



Executive Summary

Rings: 1, 3, 5 mile radii

3774 GA-20, Buford, GA 30519, USA

Latitude: 34.0848
Longitude: -83.991

	1 mile	3 mile	5 mile
Population			
2000 Population	1,048	23,079	64,621
2010 Population	1,912	40,806	105,866
2020 Population	2,356	50,243	130,432
2025 Population	2,611	55,001	142,828
2000-2010 Annual Rate	6.20%	5.86%	5.06%
2010-2020 Annual Rate	2.06%	2.05%	2.06%
2020-2025 Annual Rate	2.08%	1.83%	1.83%
2020 Male Population	49.0%	49.2%	49.2%
2020 Female Population	51.0%	50.8%	50.8%
2020 Median Age	37.0	34.9	36.2

In the identified area, the current year population is 130,432. In 2010, the Census count in the area was 105,866. The rate of change since 2010 was 2.06% annually. The five-year projection for the population in the area is 142,828 representing a change of 1.83% annually from 2020 to 2025. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 37.0, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	60.6%	51.8%	57.0%
2020 Black Alone	16.0%	19.4%	18.4%
2020 American Indian/Alaska Native Alone	0.2%	0.3%	0.3%
2020 Asian Alone	12.1%	14.9%	13.4%
2020 Pacific Islander Alone	0.0%	0.1%	0.0%
2020 Other Race	7.2%	9.7%	7.3%
2020 Two or More Races	4.0%	3.8%	3.6%
2020 Hispanic Origin (Any Race)	16.2%	20.8%	17.8%

Persons of Hispanic origin represent 17.8% 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 73.4 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	140	106	113
2000 Households	408	7,841	21,927
2010 Households	713	13,697	35,499
2020 Total Households	866	16,898	43,601
2025 Total Households	952	18,472	47,705
2000-2010 Annual Rate	5.74%	5.74%	4.94%
2010-2020 Annual Rate	1.91%	2.07%	2.03%
2020-2025 Annual Rate	1.91%	1.80%	1.82%
2020 Average Household Size	2.72	2.96	2.97

The household count in this area has changed from 35,499 in 2010 to 43,601 in the current year, a change of 2.03% annually. The five-year projection of households is 47,705, a change of 1.82% annually from the current year total. Average household size is currently 2.97, compared to 2.98 in the year 2010. The number of families in the current year is 33,644 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	11.9%	12.6%	12.3%
Median Household Income			
2020 Median Household Income	\$94,231	\$79,417	\$83,707
2025 Median Household Income	\$103,524	\$86,149	\$90,191
2020-2025 Annual Rate	1.90%	1.64%	1.50%
Average Household Income			
2020 Average Household Income	\$115,154	\$101,101	\$103,665
2025 Average Household Income	\$127,072	\$112,950	\$115,138
2020-2025 Annual Rate	1.99%	2.24%	2.12%
Per Capita Income			
2020 Per Capita Income	\$41,921	\$34,063	\$34,589
2025 Per Capita Income	\$46,173	\$38,005	\$38,386
2020-2025 Annual Rate	1.95%	2.21%	2.10%

Households by Income

Current median household income is \$83,707 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$90,191 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$103,665 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$115,138 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$34,589 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$38,386 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	190	177	180
2000 Total Housing Units	404	8,476	23,128
2000 Owner Occupied Housing Units	217	6,155	19,070
2000 Renter Occupied Housing Units	191	1,686	2,857
2000 Vacant Housing Units	-4	635	1,201
2010 Total Housing Units	755	14,939	38,325
2010 Owner Occupied Housing Units	461	9,470	28,097
2010 Renter Occupied Housing Units	252	4,227	7,402
2010 Vacant Housing Units	42	1,242	2,826
2020 Total Housing Units	904	17,880	45,735
2020 Owner Occupied Housing Units	592	12,051	34,654
2020 Renter Occupied Housing Units	275	4,847	8,947
2020 Vacant Housing Units	38	982	2,134
2025 Total Housing Units	993	19,531	49,972
2025 Owner Occupied Housing Units	652	13,161	37,583
2025 Renter Occupied Housing Units	299	5,311	10,121
2025 Vacant Housing Units	41	1,059	2,267

Currently, 75.8% of the 45,735 housing units in the area are owner occupied; 19.6%, renter occupied; and 4.7% 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 38,325 housing units in the area - 73.3% owner occupied, 19.3% renter occupied, and 7.4% vacant. The annual rate of change in housing units since 2010 is 8.17%. Median home value in the area is \$245,477, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.57% annually to \$265,316.

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.