



Executive Summary

Rings: 1, 3, 5 mile radii

553 Jonesboro Rd, McDonough, GA 30253,

Latitude: 33.4575

Longitude: -84.1755

	1 mile	3 mile	5 mile
Population			
2010 Population	5,311	36,066	69,796
2020 Population	7,729	45,834	88,561
2022 Population	8,077	48,336	92,271
2027 Population	8,355	50,313	96,101
2010-2020 Annual Rate	3.82%	2.43%	2.41%
2020-2022 Annual Rate	1.98%	2.39%	1.84%
2022-2027 Annual Rate	0.68%	0.80%	0.82%
2022 Male Population	46.7%	47.3%	47.5%
2022 Female Population	53.3%	52.7%	52.5%
2022 Median Age	34.5	35.4	35.9

In the identified area, the current year population is 92,271. In 2020, the Census count in the area was 88,561. The rate of change since 2020 was 1.84% annually. The five-year projection for the population in the area is 96,101 representing a change of 0.82% annually from 2022 to 2027. Currently, the population is 47.5% male and 52.5% female.

Median Age

The median age in this area is 35.9, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	20.7%	25.0%	27.4%
2022 Black Alone	65.5%	60.7%	57.5%
2022 American Indian/Alaska Native Alone	0.2%	0.3%	0.3%
2022 Asian Alone	2.6%	3.0%	4.3%
2022 Pacific Islander Alone	0.0%	0.1%	0.1%
2022 Other Race	3.8%	3.9%	3.7%
2022 Two or More Races	7.3%	7.0%	6.8%
2022 Hispanic Origin (Any Race)	8.0%	8.3%	7.8%

Persons of Hispanic origin represent 7.8% 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 64.6 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	64	77	88
2010 Households	1,815	12,894	24,311
2020 Households	2,624	16,603	30,925
2022 Households	2,742	17,515	32,236
2027 Households	2,832	18,205	33,594
2010-2020 Annual Rate	3.75%	2.56%	2.44%
2020-2022 Annual Rate	1.97%	2.41%	1.86%
2022-2027 Annual Rate	0.65%	0.78%	0.83%
2022 Average Household Size	2.95	2.73	2.84

The household count in this area has changed from 30,925 in 2020 to 32,236 in the current year, a change of 1.86% annually. The five-year projection of households is 33,594, a change of 0.83% annually from the current year total. Average household size is currently 2.84, compared to 2.85 in the year 2020. The number of families in the current year is 23,713 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	13.6%	14.2%	14.7%
Median Household Income			
2022 Median Household Income	\$69,362	\$72,872	\$79,631
2027 Median Household Income	\$91,765	\$84,057	\$92,036
2022-2027 Annual Rate	5.76%	2.90%	2.94%
Average Household Income			
2022 Average Household Income	\$90,448	\$94,579	\$102,372
2027 Average Household Income	\$107,748	\$109,081	\$117,756
2022-2027 Annual Rate	3.56%	2.89%	2.84%
Per Capita Income			
2022 Per Capita Income	\$31,020	\$33,851	\$35,847
2027 Per Capita Income	\$36,874	\$38,978	\$41,189
2022-2027 Annual Rate	3.52%	2.86%	2.82%

Households by Income

Current median household income is \$79,631 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$92,036 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$102,372 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$117,756 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$35,847 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$41,189 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	169	164	158
2010 Total Housing Units	1,956	14,301	26,688
2010 Owner Occupied Housing Units	1,218	8,272	17,183
2010 Renter Occupied Housing Units	597	4,623	7,123
2010 Vacant Housing Units	141	1,407	2,377
2020 Total Housing Units	2,706	17,414	32,362
2020 Vacant Housing Units	82	811	1,437
2022 Total Housing Units	2,850	18,562	33,949
2022 Owner Occupied Housing Units	1,308	9,837	20,287
2022 Renter Occupied Housing Units	1,435	7,678	11,950
2022 Vacant Housing Units	108	1,047	1,713
2027 Total Housing Units	2,959	19,402	35,550
2027 Owner Occupied Housing Units	1,368	10,188	21,196
2027 Renter Occupied Housing Units	1,464	8,016	12,398
2027 Vacant Housing Units	127	1,197	1,956

Currently, 59.8% of the 33,949 housing units in the area are owner occupied; 35.2%, renter occupied; and 5.0% 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 32,362 housing units in the area and 4.4% vacant housing units. The annual rate of change in housing units since 2020 is 2.15%. Median home value in the area is \$221,986, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 3.46% annually to \$263,136.

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.