



Executive Summary

Rings: 1, 3, 5 mile radii

6017 Jefferson Rd, Athens, GA 30607, USA

Latitude: 33.9939

Longitude: -83.4391

	1 mile	3 mile	5 mile
Population			
2010 Population	3,852	19,872	67,240
2020 Population	4,135	20,965	74,316
2023 Population	4,086	21,029	75,704
2028 Population	3,985	20,789	76,085
2010-2020 Annual Rate	0.71%	0.54%	1.01%
2020-2023 Annual Rate	-0.37%	0.09%	0.57%
2023-2028 Annual Rate	-0.50%	-0.23%	0.10%
2020 Male Population	47.5%	47.1%	46.8%
2020 Female Population	52.5%	52.9%	53.2%
2020 Median Age	36.6	36.1	29.0
2023 Male Population	47.9%	48.2%	48.3%
2023 Female Population	52.1%	51.8%	51.7%
2023 Median Age	34.8	33.9	28.7

In the identified area, the current year population is 75,704. In 2020, the Census count in the area was 74,316. The rate of change since 2020 was 0.57% annually. The five-year projection for the population in the area is 76,085 representing a change of 0.10% 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 28.7, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	42.2%	47.2%	58.6%
2023 Black Alone	31.8%	30.0%	24.4%
2023 American Indian/Alaska Native Alone	1.1%	0.8%	0.5%
2023 Asian Alone	2.4%	2.2%	3.2%
2023 Pacific Islander Alone	0.1%	0.1%	0.1%
2023 Other Race	13.1%	10.8%	6.3%
2023 Two or More Races	9.4%	9.0%	6.8%
2023 Hispanic Origin (Any Race)	23.4%	20.5%	11.7%

Persons of Hispanic origin represent 11.7% 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 67.2 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	68	68	59
2010 Households	1,377	7,240	25,891
2020 Households	1,558	8,021	29,813
2023 Households	1,544	8,050	30,478
2028 Households	1,519	8,015	31,010
2010-2020 Annual Rate	1.24%	1.03%	1.42%
2020-2023 Annual Rate	-0.28%	0.11%	0.68%
2023-2028 Annual Rate	-0.33%	-0.09%	0.35%
2023 Average Household Size	2.64	2.56	2.24

The household count in this area has changed from 29,813 in 2020 to 30,478 in the current year, a change of 0.68% annually. The five-year projection of households is 31,010, a change of 0.35% annually from the current year total. Average household size is currently 2.24, compared to 2.25 in the year 2020. The number of families in the current year is 14,037 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	18.8%	22.5%	29.4%
Median Household Income			
2023 Median Household Income	\$68,904	\$61,127	\$51,725
2028 Median Household Income	\$81,693	\$71,426	\$60,055
2023-2028 Annual Rate	3.46%	3.16%	3.03%
Average Household Income			
2023 Average Household Income	\$90,577	\$87,158	\$78,171
2028 Average Household Income	\$106,580	\$102,203	\$91,980
2023-2028 Annual Rate	3.31%	3.24%	3.31%
Per Capita Income			
2023 Per Capita Income	\$34,031	\$33,466	\$31,528
2028 Per Capita Income	\$40,346	\$39,536	\$37,412
2023-2028 Annual Rate	3.46%	3.39%	3.48%
GINI Index			
2023 Gini Index	37.6	39.5	45.3

Households by Income

Current median household income is \$51,725 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$60,055 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$78,171 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$91,980 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$31,528 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$37,412 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	130	107	83
2010 Total Housing Units	1,518	8,163	29,389
2010 Owner Occupied Housing Units	937	4,261	10,956
2010 Renter Occupied Housing Units	437	2,979	14,935
2010 Vacant Housing Units	141	923	3,498
2020 Total Housing Units	1,631	8,526	32,399
2020 Owner Occupied Housing Units	1,053	4,577	11,881
2020 Renter Occupied Housing Units	505	3,444	17,932
2020 Vacant Housing Units	75	486	2,616
2023 Total Housing Units	1,620	8,541	33,106
2023 Owner Occupied Housing Units	974	4,416	12,501
2023 Renter Occupied Housing Units	570	3,634	17,977
2023 Vacant Housing Units	76	491	2,628
2028 Total Housing Units	1,620	8,572	33,700
2028 Owner Occupied Housing Units	972	4,485	12,904
2028 Renter Occupied Housing Units	547	3,530	18,105
2028 Vacant Housing Units	101	557	2,690
Socioeconomic Status Index			
2023 Socioeconomic Status Index	47.2	46.0	46.2

Currently, 37.8% of the 33,106 housing units in the area are owner occupied; 54.3%, renter occupied; and 7.9% 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 32,399 housing units in the area and 8.1% vacant housing units. The annual rate of change in housing units since 2020 is 0.67%. Median home value in the area is \$252,621, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 1.62% annually to \$273,714.

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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.

May 30, 2024