

Executive Summary

2841 Greenbriar Pkwy SW, Atlanta, Georgia, 30331 2
2841 Greenbriar Pkwy SW, Atlanta, Georgia, 30331
Rings: 3, 5, 7 mile radii

Prepared by Esri
Latitude: 33.68662
Longitude: -84.49572

	3 miles	5 miles	7 miles
Population			
2010 Population	63,546	144,308	270,308
2020 Population	69,167	155,926	292,755
2024 Population	69,297	157,820	299,248
2029 Population	68,647	157,655	303,853
2010-2020 Annual Rate	0.85%	0.78%	0.80%
2020-2024 Annual Rate	0.04%	0.28%	0.52%
2024-2029 Annual Rate	-0.19%	-0.02%	0.31%
2020 Male Population	45.8%	45.9%	46.3%
2020 Female Population	54.2%	54.1%	53.7%
2020 Median Age	36.5	37.3	35.7
2024 Male Population	46.5%	46.7%	47.1%
2024 Female Population	53.5%	53.3%	52.9%
2024 Median Age	37.4	38.1	36.6

In the identified area, the current year population is 299,248. In 2020, the Census count in the area was 292,755. The rate of change since 2020 was 0.52% annually. The five-year projection for the population in the area is 303,853 representing a change of 0.31% annually from 2024 to 2029. Currently, the population is 47.1% male and 52.9% female.

Median Age

The median age in this area is 36.6, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	4.9%	5.6%	5.6%
2024 Black Alone	87.4%	86.7%	86.2%
2024 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2024 Asian Alone	0.5%	0.6%	0.8%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	3.2%	2.9%	3.1%
2024 Two or More Races	3.8%	3.9%	4.0%
2024 Hispanic Origin (Any Race)	5.6%	5.2%	5.5%

Persons of Hispanic origin represent 5.5% of the population in the identified area compared to 19.6% 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 33.0 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	58	65	58
2010 Households	26,134	57,962	104,229
2020 Households	29,440	64,958	118,262
2024 Households	30,142	67,047	122,875
2029 Households	30,576	68,543	127,948
2010-2020 Annual Rate	1.20%	1.15%	1.27%
2020-2024 Annual Rate	0.56%	0.75%	0.90%
2024-2029 Annual Rate	0.29%	0.44%	0.81%
2024 Average Household Size	2.30	2.34	2.39

The household count in this area has changed from 118,262 in 2020 to 122,875 in the current year, a change of 0.90% annually. The five-year projection of households is 127,948, a change of 0.81% annually from the current year total. Average household size is currently 2.39, compared to 2.42 in the year 2020. The number of families in the current year is 66,912 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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 2841 Greenbriar Pkwy SW, Atlanta, Georgia, 30331
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	3 miles	5 miles	7 miles
Mortgage Income			
2024 Percent of Income for Mortgage	32.8%	33.3%	33.3%
Median Household Income			
2024 Median Household Income	\$56,100	\$58,161	\$55,485
2029 Median Household Income	\$69,671	\$73,595	\$68,803
2024-2029 Annual Rate	4.43%	4.82%	4.40%
Average Household Income			
2024 Average Household Income	\$78,784	\$83,885	\$79,478
2029 Average Household Income	\$97,711	\$103,674	\$97,963
2024-2029 Annual Rate	4.40%	4.33%	4.27%
Per Capita Income			
2024 Per Capita Income	\$34,384	\$35,782	\$32,696
2029 Per Capita Income	\$43,670	\$45,260	\$41,295
2024-2029 Annual Rate	4.90%	4.81%	4.78%
GINI Index			
2024 Gini Index	43.7	44.7	45.1
Households by Income			

Current median household income is \$55,485 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$68,803 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$79,478 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$97,963 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$32,696 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$41,295 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	74	73	73
2010 Total Housing Units	31,567	70,571	130,077
2010 Owner Occupied Housing Units	11,557	27,188	48,255
2010 Renter Occupied Housing Units	14,577	30,774	55,974
2010 Vacant Housing Units	5,433	12,609	25,848
2020 Total Housing Units	32,833	72,624	133,491
2020 Owner Occupied Housing Units	11,394	28,140	50,689
2020 Renter Occupied Housing Units	18,046	36,818	67,573
2020 Vacant Housing Units	3,359	7,672	15,147
2024 Total Housing Units	33,097	73,895	137,192
2024 Owner Occupied Housing Units	12,800	31,805	57,017
2024 Renter Occupied Housing Units	17,342	35,242	65,858
2024 Vacant Housing Units	2,955	6,848	14,317
2029 Total Housing Units	33,652	75,565	142,513
2029 Owner Occupied Housing Units	13,493	33,772	61,562
2029 Renter Occupied Housing Units	17,083	34,771	66,386
2029 Vacant Housing Units	3,076	7,022	14,565

Socioeconomic Status Index			
2024 Socioeconomic Status Index	44.2	43.4	42.6

Currently, 41.6% of the 137,192 housing units in the area are owner occupied; 48.0%, renter occupied; and 10.4% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 133,491 housing units in the area and 11.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.65%. Median home value in the area is \$294,987, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 5.90% annually to \$392,948.

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