



Executive Summary

Brookhaven Station
 4060 Peachtree Rd NE, Atlanta, Georgia, 30319
 Rings: 3, 5, 7 mile radii

Prepared by Esri
 Latitude: 33.86212
 Longitude: -84.33923

	3 miles	5 miles	7 miles
Population			
2000 Population	103,166	242,239	470,083
2010 Population	114,330	269,346	516,865
2020 Population	141,037	315,465	609,099
2025 Population	153,396	338,419	657,048
2000-2010 Annual Rate	1.03%	1.07%	0.95%
2010-2020 Annual Rate	2.07%	1.55%	1.61%
2020-2025 Annual Rate	1.69%	1.41%	1.53%
2020 Male Population	50.7%	50.3%	50.6%
2020 Female Population	49.3%	49.7%	49.4%
2020 Median Age	35.1	35.7	35.3

In the identified area, the current year population is 609,099. In 2010, the Census count in the area was 516,865. The rate of change since 2010 was 1.61% annually. The five-year projection for the population in the area is 657,048 representing a change of 1.53% annually from 2020 to 2025. Currently, the population is 50.6% male and 49.4% female.

Median Age

The median age in this area is 35.1, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	62.1%	63.8%	61.6%
2020 Black Alone	13.7%	13.8%	16.9%
2020 American Indian/Alaska Native Alone	0.5%	0.4%	0.3%
2020 Asian Alone	9.4%	10.3%	11.6%
2020 Pacific Islander Alone	0.1%	0.0%	0.0%
2020 Other Race	10.7%	8.3%	6.4%
2020 Two or More Races	3.5%	3.2%	3.2%
2020 Hispanic Origin (Any Race)	20.9%	17.0%	13.7%

Persons of Hispanic origin represent 13.7% of the population in the identified area compared to 18.8% 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 67.9 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	136	149	143
2000 Households	46,321	107,900	208,311
2010 Households	52,885	123,068	233,433
2020 Total Households	65,983	146,088	279,986
2025 Total Households	71,985	157,196	303,460
2000-2010 Annual Rate	1.33%	1.32%	1.15%
2010-2020 Annual Rate	2.18%	1.69%	1.79%
2020-2025 Annual Rate	1.76%	1.48%	1.62%
2020 Average Household Size	2.12	2.12	2.12

The household count in this area has changed from 233,433 in 2010 to 279,986 in the current year, a change of 1.79% annually. The five-year projection of households is 303,460, a change of 1.62% annually from the current year total. Average household size is currently 2.12, compared to 2.15 in the year 2010. The number of families in the current year is 122,934 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, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



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Mortgage Income			
2020 Percent of Income for Mortgage	22.3%	21.7%	21.3%
Median Household Income			
2020 Median Household Income	\$90,315	\$89,933	\$86,895
2025 Median Household Income	\$101,832	\$101,280	\$97,387
2020-2025 Annual Rate	2.43%	2.40%	2.31%
Average Household Income			
2020 Average Household Income	\$137,867	\$138,228	\$133,124
2025 Average Household Income	\$155,851	\$155,558	\$148,921
2020-2025 Annual Rate	2.48%	2.39%	2.27%
Per Capita Income			
2020 Per Capita Income	\$64,240	\$64,070	\$61,364
2025 Per Capita Income	\$72,836	\$72,311	\$68,987
2020-2025 Annual Rate	2.54%	2.45%	2.37%

Households by Income

Current median household income is \$86,895 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$97,387 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$133,124 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$148,921 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$61,364 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$68,987 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	99	102	104
2000 Total Housing Units	50,172	116,530	223,943
2000 Owner Occupied Housing Units	19,472	51,915	100,486
2000 Renter Occupied Housing Units	26,849	55,985	107,825
2000 Vacant Housing Units	3,851	8,630	15,632
2010 Total Housing Units	59,353	137,943	261,798
2010 Owner Occupied Housing Units	23,246	57,509	112,974
2010 Renter Occupied Housing Units	29,639	65,559	120,459
2010 Vacant Housing Units	6,468	14,875	28,365
2020 Total Housing Units	72,014	160,710	307,279
2020 Owner Occupied Housing Units	25,691	62,056	122,523
2020 Renter Occupied Housing Units	40,292	84,032	157,463
2020 Vacant Housing Units	6,031	14,622	27,293
2025 Total Housing Units	77,922	172,045	331,121
2025 Owner Occupied Housing Units	26,613	64,361	127,416
2025 Renter Occupied Housing Units	45,372	92,834	176,043
2025 Vacant Housing Units	5,937	14,849	27,661

Currently, 39.9% of the 307,279 housing units in the area are owner occupied; 51.2%, renter occupied; and 8.9% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 261,798 housing units in the area - 43.2% owner occupied, 46.0% renter occupied, and 10.8% vacant. The annual rate of change in housing units since 2010 is 7.38%. Median home value in the area is \$442,704, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.36% annually to \$473,536.

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, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.