



# Executive Summary

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

3849 Browns Mill Rd SE, Atlanta, GA 30354,

Latitude: 33.6528

Longitude: -84.3938

	5 drive time minute	10 drive time minute	15 drive time minute
<b>Population</b>			
2010 Population	8,582	101,701	330,204
2020 Population	9,214	109,457	359,869
2023 Population	9,073	110,634	366,021
2028 Population	11,138	114,311	375,906
2010-2020 Annual Rate	0.71%	0.74%	0.86%
2020-2023 Annual Rate	-0.47%	0.33%	0.52%
2023-2028 Annual Rate	4.19%	0.66%	0.53%
2020 Male Population	47.6%	47.3%	47.5%
2020 Female Population	52.4%	52.7%	52.5%
2020 Median Age	33.0	33.7	34.2
2023 Male Population	49.0%	48.7%	48.3%
2023 Female Population	51.0%	51.3%	51.7%
2023 Median Age	33.5	33.5	34.0

In the identified area, the current year population is 366,021. In 2020, the Census count in the area was 359,869. The rate of change since 2020 was 0.52% annually. The five-year projection for the population in the area is 375,906 representing a change of 0.53% annually from 2023 to 2028. Currently, the population is 48.3% male and 51.7% female.

### Median Age

The median age in this area is 34.0, compared to U.S. median age of 39.1.

### Race and Ethnicity

2023 White Alone	12.8%	9.7%	10.6%
2023 Black Alone	63.3%	72.5%	73.9%
2023 American Indian/Alaska Native Alone	0.8%	0.7%	0.6%
2023 Asian Alone	2.7%	2.5%	3.2%
2023 Pacific Islander Alone	0.0%	0.1%	0.0%
2023 Other Race	13.3%	9.0%	6.6%
2023 Two or More Races	7.1%	5.5%	5.1%
2023 Hispanic Origin (Any Race)	21.0%	14.5%	11.1%

Persons of Hispanic origin represent 11.1% of the population in the identified area compared to 19.4% 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 54.6 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

2023 Wealth Index	37	35	45
2010 Households	3,104	37,934	123,456
2020 Households	3,564	43,495	140,598
2023 Households	3,605	44,429	144,720
2028 Households	4,561	46,344	150,479
2010-2020 Annual Rate	1.39%	1.38%	1.31%
2020-2023 Annual Rate	0.35%	0.66%	0.89%
2023-2028 Annual Rate	4.82%	0.85%	0.78%
2023 Average Household Size	2.52	2.46	2.45

The household count in this area has changed from 140,598 in 2020 to 144,720 in the current year, a change of 0.89% annually. The five-year projection of households is 150,479, a change of 0.78% annually from the current year total. Average household size is currently 2.45, compared to 2.47 in the year 2020. The number of families in the current year is 82,491 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



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<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	22.2%	28.4%	26.5%
<b>Median Household Income</b>			
2023 Median Household Income	\$50,875	\$40,889	\$47,192
2028 Median Household Income	\$59,952	\$48,636	\$56,191
2023-2028 Annual Rate	3.34%	3.53%	3.55%
<b>Average Household Income</b>			
2023 Average Household Income	\$63,546	\$59,643	\$70,267
2028 Average Household Income	\$82,781	\$71,260	\$83,667
2023-2028 Annual Rate	5.43%	3.62%	3.55%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$25,154	\$24,119	\$28,251
2028 Per Capita Income	\$33,821	\$29,125	\$33,994
2023-2028 Annual Rate	6.10%	3.84%	3.77%
<b>GINI Index</b>			
2023 Gini Index	39.8	45.1	45.0

### Households by Income

Current median household income is \$47,192 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$56,191 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$70,267 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$83,667 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$28,251 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$33,994 in five years, compared to \$47,525 for all U.S. households

<b>Housing</b>			
2023 Housing Affordability Index	114	89	95
2010 Total Housing Units	3,850	47,950	151,238
2010 Owner Occupied Housing Units	1,121	13,511	52,978
2010 Renter Occupied Housing Units	1,983	24,435	70,488
2010 Vacant Housing Units	746	10,016	27,782
2020 Total Housing Units	4,010	49,454	157,173
2020 Owner Occupied Housing Units	1,185	13,598	53,555
2020 Renter Occupied Housing Units	2,379	29,897	87,043
2020 Vacant Housing Units	451	5,786	16,411
2023 Total Housing Units	4,034	50,167	161,342
2023 Owner Occupied Housing Units	1,391	15,394	59,807
2023 Renter Occupied Housing Units	2,214	29,035	84,913
2023 Vacant Housing Units	429	5,738	16,622
2028 Total Housing Units	5,019	52,132	167,315
2028 Owner Occupied Housing Units	2,081	16,734	62,844
2028 Renter Occupied Housing Units	2,479	29,610	87,634
2028 Vacant Housing Units	458	5,788	16,836

### Socioeconomic Status Index

2023 Socioeconomic Status Index	39.0	39.3	40.6
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Currently, 37.1% of the 161,342 housing units in the area are owner occupied; 52.6%, renter occupied; and 10.3% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 157,173 housing units in the area and 10.4% vacant housing units. The annual rate of change in housing units since 2020 is 0.81%. Median home value in the area is \$207,950, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 1.55% annually to \$224,578.

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**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.