



Executive Summary

3700 Atlanta Hwy, Athens, Georgia, 30606
Rings: 5, 10, 20 mile radii

Prepared by Esri
Latitude: 33.94376
Longitude: -83.46729

	5 miles	10 miles	20 miles
Population			
2010 Population	66,722	159,562	318,911
2020 Population	75,176	182,218	370,607
2022 Population	77,420	186,841	382,633
2027 Population	79,793	192,163	399,432
2010-2020 Annual Rate	1.20%	1.34%	1.51%
2020-2022 Annual Rate	1.32%	1.12%	1.43%
2022-2027 Annual Rate	0.61%	0.56%	0.86%
2022 Male Population	47.8%	48.5%	48.8%
2022 Female Population	52.2%	51.5%	51.2%
2022 Median Age	33.2	30.6	34.5

In the identified area, the current year population is 382,633. In 2020, the Census count in the area was 370,607. The rate of change since 2020 was 1.43% annually. The five-year projection for the population in the area is 399,432 representing a change of 0.86% annually from 2022 to 2027. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 34.5, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	65.2%	64.8%	68.8%
2022 Black Alone	18.6%	18.9%	16.1%
2022 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2022 Asian Alone	4.3%	4.0%	3.2%
2022 Pacific Islander Alone	0.1%	0.0%	0.0%
2022 Other Race	4.6%	5.1%	4.7%
2022 Two or More Races	6.8%	6.7%	6.8%
2022 Hispanic Origin (Any Race)	9.7%	9.9%	9.4%

Persons of Hispanic origin represent 9.4% 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 57.9 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	98	82	78
2010 Households	26,547	60,538	117,512
2020 Households	30,181	70,092	136,869
2022 Households	31,178	72,048	141,391
2027 Households	32,205	74,340	147,687
2010-2020 Annual Rate	1.29%	1.48%	1.54%
2020-2022 Annual Rate	1.45%	1.23%	1.46%
2022-2027 Annual Rate	0.65%	0.63%	0.88%
2022 Average Household Size	2.37	2.45	2.62

The household count in this area has changed from 136,869 in 2020 to 141,391 in the current year, a change of 1.46% annually. The five-year projection of households is 147,687, a change of 0.88% annually from the current year total. Average household size is currently 2.62, compared to 2.62 in the year 2020. The number of families in the current year is 90,530 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	23.8%	24.2%	20.3%
Median Household Income			
2022 Median Household Income	\$62,901	\$55,108	\$60,474
2027 Median Household Income	\$77,324	\$69,118	\$74,245
2022-2027 Annual Rate	4.22%	4.63%	4.19%
Average Household Income			
2022 Average Household Income	\$100,455	\$87,429	\$86,937
2027 Average Household Income	\$122,129	\$106,278	\$103,177
2022-2027 Annual Rate	3.98%	3.98%	3.48%
Per Capita Income			
2022 Per Capita Income	\$40,448	\$33,811	\$32,200
2027 Per Capita Income	\$49,265	\$41,199	\$38,221
2022-2027 Annual Rate	4.02%	4.03%	3.49%

Current median household income is \$60,474 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$74,245 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$86,937 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$103,177 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$32,200 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$38,221 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	100	99	118
2010 Total Housing Units	29,442	67,362	130,676
2010 Owner Occupied Housing Units	13,663	31,381	73,828
2010 Renter Occupied Housing Units	12,887	29,157	43,684
2010 Vacant Housing Units	2,895	6,824	13,164
2020 Total Housing Units	32,412	75,062	145,587
2020 Vacant Housing Units	2,231	4,970	8,718
2022 Total Housing Units	33,397	77,088	150,798
2022 Owner Occupied Housing Units	15,948	36,596	89,531
2022 Renter Occupied Housing Units	15,230	35,452	51,860
2022 Vacant Housing Units	2,219	5,040	9,407
2027 Total Housing Units	34,510	79,625	157,875
2027 Owner Occupied Housing Units	16,839	38,486	95,151
2027 Renter Occupied Housing Units	15,366	35,854	52,536
2027 Vacant Housing Units	2,305	5,285	10,188

Currently, 59.4% of the 150,798 housing units in the area are owner occupied; 34.4%, renter occupied; and 6.2% 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 145,587 housing units in the area and 6.0% vacant housing units. The annual rate of change in housing units since 2020 is 1.58%. Median home value in the area is \$233,126, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 2.92% annually to \$269,154.

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.