



Executive Summary

Rings: 1, 3, 5 mile radii

200 Parkbrooke Dr, Woodstock, GA 30189,

Latitude: 34.1118

Longitude: -84.5586

	1 mile	3 mile	5 mile
Population			
2010 Population	8,111	53,082	132,095
2020 Population	8,485	61,938	154,694
2022 Population	8,529	64,823	160,659
2027 Population	8,813	68,105	167,971
2010-2020 Annual Rate	0.45%	1.55%	1.59%
2020-2022 Annual Rate	0.23%	2.04%	1.70%
2022-2027 Annual Rate	0.66%	0.99%	0.89%
2022 Male Population	49.4%	49.1%	49.1%
2022 Female Population	50.6%	50.9%	50.9%
2022 Median Age	35.9	36.2	36.8

In the identified area, the current year population is 160,659. In 2020, the Census count in the area was 154,694. The rate of change since 2020 was 1.70% annually. The five-year projection for the population in the area is 167,971 representing a change of 0.89% annually from 2022 to 2027. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 36.8, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	74.5%	70.8%	68.4%
2022 Black Alone	9.1%	9.6%	11.7%
2022 American Indian/Alaska Native Alone	0.3%	0.4%	0.4%
2022 Asian Alone	2.0%	2.4%	3.6%
2022 Pacific Islander Alone	0.0%	0.0%	0.0%
2022 Other Race	4.3%	5.5%	5.0%
2022 Two or More Races	9.7%	11.3%	10.9%
2022 Hispanic Origin (Any Race)	10.4%	14.6%	12.8%

Persons of Hispanic origin represent 12.8% 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 61.3 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	115	98	102
2010 Households	2,800	18,572	47,257
2020 Households	3,077	23,074	56,659
2022 Households	3,102	24,354	59,002
2027 Households	3,216	25,738	61,907
2010-2020 Annual Rate	0.95%	2.19%	1.83%
2020-2022 Annual Rate	0.36%	2.43%	1.82%
2022-2027 Annual Rate	0.72%	1.11%	0.97%
2022 Average Household Size	2.74	2.65	2.70

The household count in this area has changed from 56,659 in 2020 to 59,002 in the current year, a change of 1.82% annually. The five-year projection of households is 61,907, a change of 0.97% annually from the current year total. Average household size is currently 2.70, compared to 2.70 in the year 2020. The number of families in the current year is 41,752 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	13.9%	17.8%	16.6%
Median Household Income			
2022 Median Household Income	\$101,350	\$83,800	\$88,546
2027 Median Household Income	\$113,855	\$97,867	\$103,725
2022-2027 Annual Rate	2.35%	3.15%	3.22%
Average Household Income			
2022 Average Household Income	\$120,468	\$108,773	\$111,234
2027 Average Household Income	\$137,441	\$125,397	\$128,612
2022-2027 Annual Rate	2.67%	2.89%	2.95%
Per Capita Income			
2022 Per Capita Income	\$42,616	\$40,924	\$40,927
2027 Per Capita Income	\$48,830	\$47,445	\$47,488
2022-2027 Annual Rate	2.76%	3.00%	3.02%

Households by Income

Current median household income is \$88,546 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$103,725 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$111,234 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$128,612 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$40,927 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$47,488 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	173	137	147
2010 Total Housing Units	2,874	19,946	50,595
2010 Owner Occupied Housing Units	2,062	13,643	35,635
2010 Renter Occupied Housing Units	738	4,927	11,620
2010 Vacant Housing Units	74	1,374	3,338
2020 Total Housing Units	3,173	24,284	59,397
2020 Vacant Housing Units	96	1,210	2,738
2022 Total Housing Units	3,201	25,735	61,777
2022 Owner Occupied Housing Units	2,218	15,807	41,578
2022 Renter Occupied Housing Units	884	8,548	17,425
2022 Vacant Housing Units	99	1,381	2,775
2027 Total Housing Units	3,350	27,341	65,243
2027 Owner Occupied Housing Units	2,334	16,854	44,108
2027 Renter Occupied Housing Units	881	8,884	17,798
2027 Vacant Housing Units	134	1,603	3,336

Currently, 67.3% of the 61,777 housing units in the area are owner occupied; 28.2%, renter occupied; and 4.5% 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 59,397 housing units in the area and 4.6% vacant housing units. The annual rate of change in housing units since 2020 is 1.76%. Median home value in the area is \$278,140, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 1.49% annually to \$299,469.

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.