



Executive Summary

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

Prepared by Esri
Latitude: 33.86134
Longitude: -84.34049

	3 miles	5 miles	7 miles
Population			
2010 Population	116,489	269,404	520,211
2020 Population	136,789	312,704	615,052
2022 Population	142,130	322,410	633,293
2027 Population	146,023	329,919	649,292
2010-2020 Annual Rate	1.62%	1.50%	1.69%
2020-2022 Annual Rate	1.72%	1.37%	1.31%
2022-2027 Annual Rate	0.54%	0.46%	0.50%
2022 Male Population	50.6%	50.3%	50.2%
2022 Female Population	49.4%	49.7%	49.8%
2022 Median Age	35.8	36.4	35.8

In the identified area, the current year population is 633,293. In 2020, the Census count in the area was 615,052. The rate of change since 2020 was 1.31% annually. The five-year projection for the population in the area is 649,292 representing a change of 0.50% annually from 2022 to 2027. Currently, the population is 50.2% male and 49.8% female.

Median Age

The median age in this area is 35.8, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	57.6%	57.3%	55.9%
2022 Black Alone	14.4%	14.7%	16.6%
2022 American Indian/Alaska Native Alone	0.8%	0.7%	0.7%
2022 Asian Alone	7.6%	9.2%	10.4%
2022 Pacific Islander Alone	0.0%	0.0%	0.0%
2022 Other Race	10.3%	9.1%	7.7%
2022 Two or More Races	9.3%	9.0%	8.7%
2022 Hispanic Origin (Any Race)	18.4%	16.5%	14.5%

Persons of Hispanic origin represent 14.5% 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 72.6 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	139	151	144
2010 Households	53,948	122,905	234,510
2020 Households	66,462	145,762	283,139
2022 Households	69,435	150,664	292,451
2027 Households	71,649	154,525	300,920
2010-2020 Annual Rate	2.11%	1.72%	1.90%
2020-2022 Annual Rate	1.96%	1.48%	1.45%
2022-2027 Annual Rate	0.63%	0.51%	0.57%
2022 Average Household Size	2.03	2.09	2.10

The household count in this area has changed from 283,139 in 2020 to 292,451 in the current year, a change of 1.45% annually. The five-year projection of households is 300,920, a change of 0.57% annually from the current year total. Average household size is currently 2.10, compared to 2.11 in the year 2020. The number of families in the current year is 124,737 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.



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Mortgage Income			
2022 Percent of Income for Mortgage	27.9%	27.1%	25.6%
Median Household Income			
2022 Median Household Income	\$106,429	\$104,313	\$101,595
2027 Median Household Income	\$126,025	\$124,222	\$119,245
2022-2027 Annual Rate	3.44%	3.56%	3.26%
Average Household Income			
2022 Average Household Income	\$163,853	\$162,792	\$156,250
2027 Average Household Income	\$191,408	\$191,261	\$182,868
2022-2027 Annual Rate	3.16%	3.28%	3.20%
Per Capita Income			
2022 Per Capita Income	\$79,802	\$75,999	\$72,238
2027 Per Capita Income	\$93,620	\$89,481	\$84,826
2022-2027 Annual Rate	3.25%	3.32%	3.26%

Households by Income

Current median household income is \$101,595 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$119,245 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$156,250 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$182,868 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$72,238 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$84,826 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	84	86	91
2010 Total Housing Units	60,649	137,747	263,131
2010 Owner Occupied Housing Units	23,588	57,420	113,008
2010 Renter Occupied Housing Units	30,349	65,490	121,500
2010 Vacant Housing Units	6,701	14,842	28,621
2020 Total Housing Units	73,511	159,951	309,925
2020 Vacant Housing Units	7,049	14,189	26,786
2022 Total Housing Units	77,311	166,113	322,302
2022 Owner Occupied Housing Units	31,894	73,262	144,104
2022 Renter Occupied Housing Units	37,540	77,402	148,347
2022 Vacant Housing Units	7,876	15,449	29,851
2027 Total Housing Units	80,687	172,628	335,778
2027 Owner Occupied Housing Units	32,862	75,216	147,458
2027 Renter Occupied Housing Units	38,787	79,309	153,462
2027 Vacant Housing Units	9,038	18,103	34,858

Currently, 44.7% of the 322,302 housing units in the area are owner occupied; 46.0%, renter occupied; and 9.3% 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 309,925 housing units in the area and 8.6% vacant housing units. The annual rate of change in housing units since 2020 is 1.76%. Median home value in the area is \$493,699, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 2.10% annually to \$547,779.

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.