



Executive Summary

Rings: 1, 3, 5 mile radii

2561 Lake Oconee Pkwy, Greensboro, GA

Latitude: 33.5441

Longitude: -83.208

	1 mile	3 mile	5 mile
Population			
2010 Population	105	3,218	5,762
2020 Population	118	3,304	6,671
2023 Population	132	3,452	7,099
2028 Population	140	3,605	7,484
2010-2020 Annual Rate	1.17%	0.26%	1.48%
2020-2023 Annual Rate	3.51%	1.36%	1.93%
2023-2028 Annual Rate	1.18%	0.87%	1.06%
2020 Male Population	50.0%	47.6%	48.0%
2020 Female Population	50.0%	52.4%	52.0%
2020 Median Age	38.9	38.2	43.1
2023 Male Population	51.5%	48.5%	49.0%
2023 Female Population	48.5%	51.5%	51.0%
2023 Median Age	37.1	38.8	44.5

In the identified area, the current year population is 7,099. In 2020, the Census count in the area was 6,671. The rate of change since 2020 was 1.93% annually. The five-year projection for the population in the area is 7,484 representing a change of 1.06% annually from 2023 to 2028. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 44.5, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	34.8%	28.9%	43.5%
2023 Black Alone	50.8%	56.8%	43.7%
2023 American Indian/Alaska Native Alone	0.0%	0.2%	0.2%
2023 Asian Alone	2.3%	1.0%	0.9%
2023 Pacific Islander Alone	0.0%	0.1%	0.1%
2023 Other Race	7.6%	6.8%	6.1%
2023 Two or More Races	4.5%	6.3%	5.5%
2023 Hispanic Origin (Any Race)	10.6%	12.0%	10.5%

Persons of Hispanic origin represent 10.5% of the population in the identified area compared to 19.4% 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 68.6 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	36	42	92
2010 Households	44	1,167	2,243
2020 Households	55	1,183	2,612
2023 Households	59	1,258	2,793
2028 Households	63	1,323	2,969
2010-2020 Annual Rate	2.26%	0.14%	1.53%
2020-2023 Annual Rate	2.18%	1.91%	2.08%
2023-2028 Annual Rate	1.32%	1.01%	1.23%
2023 Average Household Size	2.24	2.71	2.53

The household count in this area has changed from 2,612 in 2020 to 2,793 in the current year, a change of 2.08% annually. The five-year projection of households is 2,969, a change of 1.23% annually from the current year total. Average household size is currently 2.53, compared to 2.54 in the year 2020. The number of families in the current year is 1,791 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



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Mortgage Income			
2023 Percent of Income for Mortgage	0.0%	22.3%	27.1%
Median Household Income			
2023 Median Household Income	\$53,691	\$41,374	\$55,700
2028 Median Household Income	\$54,500	\$44,760	\$62,327
2023-2028 Annual Rate	0.30%	1.59%	2.27%
Average Household Income			
2023 Average Household Income	\$55,709	\$56,239	\$85,740
2028 Average Household Income	\$60,115	\$63,436	\$97,496
2023-2028 Annual Rate	1.53%	2.44%	2.60%
Per Capita Income			
2023 Per Capita Income	\$20,772	\$21,283	\$34,221
2028 Per Capita Income	\$22,562	\$24,110	\$39,233
2023-2028 Annual Rate	1.67%	2.53%	2.77%
GINI Index			
2023 Gini Index	35.5	43.6	45.0

Households by Income

Current median household income is \$55,700 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$62,327 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$85,740 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$97,496 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$34,221 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$39,233 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	0	111	92
2010 Total Housing Units	58	1,346	2,736
2010 Owner Occupied Housing Units	29	610	1,375
2010 Renter Occupied Housing Units	15	558	868
2010 Vacant Housing Units	14	179	493
2020 Total Housing Units	62	1,336	3,039
2020 Owner Occupied Housing Units	37	649	1,702
2020 Renter Occupied Housing Units	18	534	910
2020 Vacant Housing Units	8	150	434
2023 Total Housing Units	65	1,396	3,217
2023 Owner Occupied Housing Units	49	683	1,855
2023 Renter Occupied Housing Units	10	575	938
2023 Vacant Housing Units	6	138	424
2028 Total Housing Units	68	1,444	3,359
2028 Owner Occupied Housing Units	53	733	2,005
2028 Renter Occupied Housing Units	10	591	964
2028 Vacant Housing Units	5	121	390
Socioeconomic Status Index			
2023 Socioeconomic Status Index	57.9	44.0	46.6

Currently, 57.7% of the 3,217 housing units in the area are owner occupied; 29.2%, renter occupied; and 13.2% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 3,039 housing units in the area and 14.3% vacant housing units. The annual rate of change in housing units since 2020 is 1.77%. Median home value in the area is \$251,461, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 2.82% annually to \$289,000.

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