



Executive Summary

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

2300 M.L.K. Jr Dr SW, Atlanta, GA 30310,

Latitude: 33.7515

Longitude: -84.4655

	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2010 Population	12,205	92,726	316,323
2020 Population	11,942	96,129	357,694
2023 Population	11,991	99,390	376,448
2028 Population	12,018	101,369	392,128
2010-2020 Annual Rate	-0.22%	0.36%	1.24%
2020-2023 Annual Rate	0.13%	1.03%	1.58%
2023-2028 Annual Rate	0.04%	0.40%	0.82%
2020 Male Population	45.0%	48.0%	47.9%
2020 Female Population	55.0%	52.0%	52.1%
2020 Median Age	35.2	34.5	33.7
2023 Male Population	45.5%	47.9%	48.5%
2023 Female Population	54.5%	52.1%	51.5%
2023 Median Age	37.8	35.8	34.5

In the identified area, the current year population is 376,448. In 2020, the Census count in the area was 357,694. The rate of change since 2020 was 1.58% annually. The five-year projection for the population in the area is 392,128 representing a change of 0.82% annually from 2023 to 2028. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 34.5, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	2.9%	7.1%	21.2%
2023 Black Alone	91.1%	86.1%	66.7%
2023 American Indian/Alaska Native Alone	0.2%	0.2%	0.3%
2023 Asian Alone	0.2%	0.7%	2.8%
2023 Pacific Islander Alone	0.1%	0.0%	0.1%
2023 Other Race	2.5%	2.2%	3.3%
2023 Two or More Races	3.0%	3.7%	5.6%
2023 Hispanic Origin (Any Race)	4.1%	4.5%	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 57.0 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	36	42	67
2010 Households	4,646	34,999	129,099
2020 Households	4,686	38,055	153,606
2023 Households	4,758	39,555	163,198
2028 Households	4,785	40,710	171,971
2010-2020 Annual Rate	0.09%	0.84%	1.75%
2020-2023 Annual Rate	0.47%	1.20%	1.88%
2023-2028 Annual Rate	0.11%	0.58%	1.05%
2023 Average Household Size	2.50	2.31	2.17

The household count in this area has changed from 153,606 in 2020 to 163,198 in the current year, a change of 1.88% annually. The five-year projection of households is 171,971, a change of 1.05% annually from the current year total. Average household size is currently 2.17, compared to 2.19 in the year 2020. The number of families in the current year is 77,841 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	35.5%	32.1%	32.0%
Median Household Income			
2023 Median Household Income	\$33,949	\$41,492	\$61,153
2028 Median Household Income	\$43,393	\$51,735	\$76,569
2023-2028 Annual Rate	5.03%	4.51%	4.60%
Average Household Income			
2023 Average Household Income	\$55,304	\$64,694	\$96,186
2028 Average Household Income	\$66,893	\$78,071	\$113,604
2023-2028 Annual Rate	3.88%	3.83%	3.38%
Per Capita Income			
2023 Per Capita Income	\$22,517	\$26,725	\$42,153
2028 Per Capita Income	\$27,372	\$32,523	\$50,348
2023-2028 Annual Rate	3.98%	4.01%	3.62%
GINI Index			
2023 Gini Index	49.2	47.9	46.1

Households by Income

Current median household income is \$61,153 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$76,569 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$96,186 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$113,604 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$42,153 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$50,348 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	73	80	78
2010 Total Housing Units	6,173	46,075	161,462
2010 Owner Occupied Housing Units	1,686	14,325	55,775
2010 Renter Occupied Housing Units	2,960	20,672	73,323
2010 Vacant Housing Units	1,527	11,076	32,363
2020 Total Housing Units	5,710	44,395	173,728
2020 Owner Occupied Housing Units	1,667	14,273	62,106
2020 Renter Occupied Housing Units	3,019	23,782	91,500
2020 Vacant Housing Units	983	6,370	19,928
2023 Total Housing Units	5,747	45,790	184,364
2023 Owner Occupied Housing Units	1,700	15,758	69,282
2023 Renter Occupied Housing Units	3,058	23,797	93,916
2023 Vacant Housing Units	989	6,235	21,166
2028 Total Housing Units	5,808	47,014	192,780
2028 Owner Occupied Housing Units	1,779	16,409	71,653
2028 Renter Occupied Housing Units	3,006	24,300	100,318
2028 Vacant Housing Units	1,023	6,304	20,809
Socioeconomic Status Index			
2023 Socioeconomic Status Index	38.5	39.8	44.6

Currently, 37.6% of the 184,364 housing units in the area are owner occupied; 50.9%, renter occupied; and 11.5% 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 173,728 housing units in the area and 11.5% vacant housing units. The annual rate of change in housing units since 2020 is 1.85%. Median home value in the area is \$325,672, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 1.69% annually to \$354,222.

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