

Executive Summary

4651 Sandy Plains Rd, Roswell, Georgia, 30075
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 34.06392
 Longitude: -84.42598

	1 mile	3 miles	5 miles
Population			
2010 Population	5,955	50,854	141,003
2020 Population	6,376	55,816	158,637
2024 Population	6,371	56,497	161,322
2029 Population	6,303	56,773	162,668
2010-2020 Annual Rate	0.69%	0.94%	1.19%
2020-2024 Annual Rate	-0.02%	0.29%	0.40%
2024-2029 Annual Rate	-0.21%	0.10%	0.17%
2020 Male Population	49.7%	48.9%	48.7%
2020 Female Population	50.3%	51.1%	51.3%
2020 Median Age	42.4	43.0	42.3
2024 Male Population	50.5%	49.7%	49.6%
2024 Female Population	49.5%	50.3%	50.4%
2024 Median Age	43.1	43.6	42.9

In the identified area, the current year population is 161,322. In 2020, the Census count in the area was 158,637. The rate of change since 2020 was 0.40% annually. The five-year projection for the population in the area is 162,668 representing a change of 0.17% annually from 2024 to 2029. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 42.9, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	78.6%	76.6%	74.4%
2024 Black Alone	5.1%	6.2%	6.6%
2024 American Indian/Alaska Native Alone	0.3%	0.2%	0.2%
2024 Asian Alone	4.1%	5.6%	6.7%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	2.6%	2.6%	2.8%
2024 Two or More Races	9.3%	8.8%	9.3%
2024 Hispanic Origin (Any Race)	7.3%	7.9%	8.4%

Persons of Hispanic origin represent 8.4% 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 51.7 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	238	216	199
2010 Households	2,008	18,079	51,363
2020 Households	2,087	19,536	56,582
2024 Households	2,108	19,846	57,711
2029 Households	2,108	20,171	58,877
2010-2020 Annual Rate	0.39%	0.78%	0.97%
2020-2024 Annual Rate	0.24%	0.37%	0.47%
2024-2029 Annual Rate	0.00%	0.33%	0.40%
2024 Average Household Size	3.02	2.84	2.78

The household count in this area has changed from 56,582 in 2020 to 57,711 in the current year, a change of 0.47% annually. The five-year projection of households is 58,877, a change of 0.40% annually from the current year total. Average household size is currently 2.78, compared to 2.79 in the year 2020. The number of families in the current year is 44,871 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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Mortgage Income			
2024 Percent of Income for Mortgage	20.0%	21.3%	22.2%
Median Household Income			
2024 Median Household Income	\$173,776	\$156,003	\$145,104
2029 Median Household Income	\$195,758	\$172,513	\$161,959
2024-2029 Annual Rate	2.41%	2.03%	2.22%
Average Household Income			
2024 Average Household Income	\$221,017	\$201,893	\$192,007
2029 Average Household Income	\$249,697	\$228,162	\$217,198
2024-2029 Annual Rate	2.47%	2.48%	2.50%
Per Capita Income			
2024 Per Capita Income	\$74,794	\$70,995	\$68,637
2029 Per Capita Income	\$85,354	\$81,151	\$78,555
2024-2029 Annual Rate	2.68%	2.71%	2.74%
GINI Index			
2024 Gini Index	24.1	27.4	29.0
Households by Income			

Current median household income is \$145,104 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$161,959 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$192,007 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$217,198 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$68,637 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$78,555 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	125	117	112
2010 Total Housing Units	2,089	18,851	53,871
2010 Owner Occupied Housing Units	1,844	16,645	45,543
2010 Renter Occupied Housing Units	163	1,435	5,820
2010 Vacant Housing Units	81	772	2,508
2020 Total Housing Units	2,149	20,096	58,417
2020 Owner Occupied Housing Units	1,946	17,925	49,900
2020 Renter Occupied Housing Units	141	1,611	6,682
2020 Vacant Housing Units	62	560	1,870
2024 Total Housing Units	2,158	20,291	59,220
2024 Owner Occupied Housing Units	1,989	18,422	51,561
2024 Renter Occupied Housing Units	119	1,424	6,150
2024 Vacant Housing Units	50	445	1,509
2029 Total Housing Units	2,176	20,692	60,644
2029 Owner Occupied Housing Units	2,003	18,865	52,962
2029 Renter Occupied Housing Units	106	1,305	5,915
2029 Vacant Housing Units	68	521	1,767
Socioeconomic Status Index			
2024 Socioeconomic Status Index	71.5	68.5	66.4

Currently, 87.1% of the 59,220 housing units in the area are owner occupied; 10.4%, renter occupied; and 2.5% 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 58,417 housing units in the area and 3.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.32%. Median home value in the area is \$513,766, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.20% annually to \$572,860.

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May 05, 2025