

## Executive Summary

2460 Jett Ferry Rd, Atlanta, Georgia, 30338  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 33.95796  
 Longitude: -84.30297

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	6,796	82,813	220,348
2020 Population	6,999	91,995	246,097
2025 Population	6,811	92,340	249,741
2030 Population	6,611	92,003	253,446
2010-2020 Annual Rate	0.29%	1.06%	1.11%
2020-2025 Annual Rate	-0.52%	0.07%	0.28%
2025-2030 Annual Rate	-0.59%	-0.07%	0.29%
2020 Male Population	48.2%	48.3%	48.7%
2020 Female Population	51.8%	51.7%	51.3%
2020 Median Age	48.5	37.0	36.0
2025 Male Population	48.9%	49.1%	49.3%
2025 Female Population	51.1%	50.9%	50.7%
2025 Median Age	48.5	38.1	37.1

In the identified area, the current year population is 249,741. In 2020, the Census count in the area was 246,097. The rate of change since 2020 was 0.28% annually. The five-year projection for the population in the area is 253,446 representing a change of 0.29% annually from 2025 to 2030. Currently, the population is 49.3% male and 50.7% female.

### Median Age

The median age in this area is 37.1, compared to U.S. median age of 39.6.

### Race and Ethnicity

2025 White Alone	82.4%	52.8%	48.0%
2025 Black Alone	3.6%	16.3%	18.1%
2025 American Indian/Alaska Native Alone	0.1%	0.6%	0.9%
2025 Asian Alone	5.9%	13.4%	12.3%
2025 Pacific Islander Alone	0.0%	0.0%	0.1%
2025 Other Race	1.2%	7.5%	10.3%
2025 Two or More Races	6.9%	9.4%	10.3%
2025 Hispanic Origin (Any Race)	4.3%	14.9%	19.2%

Persons of Hispanic origin represent 19.2% of the population in the identified area compared to 19.7% 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 79.3 in the identified area, compared to 72.7 for the U.S. as a whole.

### Households

2025 Wealth Index	333	166	134
2010 Households	2,532	35,059	92,355
2020 Households	2,585	37,844	104,433
2025 Households	2,518	38,199	107,242
2030 Households	2,452	38,286	109,353
2010-2020 Annual Rate	0.21%	0.77%	1.24%
2020-2025 Annual Rate	-0.50%	0.18%	0.51%
2025-2030 Annual Rate	-0.53%	0.05%	0.39%
2025 Average Household Size	2.70	2.41	2.32

The household count in this area has changed from 104,433 in 2020 to 107,242 in the current year, a change of 0.51% annually. The five-year projection of households is 109,353, a change of 0.39% annually from the current year total. Average household size is currently 2.32, compared to 2.34 in the year 2020. The number of families in the current year is 60,496 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 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

October 02, 2025

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<b>Mortgage Income</b>			
2025 Percent of Income for Mortgage	19.4%	33.6%	33.6%
<b>Median Household Income</b>			
2025 Median Household Income	\$213,426	\$110,628	\$101,149
2030 Median Household Income	\$239,629	\$127,735	\$115,552
2025-2030 Annual Rate	2.34%	2.92%	2.70%
<b>Average Household Income</b>			
2025 Average Household Income	\$293,745	\$176,659	\$154,293
2030 Average Household Income	\$327,120	\$196,149	\$172,480
2025-2030 Annual Rate	2.18%	2.12%	2.25%
<b>Per Capita Income</b>			
2025 Per Capita Income	\$109,945	\$73,176	\$66,350
2030 Per Capita Income	\$122,835	\$81,748	\$74,537
2025-2030 Annual Rate	2.24%	2.24%	2.35%
<b>GINI Index</b>			
2025 Gini Index	37.7	48.2	48.5
<b>Households by Income</b>			

Current median household income is \$101,149 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$115,552 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$154,293 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$172,480 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$66,350 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$74,537 in five years, compared to \$50,744 for all U.S. households.

<b>Housing</b>			
2025 Housing Affordability Index	120	69	69
2010 Total Housing Units	2,607	38,146	101,097
2010 Owner Occupied Housing Units	2,451	19,255	46,212
2010 Renter Occupied Housing Units	80	15,804	46,143
2010 Vacant Housing Units	75	3,087	8,742
2020 Total Housing Units	2,676	40,194	111,572
2020 Owner Occupied Housing Units	2,469	19,961	49,580
2020 Renter Occupied Housing Units	116	17,883	54,853
2020 Vacant Housing Units	94	2,322	7,127
2025 Total Housing Units	2,602	40,562	114,806
2025 Owner Occupied Housing Units	2,429	21,086	52,686
2025 Renter Occupied Housing Units	89	17,113	54,556
2025 Vacant Housing Units	84	2,363	7,564
2030 Total Housing Units	2,602	41,157	117,853
2030 Owner Occupied Housing Units	2,376	21,393	53,750
2030 Renter Occupied Housing Units	76	16,893	55,604
2030 Vacant Housing Units	150	2,871	8,500
<b>Socioeconomic Status Index</b>			
2025 Socioeconomic Status Index	78.2	58.9	55.4

Currently, 45.9% of the 114,806 housing units in the area are owner occupied; 47.5%, renter occupied; and 6.6% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 111,572 housing units in the area and 6.4% vacant housing units. The annual rate of change in housing units since 2020 is 0.55%. Median home value in the area is \$543,474, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 2.37% annually to \$611,147.

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