

## Executive Summary

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

2476 Hamilton Mill Pkwy, Dacula, GA

Latitude: 34.0736

Longitude: -83.9182

	5 drive time minute	10 drive time minute	15 drive time minute
<b>Population</b>			
2010 Population	5,394	47,723	124,009
2020 Population	6,970	60,043	159,691
2024 Population	7,068	64,948	175,725
2029 Population	7,124	67,772	189,376
2010-2020 Annual Rate	2.60%	2.32%	2.56%
2020-2024 Annual Rate	0.33%	1.86%	2.28%
2024-2029 Annual Rate	0.16%	0.85%	1.51%
2020 Male Population	48.5%	49.2%	48.9%
2020 Female Population	51.5%	50.8%	51.1%
2020 Median Age	41.6	38.3	38.0
2024 Male Population	49.5%	50.0%	49.7%
2024 Female Population	50.5%	50.0%	50.3%
2024 Median Age	42.5	38.7	38.3

In the identified area, the current year population is 175,725. In 2020, the Census count in the area was 159,691. The rate of change since 2020 was 2.28% annually. The five-year projection for the population in the area is 189,376 representing a change of 1.51% annually from 2024 to 2029. Currently, the population is 49.7% male and 50.3% female.

### Median Age

The median age in this area is 38.3, compared to U.S. median age of 39.3.

### Race and Ethnicity

2024 White Alone	59.2%	50.7%	51.1%
2024 Black Alone	17.1%	20.2%	19.6%
2024 American Indian/Alaska Native Alone	0.3%	0.3%	0.5%
2024 Asian Alone	10.9%	12.8%	11.8%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	3.3%	5.7%	6.6%
2024 Two or More Races	9.2%	10.3%	10.5%
2024 Hispanic Origin (Any Race)	10.6%	14.9%	16.2%

Persons of Hispanic origin represent 16.2% 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 76.1 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	164	138	128
2010 Households	1,726	14,973	40,246
2020 Households	2,204	18,718	51,212
2024 Households	2,253	20,498	57,074
2029 Households	2,307	21,725	62,359
2010-2020 Annual Rate	2.47%	2.26%	2.44%
2020-2024 Annual Rate	0.52%	2.16%	2.58%
2024-2029 Annual Rate	0.47%	1.17%	1.79%
2024 Average Household Size	3.07	3.11	3.05

The household count in this area has changed from 51,212 in 2020 to 57,074 in the current year, a change of 2.58% annually. The five-year projection of households is 62,359, a change of 1.79% annually from the current year total. Average household size is currently 3.05, compared to 3.08 in the year 2020. The number of families in the current year is 45,930 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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<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	22.5%	23.0%	24.1%
<b>Median Household Income</b>			
2024 Median Household Income	\$136,805	\$115,398	\$107,884
2029 Median Household Income	\$153,407	\$133,965	\$124,633
2024-2029 Annual Rate	2.32%	3.03%	2.93%
<b>Average Household Income</b>			
2024 Average Household Income	\$160,840	\$146,704	\$139,006
2029 Average Household Income	\$180,979	\$168,280	\$160,821
2024-2029 Annual Rate	2.39%	2.78%	2.96%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$51,208	\$45,942	\$45,092
2029 Per Capita Income	\$58,581	\$53,425	\$52,881
2024-2029 Annual Rate	2.73%	3.06%	3.24%
<b>GINI Index</b>			
2024 Gini Index	28.6	32.3	34.2
<b>Households by Income</b>			

Current median household income is \$107,884 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$124,633 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$139,006 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$160,821 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$45,092 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$52,881 in five years, compared to \$51,203 for all U.S. households.

<b>Housing</b>			
2024 Housing Affordability Index	108	106	101
2010 Total Housing Units	1,817	15,951	43,240
2010 Owner Occupied Housing Units	1,607	12,924	34,023
2010 Renter Occupied Housing Units	119	2,049	6,224
2010 Vacant Housing Units	91	978	2,994
2020 Total Housing Units	2,293	19,422	53,314
2020 Owner Occupied Housing Units	1,913	15,395	40,417
2020 Renter Occupied Housing Units	291	3,323	10,795
2020 Vacant Housing Units	83	626	2,021
2024 Total Housing Units	2,314	21,263	60,151
2024 Owner Occupied Housing Units	1,989	16,893	45,004
2024 Renter Occupied Housing Units	264	3,605	12,070
2024 Vacant Housing Units	61	765	3,077
2029 Total Housing Units	2,372	22,511	65,514
2029 Owner Occupied Housing Units	2,067	17,928	48,613
2029 Renter Occupied Housing Units	240	3,797	13,746
2029 Vacant Housing Units	65	786	3,155
<b>Socioeconomic Status Index</b>			
2024 Socioeconomic Status Index	59.7	56.2	55.2

Currently, 74.8% of the 60,151 housing units in the area are owner occupied; 20.1%, renter occupied; and 5.1% 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 53,314 housing units in the area and 3.8% vacant housing units. The annual rate of change in housing units since 2020 is 2.88%. Median home value in the area is \$415,025, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.80% annually to \$453,710.

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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 17, 2025