



Executive Summary

3700 Atlanta Hwy, Athens, Georgia, 30606 2
 3700 Atlanta Hwy, Athens, Georgia, 30606
 Rings: 3, 5, 7 mile radii

Prepared by Esri
 Latitude: 33.94376
 Longitude: -83.46729

	3 miles	5 miles	7 miles
Population			
2010 Population	24,776	66,722	110,091
2020 Population	28,601	75,176	127,387
2022 Population	29,677	77,420	130,829
2027 Population	30,357	79,793	134,444
2010-2020 Annual Rate	1.45%	1.20%	1.47%
2020-2022 Annual Rate	1.65%	1.32%	1.19%
2022-2027 Annual Rate	0.45%	0.61%	0.55%
2022 Male Population	47.2%	47.8%	48.2%
2022 Female Population	52.8%	52.2%	51.8%
2022 Median Age	36.6	33.2	28.8

In the identified area, the current year population is 130,829. In 2020, the Census count in the area was 127,387. The rate of change since 2020 was 1.19% annually. The five-year projection for the population in the area is 134,444 representing a change of 0.55% annually from 2022 to 2027. Currently, the population is 48.2% male and 51.8% female.

Median Age

The median age in this area is 28.8, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	62.3%	65.2%	65.3%
2022 Black Alone	20.9%	18.6%	18.7%
2022 American Indian/Alaska Native Alone	0.5%	0.4%	0.4%
2022 Asian Alone	5.0%	4.3%	4.6%
2022 Pacific Islander Alone	0.1%	0.1%	0.1%
2022 Other Race	4.5%	4.6%	4.5%
2022 Two or More Races	6.8%	6.8%	6.5%
2022 Hispanic Origin (Any Race)	9.9%	9.7%	8.9%

Persons of Hispanic origin represent 8.9% 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 60.7 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	106	98	83
2010 Households	10,675	26,547	41,798
2020 Households	12,442	30,181	48,972
2022 Households	12,903	31,178	50,400
2027 Households	13,254	32,205	51,959
2010-2020 Annual Rate	1.54%	1.29%	1.60%
2020-2022 Annual Rate	1.63%	1.45%	1.29%
2022-2027 Annual Rate	0.54%	0.65%	0.61%
2022 Average Household Size	2.26	2.37	2.40

The household count in this area has changed from 48,972 in 2020 to 50,400 in the current year, a change of 1.29% annually. The five-year projection of households is 51,959, a change of 0.61% annually from the current year total. Average household size is currently 2.40, compared to 2.40 in the year 2020. The number of families in the current year is 25,731 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	21.3%	23.8%	27.1%
Median Household Income			
2022 Median Household Income	\$68,612	\$62,901	\$53,382
2027 Median Household Income	\$79,694	\$77,324	\$66,885
2022-2027 Annual Rate	3.04%	4.22%	4.61%
Average Household Income			
2022 Average Household Income	\$105,699	\$100,455	\$87,692
2027 Average Household Income	\$129,630	\$122,129	\$106,723
2022-2027 Annual Rate	4.17%	3.98%	4.01%
Per Capita Income			
2022 Per Capita Income	\$45,503	\$40,448	\$33,898
2027 Per Capita Income	\$56,037	\$49,265	\$41,347
2022-2027 Annual Rate	4.25%	4.02%	4.05%

Households by Income

Current median household income is \$53,382 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$66,885 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$87,692 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$106,723 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$33,898 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$41,347 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	110	100	88
2010 Total Housing Units	11,809	29,442	46,738
2010 Owner Occupied Housing Units	5,596	13,663	19,723
2010 Renter Occupied Housing Units	5,083	12,887	22,074
2010 Vacant Housing Units	1,134	2,895	4,940
2020 Total Housing Units	13,342	32,412	52,755
2020 Vacant Housing Units	900	2,231	3,783
2022 Total Housing Units	13,786	33,397	54,208
2022 Owner Occupied Housing Units	6,779	15,948	23,326
2022 Renter Occupied Housing Units	6,124	15,230	27,074
2022 Vacant Housing Units	883	2,219	3,808
2027 Total Housing Units	14,158	34,510	55,914
2027 Owner Occupied Housing Units	7,105	16,839	24,611
2027 Renter Occupied Housing Units	6,149	15,366	27,348
2027 Vacant Housing Units	904	2,305	3,955

Currently, 43.0% of the 54,208 housing units in the area are owner occupied; 49.9%, renter occupied; and 7.0% 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 52,755 housing units in the area and 7.2% vacant housing units. The annual rate of change in housing units since 2020 is 1.21%. Median home value in the area is \$274,858, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 3.18% annually to \$321,359.

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.