



Executive Summary

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

235 Blackwood Ct SE, Calhoun, GA 30701,

Latitude: 34.4568

Longitude: -84.9103

	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2010 Population	1,472	22,332	45,673
2020 Population	1,537	23,013	47,404
2022 Population	1,539	23,267	47,895
2027 Population	1,540	23,545	48,390
2010-2020 Annual Rate	0.43%	0.30%	0.37%
2020-2022 Annual Rate	0.06%	0.49%	0.46%
2022-2027 Annual Rate	0.01%	0.24%	0.21%
2022 Male Population	50.0%	49.3%	49.4%
2022 Female Population	50.0%	50.7%	50.6%
2022 Median Age	41.6	36.8	36.6

In the identified area, the current year population is 47,895. In 2020, the Census count in the area was 47,404. The rate of change since 2020 was 0.46% annually. The five-year projection for the population in the area is 48,390 representing a change of 0.21% annually from 2022 to 2027. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 36.6, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	79.7%	72.3%	74.4%
2022 Black Alone	3.1%	4.6%	5.2%
2022 American Indian/Alaska Native Alone	0.8%	0.8%	0.7%
2022 Asian Alone	0.6%	1.8%	1.5%
2022 Pacific Islander Alone	0.1%	0.1%	0.0%
2022 Other Race	7.4%	10.7%	9.2%
2022 Two or More Races	8.4%	9.7%	8.9%
2022 Hispanic Origin (Any Race)	15.1%	20.8%	17.9%

Persons of Hispanic origin represent 17.9% 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 59.6 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	115	57	55
2010 Households	590	8,093	16,151
2020 Households	643	8,639	17,378
2022 Households	646	8,752	17,618
2027 Households	650	8,904	17,905
2010-2020 Annual Rate	0.86%	0.66%	0.73%
2020-2022 Annual Rate	0.21%	0.58%	0.61%
2022-2027 Annual Rate	0.12%	0.34%	0.32%
2022 Average Household Size	2.38	2.65	2.69

The household count in this area has changed from 17,378 in 2020 to 17,618 in the current year, a change of 0.61% annually. The five-year projection of households is 17,905, a change of 0.32% annually from the current year total. Average household size is currently 2.69, compared to 2.70 in the year 2020. The number of families in the current year is 12,645 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	13.8%	17.3%	17.3%
Median Household Income			
2022 Median Household Income	\$75,563	\$51,645	\$52,439
2027 Median Household Income	\$100,514	\$59,697	\$60,283
2022-2027 Annual Rate	5.87%	2.94%	2.83%
Average Household Income			
2022 Average Household Income	\$101,736	\$72,700	\$72,042
2027 Average Household Income	\$114,191	\$81,840	\$81,980
2022-2027 Annual Rate	2.34%	2.40%	2.62%
Per Capita Income			
2022 Per Capita Income	\$38,010	\$27,224	\$26,483
2027 Per Capita Income	\$42,974	\$30,812	\$30,312
2022-2027 Annual Rate	2.49%	2.51%	2.74%

Households by Income

Current median household income is \$52,439 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$60,283 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$72,042 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$81,980 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$26,483 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$30,312 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	178	141	141
2010 Total Housing Units	639	9,153	18,177
2010 Owner Occupied Housing Units	450	4,799	10,150
2010 Renter Occupied Housing Units	139	3,295	6,000
2010 Vacant Housing Units	49	1,060	2,026
2020 Total Housing Units	677	9,181	18,462
2020 Vacant Housing Units	34	542	1,084
2022 Total Housing Units	682	9,305	18,736
2022 Owner Occupied Housing Units	552	5,359	11,031
2022 Renter Occupied Housing Units	94	3,393	6,587
2022 Vacant Housing Units	36	553	1,118
2027 Total Housing Units	691	9,473	19,057
2027 Owner Occupied Housing Units	558	5,544	11,364
2027 Renter Occupied Housing Units	92	3,361	6,541
2027 Vacant Housing Units	41	569	1,152

Currently, 58.9% of the 18,736 housing units in the area are owner occupied; 35.2%, renter occupied; and 6.0% 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 18,462 housing units in the area and 5.9% vacant housing units. The annual rate of change in housing units since 2020 is 0.66%. Median home value in the area is \$172,567, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 2.22% annually to \$192,606.

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.