



Executive Summary

Drive Times: 5, 10, 15 drive time minute radii

2306 Jonesboro Rd, McDonough, GA 30253,

Latitude: 33.4644

Longitude: -84.2323

	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2000 Population	3,473	33,435	108,405
2010 Population	5,285	51,150	165,834
2021 Population	7,754	64,675	202,026
2026 Population	8,892	70,799	218,425
2000-2010 Annual Rate	4.29%	4.34%	4.34%
2010-2021 Annual Rate	3.47%	2.11%	1.77%
2021-2026 Annual Rate	2.78%	1.83%	1.57%
2021 Male Population	48.0%	47.7%	47.8%
2021 Female Population	52.0%	52.3%	52.2%
2021 Median Age	39.7	36.3	35.7

In the identified area, the current year population is 202,026. In 2010, the Census count in the area was 165,834. The rate of change since 2010 was 1.77% annually. The five-year projection for the population in the area is 218,425 representing a change of 1.57% annually from 2021 to 2026. Currently, the population is 47.8% male and 52.2% female.

Median Age

The median age in this area is 39.7, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	38.3%	31.3%	27.6%
2021 Black Alone	48.3%	55.2%	59.8%
2021 American Indian/Alaska Native Alone	0.2%	0.3%	0.3%
2021 Asian Alone	7.9%	5.8%	4.7%
2021 Pacific Islander Alone	0.0%	0.1%	0.1%
2021 Other Race	2.3%	3.9%	4.2%
2021 Two or More Races	3.0%	3.4%	3.3%
2021 Hispanic Origin (Any Race)	7.3%	9.5%	9.7%

Persons of Hispanic origin represent 9.7% of the population in the identified area compared to 18.9% 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 64.1 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	117	88	77
2000 Households	1,188	11,471	37,819
2010 Households	1,778	18,268	58,506
2021 Total Households	2,519	22,853	71,059
2026 Total Households	2,900	24,976	76,812
2000-2010 Annual Rate	4.11%	4.76%	4.46%
2010-2021 Annual Rate	3.15%	2.01%	1.74%
2021-2026 Annual Rate	2.86%	1.79%	1.57%
2021 Average Household Size	3.08	2.81	2.81

The household count in this area has changed from 58,506 in 2010 to 71,059 in the current year, a change of 1.74% annually. The five-year projection of households is 76,812, a change of 1.57% annually from the current year total. Average household size is currently 2.81, compared to 2.80 in the year 2010. The number of families in the current year is 51,404 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, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



Executive Summary

Drive Times: 5, 10, 15 drive time minute radii

2306 Jonesboro Rd, McDonough, GA 30253,

Latitude: 33.4644

Longitude: -84.2323

	5 drive time minute	10 drive time minute	15 drive time minute
Mortgage Income			
2021 Percent of Income for Mortgage	11.0%	11.8%	12.3%
Median Household Income			
2021 Median Household Income	\$97,726	\$71,935	\$64,016
2026 Median Household Income	\$102,471	\$78,340	\$70,184
2021-2026 Annual Rate	0.95%	1.72%	1.86%
Average Household Income			
2021 Average Household Income	\$107,459	\$88,321	\$81,353
2026 Average Household Income	\$118,630	\$98,642	\$91,065
2021-2026 Annual Rate	2.00%	2.23%	2.28%
Per Capita Income			
2021 Per Capita Income	\$35,316	\$30,980	\$28,567
2026 Per Capita Income	\$39,154	\$34,553	\$31,972
2021-2026 Annual Rate	2.08%	2.21%	2.28%

Households by Income

Current median household income is \$64,016 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$70,184 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$81,353 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$91,065 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$28,567 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$31,972 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	203	187	181
2000 Total Housing Units	1,211	12,029	39,591
2000 Owner Occupied Housing Units	1,129	9,236	30,373
2000 Renter Occupied Housing Units	58	2,235	7,447
2000 Vacant Housing Units	24	558	1,771
2010 Total Housing Units	1,882	20,118	64,716
2010 Owner Occupied Housing Units	1,554	12,816	40,488
2010 Renter Occupied Housing Units	224	5,452	18,018
2010 Vacant Housing Units	104	1,850	6,210
2021 Total Housing Units	2,643	24,484	76,151
2021 Owner Occupied Housing Units	2,248	16,508	50,000
2021 Renter Occupied Housing Units	271	6,345	21,060
2021 Vacant Housing Units	124	1,631	5,092
2026 Total Housing Units	3,080	27,090	82,975
2026 Owner Occupied Housing Units	2,280	17,686	54,437
2026 Renter Occupied Housing Units	620	7,290	22,375
2026 Vacant Housing Units	180	2,114	6,163

Currently, 65.7% of the 76,151 housing units in the area are owner occupied; 27.7%, renter occupied; and 6.7% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 64,716 housing units in the area - 62.6% owner occupied, 27.8% renter occupied, and 9.6% vacant. The annual rate of change in housing units since 2010 is 7.50%. Median home value in the area is \$187,015, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.85% annually to \$215,181.

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, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.