



Executive Summary

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

547 Jonesboro Rd, McDonough, GA 30253,

Latitude: 33.4574

Longitude: -84.1755

	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2010 Population	9,456	43,713	101,284
2020 Population	13,135	55,005	123,708
2022 Population	14,078	57,310	127,987
2027 Population	14,498	59,319	132,608
2010-2020 Annual Rate	3.34%	2.32%	2.02%
2020-2022 Annual Rate	3.13%	1.84%	1.52%
2022-2027 Annual Rate	0.59%	0.69%	0.71%
2022 Male Population	46.8%	47.3%	47.8%
2022 Female Population	53.2%	52.7%	52.2%
2022 Median Age	34.2	35.7	35.9

In the identified area, the current year population is 127,987. In 2020, the Census count in the area was 123,708. The rate of change since 2020 was 1.52% annually. The five-year projection for the population in the area is 132,608 representing a change of 0.71% annually from 2022 to 2027. Currently, the population is 47.8% male and 52.2% 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	20.1%	25.4%	29.0%
2022 Black Alone	64.6%	59.6%	55.8%
2022 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2022 Asian Alone	2.2%	3.9%	4.3%
2022 Pacific Islander Alone	0.0%	0.1%	0.1%
2022 Other Race	4.9%	3.9%	3.8%
2022 Two or More Races	7.8%	6.9%	6.7%
2022 Hispanic Origin (Any Race)	9.9%	8.1%	7.9%

Persons of Hispanic origin represent 7.9% 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 65.5 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	57	81	85
2010 Households	3,489	15,423	36,047
2020 Households	4,764	19,487	44,025
2022 Households	5,102	20,317	45,540
2027 Households	5,233	20,984	47,138
2010-2020 Annual Rate	3.16%	2.37%	2.02%
2020-2022 Annual Rate	3.09%	1.87%	1.52%
2022-2027 Annual Rate	0.51%	0.65%	0.69%
2022 Average Household Size	2.76	2.80	2.78

The household count in this area has changed from 44,025 in 2020 to 45,540 in the current year, a change of 1.52% annually. The five-year projection of households is 47,138, a change of 0.69% annually from the current year total. Average household size is currently 2.78, compared to 2.78 in the year 2020. The number of families in the current year is 32,635 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	14.5%	13.8%	15.3%
Median Household Income			
2022 Median Household Income	\$64,178	\$76,071	\$76,910
2027 Median Household Income	\$78,746	\$87,327	\$88,571
2022-2027 Annual Rate	4.18%	2.80%	2.86%
Average Household Income			
2022 Average Household Income	\$84,295	\$96,998	\$99,619
2027 Average Household Income	\$99,998	\$111,573	\$115,095
2022-2027 Annual Rate	3.48%	2.84%	2.93%
Per Capita Income			
2022 Per Capita Income	\$30,523	\$34,238	\$35,570
2027 Per Capita Income	\$36,071	\$39,295	\$41,069
2022-2027 Annual Rate	3.40%	2.79%	2.92%

Households by Income

Current median household income is \$76,910 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$88,571 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$99,619 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$115,095 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$35,570 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$41,069 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	160	168	152
2010 Total Housing Units	3,909	16,990	39,492
2010 Owner Occupied Housing Units	1,865	10,362	24,235
2010 Renter Occupied Housing Units	1,623	5,060	11,807
2010 Vacant Housing Units	420	1,567	3,445
2020 Total Housing Units	4,955	20,386	46,252
2020 Vacant Housing Units	191	899	2,227
2022 Total Housing Units	5,323	21,454	48,040
2022 Owner Occupied Housing Units	2,189	11,882	27,933
2022 Renter Occupied Housing Units	2,913	8,435	17,606
2022 Vacant Housing Units	221	1,137	2,500
2027 Total Housing Units	5,500	22,286	49,975
2027 Owner Occupied Housing Units	2,274	12,236	29,087
2027 Renter Occupied Housing Units	2,959	8,749	18,050
2027 Vacant Housing Units	267	1,302	2,837

Currently, 58.1% of the 48,040 housing units in the area are owner occupied; 36.6%, renter occupied; and 5.2% 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 46,252 housing units in the area and 4.8% vacant housing units. The annual rate of change in housing units since 2020 is 1.70%. Median home value in the area is \$222,935, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 3.33% annually to \$262,605.

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.