



Executive Summary

Rings: 1, 3, 5 mile radii

3479 Hwy 81, McDonough, GA 30252, USA

Latitude: 33.4375

Longitude: -84.0401

	1 mile	3 mile	5 mile
Population			
2010 Population	719	13,211	30,496
2020 Population	938	15,027	36,539
2022 Population	937	15,108	37,241
2027 Population	930	15,028	37,715
2010-2020 Annual Rate	2.69%	1.30%	1.82%
2020-2022 Annual Rate	-0.05%	0.24%	0.85%
2022-2027 Annual Rate	-0.15%	-0.11%	0.25%
2022 Male Population	48.7%	48.8%	48.5%
2022 Female Population	51.3%	51.2%	51.5%
2022 Median Age	37.1	38.0	36.8

In the identified area, the current year population is 37,241. In 2020, the Census count in the area was 36,539. The rate of change since 2020 was 0.85% annually. The five-year projection for the population in the area is 37,715 representing a change of 0.25% annually from 2022 to 2027. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 36.8, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	66.5%	69.0%	62.3%
2022 Black Alone	23.3%	20.3%	27.1%
2022 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2022 Asian Alone	1.5%	1.4%	1.4%
2022 Pacific Islander Alone	0.0%	0.0%	0.0%
2022 Other Race	2.3%	2.2%	2.4%
2022 Two or More Races	6.1%	6.8%	6.5%
2022 Hispanic Origin (Any Race)	6.2%	5.4%	5.5%

Persons of Hispanic origin represent 5.5% 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 58.2 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	156	129	117
2010 Households	237	4,334	10,047
2020 Households	296	4,862	11,800
2022 Households	295	4,893	12,056
2027 Households	293	4,866	12,198
2010-2020 Annual Rate	2.25%	1.16%	1.62%
2020-2022 Annual Rate	-0.15%	0.28%	0.96%
2022-2027 Annual Rate	-0.14%	-0.11%	0.23%
2022 Average Household Size	3.18	3.09	3.09

The household count in this area has changed from 11,800 in 2020 to 12,056 in the current year, a change of 0.96% annually. The five-year projection of households is 12,198, a change of 0.23% annually from the current year total. Average household size is currently 3.09, compared to 3.09 in the year 2020. The number of families in the current year is 9,951 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.

March 24, 2023



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Mortgage Income			
2022 Percent of Income for Mortgage	13.0%	12.9%	14.0%
Median Household Income			
2022 Median Household Income	\$102,367	\$98,152	\$95,369
2027 Median Household Income	\$117,694	\$109,496	\$107,170
2022-2027 Annual Rate	2.83%	2.21%	2.36%
Average Household Income			
2022 Average Household Income	\$136,661	\$124,481	\$119,494
2027 Average Household Income	\$157,396	\$142,879	\$137,273
2022-2027 Annual Rate	2.87%	2.80%	2.81%
Per Capita Income			
2022 Per Capita Income	\$42,687	\$40,382	\$38,566
2027 Per Capita Income	\$49,205	\$46,341	\$44,267
2022-2027 Annual Rate	2.88%	2.79%	2.80%

Households by Income

Current median household income is \$95,369 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$107,170 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$119,494 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$137,273 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$38,566 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$44,267 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	175	182	168
2010 Total Housing Units	257	4,605	10,742
2010 Owner Occupied Housing Units	217	3,954	8,882
2010 Renter Occupied Housing Units	20	379	1,175
2010 Vacant Housing Units	20	271	695
2020 Total Housing Units	311	5,000	12,191
2020 Vacant Housing Units	15	138	391
2022 Total Housing Units	311	5,035	12,464
2022 Owner Occupied Housing Units	254	4,127	9,884
2022 Renter Occupied Housing Units	41	766	2,172
2022 Vacant Housing Units	16	142	408
2027 Total Housing Units	311	5,041	12,677
2027 Owner Occupied Housing Units	253	4,119	10,052
2027 Renter Occupied Housing Units	40	747	2,146
2027 Vacant Housing Units	18	175	479

Currently, 79.3% of the 12,464 housing units in the area are owner occupied; 17.4%, renter occupied; and 3.3% 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 12,191 housing units in the area and 3.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.99%. Median home value in the area is \$252,548, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 1.94% annually to \$277,967.

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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