of 1.80% annually. The five-year projection of households is 114,189, a change of 1.74% annually from the current year total. Average household size is currently 2.95, compared to 2.95 in the year 2010. The number of families in the current year is 80,463 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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<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	13.1%	12.4%	12.5%
<b>Median Household Income</b>			
2020 Median Household Income	\$81,996	\$81,655	\$83,634
2025 Median Household Income	\$90,365	\$87,810	\$89,605
2020-2025 Annual Rate	1.96%	1.46%	1.39%
<b>Average Household Income</b>			
2020 Average Household Income	\$103,595	\$102,362	\$105,737
2025 Average Household Income	\$115,577	\$113,956	\$117,265
2020-2025 Annual Rate	2.21%	2.17%	2.09%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$35,656	\$34,495	\$35,542
2025 Per Capita Income	\$39,724	\$38,367	\$39,419
2020-2025 Annual Rate	2.18%	2.15%	2.09%

### Households by Income

Current median household income is \$83,634 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$89,605 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$105,737 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$117,265 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$35,542 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$39,419 in five years, compared to \$37,691 for all U.S. households

<b>Housing</b>			
2020 Housing Affordability Index	172	179	176
2000 Total Housing Units	1,615	16,132	58,278
2000 Owner Occupied Housing Units	1,086	12,508	44,922
2000 Renter Occupied Housing Units	453	2,593	10,506
2000 Vacant Housing Units	76	1,031	2,850
2010 Total Housing Units	2,803	26,921	94,026
2010 Owner Occupied Housing Units	1,657	18,623	66,175
2010 Renter Occupied Housing Units	881	6,104	21,129
2010 Vacant Housing Units	264	2,194	6,722
2020 Total Housing Units	3,467	33,411	110,233
2020 Owner Occupied Housing Units	2,163	23,736	78,615
2020 Renter Occupied Housing Units	1,074	7,919	26,162
2020 Vacant Housing Units	230	1,756	5,456
2025 Total Housing Units	3,791	36,647	119,866
2025 Owner Occupied Housing Units	2,361	25,896	84,605
2025 Renter Occupied Housing Units	1,183	8,875	29,584
2025 Vacant Housing Units	247	1,877	5,677

Currently, 71.3% of the 110,233 housing units in the area are owner occupied; 23.7%, renter occupied; and 4.9% 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 94,026 housing units in the area - 70.4% owner occupied, 22.5% renter occupied, and 7.1% vacant. The annual rate of change in housing units since 2010 is 7.32%. Median home value in the area is \$250,751, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.53% annually to \$270,573.

**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.