

Executive Summary

1441 Dresden Dr NE, Brookhaven, Georgia, 30319 2
 1441 Dresden Dr NE, Brookhaven, Georgia, 30319
 Rings: 3, 5, 7 mile radii

Prepared by Esri
 Latitude: 33.86067
 Longitude: -84.33022

	3 miles	5 miles	7 miles
Population			
2010 Population	112,199	276,115	525,230
2020 Population	129,231	318,551	617,157
2024 Population	131,806	327,096	633,046
2029 Population	134,931	333,570	648,478
2010-2020 Annual Rate	1.42%	1.44%	1.63%
2020-2024 Annual Rate	0.47%	0.62%	0.60%
2024-2029 Annual Rate	0.47%	0.39%	0.48%
2020 Male Population	49.4%	48.9%	49.3%
2020 Female Population	50.6%	51.1%	50.7%
2020 Median Age	34.3	34.4	34.4
2024 Male Population	49.9%	49.6%	49.9%
2024 Female Population	50.1%	50.4%	50.1%
2024 Median Age	34.7	34.7	34.9

In the identified area, the current year population is 633,046. In 2020, the Census count in the area was 617,157. The rate of change since 2020 was 0.60% annually. The five-year projection for the population in the area is 648,478 representing a change of 0.48% annually from 2024 to 2029. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 34.9, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	55.0%	54.8%	53.9%
2024 Black Alone	14.3%	15.4%	17.1%
2024 American Indian/Alaska Native Alone	0.8%	0.8%	0.7%
2024 Asian Alone	8.2%	9.6%	10.8%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	11.8%	9.9%	8.4%
2024 Two or More Races	9.8%	9.4%	9.0%
2024 Hispanic Origin (Any Race)	20.6%	17.9%	15.7%

Persons of Hispanic origin represent 15.7% 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 74.5 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	130	129	128
2010 Households	50,377	125,402	236,853
2020 Households	60,034	147,732	282,515
2024 Households	62,148	153,096	292,798
2029 Households	64,445	158,229	305,732
2010-2020 Annual Rate	1.77%	1.65%	1.78%
2020-2024 Annual Rate	0.82%	0.84%	0.84%
2024-2029 Annual Rate	0.73%	0.66%	0.87%
2024 Average Household Size	2.10	2.08	2.12

The household count in this area has changed from 282,515 in 2020 to 292,798 in the current year, a change of 0.84% annually. The five-year projection of households is 305,732, a change of 0.87% annually from the current year total. Average household size is currently 2.12, compared to 2.14 in the year 2020. The number of families in the current year is 134,100 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.

Executive Summary

1441 Dresden Dr NE, Brookhaven, Georgia, 30319 2
 1441 Dresden Dr NE, Brookhaven, Georgia, 30319
 Rings: 3, 5, 7 mile radii

Prepared by Esri
 Latitude: 33.86067
 Longitude: -84.33022

	3 miles	5 miles	7 miles
Mortgage Income			
2024 Percent of Income for Mortgage	34.8%	35.0%	33.7%
Median Household Income			
2024 Median Household Income	\$113,524	\$108,943	\$108,288
2029 Median Household Income	\$133,070	\$128,096	\$126,252
2024-2029 Annual Rate	3.23%	3.29%	3.12%
Average Household Income			
2024 Average Household Income	\$167,439	\$163,322	\$161,435
2029 Average Household Income	\$191,647	\$189,156	\$186,011
2024-2029 Annual Rate	2.74%	2.98%	2.87%
Per Capita Income			
2024 Per Capita Income	\$79,223	\$76,557	\$74,683
2029 Per Capita Income	\$91,870	\$89,821	\$87,680
2024-2029 Annual Rate	3.01%	3.25%	3.26%
GINI Index			
2024 Gini Index	35.5	36.7	36.9

Households by Income

Current median household income is \$108,288 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$126,252 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$161,435 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$186,011 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$74,683 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$87,680 in five years, compared to \$51,203 for all U.S. households.

Housing

2024 Housing Affordability Index	70	70	72
2010 Total Housing Units	56,275	140,257	265,743
2010 Owner Occupied Housing Units	22,733	58,243	115,931
2010 Renter Occupied Housing Units	27,644	67,159	120,922
2010 Vacant Housing Units	5,898	14,855	28,890
2020 Total Housing Units	66,088	161,925	308,824
2020 Owner Occupied Housing Units	25,924	64,576	127,993
2020 Renter Occupied Housing Units	34,110	83,156	154,522
2020 Vacant Housing Units	6,103	14,225	26,256
2024 Total Housing Units	68,646	167,845	321,255
2024 Owner Occupied Housing Units	27,781	69,697	138,050
2024 Renter Occupied Housing Units	34,367	83,399	154,748
2024 Vacant Housing Units	6,498	14,749	28,457
2029 Total Housing Units	70,884	173,281	334,540
2029 Owner Occupied Housing Units	28,864	72,755	143,639
2029 Renter Occupied Housing Units	35,581	85,474	162,093
2029 Vacant Housing Units	6,439	15,052	28,808

Socioeconomic Status Index

2024 Socioeconomic Status Index	56.0	57.2	56.4
---------------------------------	------	------	------

Currently, 43.0% of the 321,255 housing units in the area are owner occupied; 48.2%, renter occupied; and 8.9% 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 308,824 housing units in the area and 8.5% vacant housing units. The annual rate of change in housing units since 2020 is 0.93%. Median home value in the area is \$582,682, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.23% annually to \$650,554.

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.