



Executive Summary

Rings: 5, 7, 10 mile radii

2561 Lake Oconee Pkwy, Greensboro, GA

Latitude: 33.5441

Longitude: -83.208

	5 mile	7 mile	10 mile
Population			
2010 Population	5,762	9,278	18,107
2020 Population	6,671	11,890	21,822
2023 Population	7,099	12,933	23,600
2028 Population	7,484	13,750	25,164
2010-2020 Annual Rate	1.48%	2.51%	1.88%
2020-2023 Annual Rate	1.93%	2.62%	2.44%
2023-2028 Annual Rate	1.06%	1.23%	1.29%
2020 Male Population	48.0%	48.2%	48.5%
2020 Female Population	52.0%	51.8%	51.5%
2020 Median Age	43.1	50.2	51.4
2023 Male Population	49.0%	49.4%	49.6%
2023 Female Population	51.0%	50.6%	50.4%
2023 Median Age	44.5	52.4	53.5

In the identified area, the current year population is 23,600. In 2020, the Census count in the area was 21,822. The rate of change since 2020 was 2.44% annually. The five-year projection for the population in the area is 25,164 representing a change of 1.29% annually from 2023 to 2028. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 53.5, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	43.5%	58.3%	63.5%
2023 Black Alone	43.7%	31.0%	26.8%
2023 American Indian/Alaska Native Alone	0.2%	0.2%	0.3%
2023 Asian Alone	0.9%	0.9%	0.9%
2023 Pacific Islander Alone	0.1%	0.0%	0.0%
2023 Other Race	6.1%	4.6%	3.7%
2023 Two or More Races	5.5%	5.0%	4.9%
2023 Hispanic Origin (Any Race)	10.5%	8.0%	7.0%

Persons of Hispanic origin represent 7.0% 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 58.4 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	92	146	157
2010 Households	2,243	3,837	7,539
2020 Households	2,612	4,988	9,203
2023 Households	2,793	5,431	9,974
2028 Households	2,969	5,822	10,748
2010-2020 Annual Rate	1.53%	2.66%	2.01%
2020-2023 Annual Rate	2.08%	2.65%	2.51%
2023-2028 Annual Rate	1.23%	1.40%	1.51%
2023 Average Household Size	2.53	2.37	2.35

The household count in this area has changed from 9,203 in 2020 to 9,974 in the current year, a change of 2.51% annually. The five-year projection of households is 10,748, a change of 1.51% annually from the current year total. Average household size is currently 2.35, compared to 2.36 in the year 2020. The number of families in the current year is 6,909 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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Mortgage Income			
2023 Percent of Income for Mortgage	27.1%	28.6%	28.2%
Median Household Income			
2023 Median Household Income	\$55,700	\$73,278	\$75,045
2028 Median Household Income	\$62,327	\$80,995	\$83,554
2023-2028 Annual Rate	2.27%	2.02%	2.17%
Average Household Income			
2023 Average Household Income	\$85,740	\$114,941	\$121,015
2028 Average Household Income	\$97,496	\$129,258	\$134,967
2023-2028 Annual Rate	2.60%	2.38%	2.21%
Per Capita Income			
2023 Per Capita Income	\$34,221	\$48,180	\$50,919
2028 Per Capita Income	\$39,233	\$54,643	\$57,388
2023-2028 Annual Rate	2.77%	2.55%	2.42%
GINI Index			
2023 Gini Index	45.0	43.4	42.7

Households by Income

Current median household income is \$75,045 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$83,554 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$121,015 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$134,967 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$50,919 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$57,388 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	92	87	88
2010 Total Housing Units	2,736	5,050	10,477
2010 Owner Occupied Housing Units	1,375	2,701	5,575
2010 Renter Occupied Housing Units	868	1,136	1,964
2010 Vacant Housing Units	493	1,213	2,938
2020 Total Housing Units	3,039	6,207	11,987
2020 Owner Occupied Housing Units	1,702	3,717	7,056
2020 Renter Occupied Housing Units	910	1,271	2,147
2020 Vacant Housing Units	434	1,240	2,799
2023 Total Housing Units	3,217	6,678	12,915
2023 Owner Occupied Housing Units	1,855	4,054	7,587
2023 Renter Occupied Housing Units	938	1,377	2,387
2023 Vacant Housing Units	424	1,247	2,941
2028 Total Housing Units	3,359	7,049	13,679
2028 Owner Occupied Housing Units	2,005	4,398	8,279
2028 Renter Occupied Housing Units	964	1,425	2,469
2028 Vacant Housing Units	390	1,227	2,931

Socioeconomic Status Index

2023 Socioeconomic Status Index	46.6	49.9	50.5
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Currently, 58.7% of the 12,915 housing units in the area are owner occupied; 18.5%, renter occupied; and 22.8% 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 11,987 housing units in the area and 23.4% vacant housing units. The annual rate of change in housing units since 2020 is 2.32%. Median home value in the area is \$352,313, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 1.90% annually to \$387,030.

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