



Executive Summary

Rings: 1, 3, 5 mile radii

4421 Hugh Howell Rd, Tucker, GA 30084,

Latitude: 33.8505

Longitude: -84.2073

	1 mile	3 mile	5 mile
Population			
2010 Population	4,913	78,538	231,146
2020 Population	5,314	88,124	256,519
2022 Population	5,295	89,194	258,860
2027 Population	5,226	90,026	261,204
2010-2020 Annual Rate	0.79%	1.16%	1.05%
2020-2022 Annual Rate	-0.16%	0.54%	0.40%
2022-2027 Annual Rate	-0.26%	0.19%	0.18%
2022 Male Population	49.7%	49.2%	49.9%
2022 Female Population	50.3%	50.8%	50.1%
2022 Median Age	39.0	36.3	34.8

In the identified area, the current year population is 258,860. In 2020, the Census count in the area was 256,519. The rate of change since 2020 was 0.40% annually. The five-year projection for the population in the area is 261,204 representing a change of 0.18% annually from 2022 to 2027. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 34.8, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	34.2%	28.2%	26.8%
2022 Black Alone	29.2%	37.8%	34.6%
2022 American Indian/Alaska Native Alone	0.8%	1.0%	1.2%
2022 Asian Alone	7.7%	12.1%	12.8%
2022 Pacific Islander Alone	0.0%	0.0%	0.0%
2022 Other Race	19.2%	12.2%	15.1%
2022 Two or More Races	8.9%	8.6%	9.4%
2022 Hispanic Origin (Any Race)	27.5%	20.1%	24.8%

Persons of Hispanic origin represent 24.8% of the population in the identified area compared to 19.0% 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 85.0 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	68	98	87
2010 Households	1,935	30,583	84,690
2020 Households	2,066	33,568	94,013
2022 Households	2,053	33,971	94,856
2027 Households	2,017	34,192	95,519
2010-2020 Annual Rate	0.66%	0.94%	1.05%
2020-2022 Annual Rate	-0.28%	0.53%	0.40%
2022-2027 Annual Rate	-0.35%	0.13%	0.14%
2022 Average Household Size	2.51	2.61	2.72

The household count in this area has changed from 94,013 in 2020 to 94,856 in the current year, a change of 0.40% annually. The five-year projection of households is 95,519, a change of 0.14% annually from the current year total. Average household size is currently 2.72, compared to 2.72 in the year 2020. The number of families in the current year is 58,363 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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



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Mortgage Income			
2022 Percent of Income for Mortgage	17.9%	23.1%	24.4%
Median Household Income			
2022 Median Household Income	\$73,316	\$65,136	\$59,319
2027 Median Household Income	\$80,851	\$80,063	\$73,035
2022-2027 Annual Rate	1.98%	4.21%	4.25%
Average Household Income			
2022 Average Household Income	\$87,277	\$96,942	\$91,919
2027 Average Household Income	\$104,149	\$115,664	\$109,566
2022-2027 Annual Rate	3.60%	3.59%	3.57%
Per Capita Income			
2022 Per Capita Income	\$33,731	\$36,800	\$33,696
2027 Per Capita Income	\$40,025	\$43,795	\$40,083
2022-2027 Annual Rate	3.48%	3.54%	3.53%

Households by Income

Current median household income is \$59,319 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$73,035 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$91,919 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$109,566 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$33,696 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$40,083 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	128	103	95
2010 Total Housing Units	2,165	34,182	95,496
2010 Owner Occupied Housing Units	1,092	16,889	44,006
2010 Renter Occupied Housing Units	844	13,696	40,689
2010 Vacant Housing Units	230	3,599	10,806
2020 Total Housing Units	2,262	36,123	100,478
2020 Vacant Housing Units	196	2,555	6,465
2022 Total Housing Units	2,252	36,762	101,713
2022 Owner Occupied Housing Units	1,176	18,989	49,549
2022 Renter Occupied Housing Units	877	14,982	45,308
2022 Vacant Housing Units	199	2,791	6,857
2027 Total Housing Units	2,259	37,528	103,791
2027 Owner Occupied Housing Units	1,160	19,282	50,640
2027 Renter Occupied Housing Units	858	14,909	44,879
2027 Vacant Housing Units	242	3,336	8,272

Currently, 48.7% of the 101,713 housing units in the area are owner occupied; 44.5%, renter occupied; and 6.7% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 100,478 housing units in the area and 6.4% vacant housing units. The annual rate of change in housing units since 2020 is 0.54%. Median home value in the area is \$274,850, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 3.18% annually to \$321,363.

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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.