



Executive Summary

Rings: 1, 3, 5 mile radii

58 Edgewood Ave NE, Atlanta, GA 30303,

Latitude: 33.7546

Longitude: -84.3872

	1 mile	3 mile	5 mile
Population			
2010 Population	18,130	153,879	310,313
2020 Population	26,428	191,977	364,144
2022 Population	27,137	199,332	376,399
2027 Population	28,328	209,952	391,524
2010-2020 Annual Rate	3.84%	2.24%	1.61%
2020-2022 Annual Rate	1.18%	1.68%	1.48%
2022-2027 Annual Rate	0.86%	1.04%	0.79%
2022 Male Population	54.5%	52.1%	50.8%
2022 Female Population	45.5%	47.9%	49.2%
2022 Median Age	30.1	32.5	34.0

In the identified area, the current year population is 376,399. In 2020, the Census count in the area was 364,144. The rate of change since 2020 was 1.48% annually. The five-year projection for the population in the area is 391,524 representing a change of 0.79% annually from 2022 to 2027. Currently, the population is 50.8% male and 49.2% female.

Median Age

The median age in this area is 34.0, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	29.8%	44.2%	43.1%
2022 Black Alone	55.8%	40.6%	42.5%
2022 American Indian/Alaska Native Alone	0.3%	0.2%	0.3%
2022 Asian Alone	5.7%	6.1%	5.2%
2022 Pacific Islander Alone	0.1%	0.1%	0.0%
2022 Other Race	2.6%	2.0%	2.3%
2022 Two or More Races	5.8%	6.8%	6.6%
2022 Hispanic Origin (Any Race)	7.1%	6.2%	6.2%

Persons of Hispanic origin represent 6.2% of the population in the identified area compared to 19.0% 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 67.0 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	57	89	100
2010 Households	8,211	68,757	135,081
2020 Households	11,208	91,276	167,665
2022 Households	11,653	95,469	173,763
2027 Households	12,469	101,547	182,090
2010-2020 Annual Rate	3.16%	2.87%	2.18%
2020-2022 Annual Rate	1.75%	2.02%	1.60%
2022-2027 Annual Rate	1.36%	1.24%	0.94%
2022 Average Household Size	1.54	1.81	1.97

The household count in this area has changed from 167,665 in 2020 to 173,763 in the current year, a change of 1.60% annually. The five-year projection of households is 182,090, a change of 0.94% annually from the current year total. Average household size is currently 1.97, compared to 1.97 in the year 2020. The number of families in the current year is 64,383 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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



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Mortgage Income			
2022 Percent of Income for Mortgage	30.2%	26.8%	27.2%
Median Household Income			
2022 Median Household Income	\$61,072	\$83,399	\$81,701
2027 Median Household Income	\$82,282	\$104,090	\$102,418
2022-2027 Annual Rate	6.14%	4.53%	4.62%
Average Household Income			
2022 Average Household Income	\$92,338	\$123,670	\$126,449
2027 Average Household Income	\$114,651	\$147,995	\$150,428
2022-2027 Annual Rate	4.42%	3.66%	3.53%
Per Capita Income			
2022 Per Capita Income	\$40,140	\$59,705	\$58,729
2027 Per Capita Income	\$50,099	\$71,922	\$70,194
2022-2027 Annual Rate	4.53%	3.79%	3.63%

Households by Income

Current median household income is \$81,701 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$102,418 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$126,449 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$150,428 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$58,729 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$70,194 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	80	89	88
2010 Total Housing Units	10,844	86,413	165,746
2010 Owner Occupied Housing Units	2,438	26,408	59,179
2010 Renter Occupied Housing Units	5,770	42,348	75,898
2010 Vacant Housing Units	2,633	17,656	30,665
2020 Total Housing Units	12,850	103,943	189,410
2020 Vacant Housing Units	1,642	12,667	21,745
2022 Total Housing Units	13,620	109,659	197,214
2022 Owner Occupied Housing Units	3,481	38,388	78,501
2022 Renter Occupied Housing Units	8,172	57,081	95,262
2022 Vacant Housing Units	1,967	14,190	23,451
2027 Total Housing Units	14,670	117,409	208,502
2027 Owner Occupied Housing Units	3,680	39,903	81,286
2027 Renter Occupied Housing Units	8,789	61,644	100,804
2027 Vacant Housing Units	2,201	15,862	26,412

Currently, 39.8% of the 197,214 housing units in the area are owner occupied; 48.3%, renter occupied; and 11.9% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 189,410 housing units in the area and 11.5% vacant housing units. The annual rate of change in housing units since 2020 is 1.81%. Median home value in the area is \$421,702, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 2.72% annually to \$482,319.

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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.