



Executive Summary

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

200 Parkbrooke Dr, Woodstock, GA 30189,

Latitude: 34.1118

Longitude: -84.5586

	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2010 Population	13,650	61,791	168,548
2020 Population	14,590	71,133	198,675
2022 Population	14,714	74,209	205,539
2027 Population	15,224	77,791	213,933
2010-2020 Annual Rate	0.67%	1.42%	1.66%
2020-2022 Annual Rate	0.38%	1.90%	1.52%
2022-2027 Annual Rate	0.68%	0.95%	0.80%
2022 Male Population	49.3%	49.2%	48.9%
2022 Female Population	50.7%	50.8%	51.1%
2022 Median Age	36.3	36.5	36.4

In the identified area, the current year population is 205,539. In 2020, the Census count in the area was 198,675. The rate of change since 2020 was 1.52% annually. The five-year projection for the population in the area is 213,933 representing a change of 0.80% annually from 2022 to 2027. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 36.4, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	74.2%	70.3%	66.3%
2022 Black Alone	8.2%	10.1%	13.5%
2022 American Indian/Alaska Native Alone	0.3%	0.4%	0.4%
2022 Asian Alone	1.9%	2.5%	3.9%
2022 Pacific Islander Alone	0.0%	0.0%	0.0%
2022 Other Race	4.9%	5.4%	5.1%
2022 Two or More Races	10.5%	11.3%	10.8%
2022 Hispanic Origin (Any Race)	12.2%	14.3%	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 63.2 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	120	98	98
2010 Households	4,661	21,643	60,642
2020 Households	5,329	26,413	73,012
2022 Households	5,382	27,782	75,650
2027 Households	5,587	29,299	78,978
2010-2020 Annual Rate	1.35%	2.01%	1.87%
2020-2022 Annual Rate	0.44%	2.27%	1.59%
2022-2027 Annual Rate	0.75%	1.07%	0.86%
2022 Average Household Size	2.73	2.66	2.66

The household count in this area has changed from 73,012 in 2020 to 75,650 in the current year, a change of 1.59% annually. The five-year projection of households is 78,978, a change of 0.86% annually from the current year total. Average household size is currently 2.66, compared to 2.66 in the year 2020. The number of families in the current year is 52,267 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	15.3%	17.4%	16.7%
Median Household Income			
2022 Median Household Income	\$101,306	\$84,196	\$86,797
2027 Median Household Income	\$111,395	\$99,133	\$102,900
2022-2027 Annual Rate	1.92%	3.32%	3.46%
Average Household Income			
2022 Average Household Income	\$121,451	\$108,421	\$109,562
2027 Average Household Income	\$137,042	\$124,844	\$127,242
2022-2027 Annual Rate	2.44%	2.86%	3.04%
Per Capita Income			
2022 Per Capita Income	\$43,615	\$40,649	\$40,469
2027 Per Capita Income	\$49,396	\$47,076	\$47,134
2022-2027 Annual Rate	2.52%	2.98%	3.10%

Households by Income

Current median household income is \$86,797 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$102,900 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$109,562 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$127,242 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$40,469 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$47,134 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	158	140	146
2010 Total Housing Units	4,929	23,232	65,338
2010 Owner Occupied Housing Units	3,531	16,300	45,175
2010 Renter Occupied Housing Units	1,130	5,340	15,467
2010 Vacant Housing Units	268	1,589	4,696
2020 Total Housing Units	5,585	27,740	76,799
2020 Vacant Housing Units	256	1,327	3,787
2022 Total Housing Units	5,674	29,269	79,448
2022 Owner Occupied Housing Units	3,938	18,595	52,314
2022 Renter Occupied Housing Units	1,444	9,187	23,336
2022 Vacant Housing Units	292	1,487	3,798
2027 Total Housing Units	5,943	31,058	83,447
2027 Owner Occupied Housing Units	4,126	19,780	55,303
2027 Renter Occupied Housing Units	1,461	9,519	23,675
2027 Vacant Housing Units	356	1,759	4,469

Currently, 65.8% of the 79,448 housing units in the area are owner occupied; 29.4%, renter occupied; and 4.8% 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 76,799 housing units in the area and 4.9% vacant housing units. The annual rate of change in housing units since 2020 is 1.52%. Median home value in the area is \$275,114, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 1.52% annually to \$296,690.

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.