

Executive Summary

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

4 Peachtree PI NE, Atlanta, GA 30309, USA

Latitude: 33.8165

Longitude: -84.3897

	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2010 Population	20,227	77,657	218,615
2020 Population	24,813	102,969	269,086
2024 Population	26,209	106,960	280,708
2029 Population	26,461	112,143	292,997
2010-2020 Annual Rate	2.06%	2.86%	2.10%
2020-2024 Annual Rate	1.30%	0.90%	1.00%
2024-2029 Annual Rate	0.19%	0.95%	0.86%
2020 Male Population	47.6%	50.1%	50.5%
2020 Female Population	52.4%	49.9%	49.5%
2020 Median Age	36.6	33.4	32.2
2024 Male Population	48.6%	50.8%	51.1%
2024 Female Population	51.4%	49.2%	48.9%
2024 Median Age	37.2	33.8	32.8

In the identified area, the current year population is 280,708. In 2020, the Census count in the area was 269,086. The rate of change since 2020 was 1.00% annually. The five-year projection for the population in the area is 292,997 representing a change of 0.86% annually from 2024 to 2029. Currently, the population is 51.1% male and 48.9% female.

Median Age

The median age in this area is 32.8, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	69.7%	62.1%	57.7%
2024 Black Alone	14.3%	17.5%	19.1%
2024 American Indian/Alaska Native Alone	0.2%	0.4%	0.5%
2024 Asian Alone	6.2%	8.9%	8.7%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	2.3%	3.4%	5.5%
2024 Two or More Races	7.3%	7.8%	8.4%
2024 Hispanic Origin (Any Race)	6.6%	8.5%	11.7%

Persons of Hispanic origin represent 11.7% of the population in the identified area compared to 19.6% 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 69.3 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	147	121	119
2010 Households	11,681	42,131	104,878
2020 Households	13,964	57,603	134,899
2024 Households	14,677	60,635	143,936
2029 Households	15,096	65,323	154,355
2010-2020 Annual Rate	1.80%	3.18%	2.55%
2020-2024 Annual Rate	1.18%	1.21%	1.54%
2024-2029 Annual Rate	0.56%	1.50%	1.41%
2024 Average Household Size	1.75	1.74	1.83

The household count in this area has changed from 134,899 in 2020 to 143,936 in the current year, a change of 1.54% annually. The five-year projection of households is 154,355, a change of 1.41% annually from the current year total. Average household size is currently 1.83, compared to 1.86 in the year 2020. The number of families in the current year is 49,954 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 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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Mortgage Income			
2024 Percent of Income for Mortgage	41.3%	39.0%	38.5%
Median Household Income			
2024 Median Household Income	\$117,135	\$111,405	\$109,050
2029 Median Household Income	\$143,809	\$130,271	\$126,253
2024-2029 Annual Rate	4.19%	3.18%	2.97%
Average Household Income			
2024 Average Household Income	\$182,376	\$165,468	\$161,426
2029 Average Household Income	\$211,066	\$190,575	\$185,196
2024-2029 Annual Rate	2.97%	2.87%	2.79%
Per Capita Income			
2024 Per Capita Income	\$101,105	\$93,500	\$82,697
2029 Per Capita Income	\$119,218	\$110,569	\$97,442
2024-2029 Annual Rate	3.35%	3.41%	3.34%
GINI Index			
2024 Gini Index	35.9	36.5	36.6
Households by Income			

Current median household income is \$109,050 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$126,253 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$161,426 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$185,196 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$82,697 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$97,442 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	59	62	63
2010 Total Housing Units	13,568	49,685	123,348
2010 Owner Occupied Housing Units	5,385	18,512	45,384
2010 Renter Occupied Housing Units	6,296	23,619	59,494
2010 Vacant Housing Units	1,887	7,554	18,470
2020 Total Housing Units	15,934	64,713	151,279
2020 Owner Occupied Housing Units	6,327	22,110	52,408
2020 Renter Occupied Housing Units	7,637	35,493	82,491
2020 Vacant Housing Units	1,959	7,162	16,330
2024 Total Housing Units	16,640	67,974	162,226
2024 Owner Occupied Housing Units	6,955	24,181	57,557
2024 Renter Occupied Housing Units	7,722	36,454	86,379
2024 Vacant Housing Units	1,963	7,339	18,290
2029 Total Housing Units	17,139	72,574	172,663
2029 Owner Occupied Housing Units	7,384	25,419	60,324
2029 Renter Occupied Housing Units	7,712	39,904	94,031
2029 Vacant Housing Units	2,043	7,251	18,308
Socioeconomic Status Index			
2024 Socioeconomic Status Index	65.1	64.0	59.6

Currently, 35.5% of the 162,226 housing units in the area are owner occupied; 53.2%, renter occupied; and 11.3% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 151,279 housing units in the area and 10.8% vacant housing units. The annual rate of change in housing units since 2020 is 1.66%. Median home value in the area is \$670,281, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.99% annually to \$739,797.

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Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

April 15, 2025