

## Executive Summary

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

7304 Spout Springs Rd, Flowery Branch, GA

Latitude: 34.1131

Longitude: -83.876

	5 drive time minute	10 drive time minute	15 drive time minute
<b>Population</b>			
2010 Population	4,196	32,448	84,594
2020 Population	5,257	43,440	111,456
2024 Population	6,380	49,129	125,646
2029 Population	6,916	52,146	135,455
2010-2020 Annual Rate	2.28%	2.96%	2.80%
2020-2024 Annual Rate	4.66%	2.94%	2.86%
2024-2029 Annual Rate	1.63%	1.20%	1.51%
2020 Male Population	49.0%	49.7%	49.1%
2020 Female Population	51.0%	50.3%	50.9%
2020 Median Age	40.2	40.1	39.2
2024 Male Population	49.9%	50.2%	49.8%
2024 Female Population	50.1%	49.8%	50.2%
2024 Median Age	39.9	40.6	39.4

In the identified area, the current year population is 125,646. In 2020, the Census count in the area was 111,456. The rate of change since 2020 was 2.86% annually. The five-year projection for the population in the area is 135,455 representing a change of 1.51% annually from 2024 to 2029. Currently, the population is 49.8% male and 50.2% female.

### Median Age

The median age in this area is 39.4, compared to U.S. median age of 39.3.

### Race and Ethnicity

2024 White Alone	77.8%	68.1%	63.8%
2024 Black Alone	4.9%	11.2%	12.2%
2024 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2024 Asian Alone	2.9%	5.9%	7.4%
2024 Pacific Islander Alone	0.1%	0.0%	0.1%
2024 Other Race	3.8%	4.6%	6.3%
2024 Two or More Races	10.1%	9.7%	9.9%
2024 Hispanic Origin (Any Race)	12.2%	12.9%	15.2%

Persons of Hispanic origin represent 15.2% of the population in the identified area compared to 19.6% 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 67.3 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	167	153	139
2010 Households	1,305	10,368	27,703
2020 Households	1,603	14,159	36,508
2024 Households	1,900	16,225	41,726
2029 Households	2,083	17,477	45,559
2010-2020 Annual Rate	2.08%	3.17%	2.80%
2020-2024 Annual Rate	4.08%	3.26%	3.19%
2024-2029 Annual Rate	1.86%	1.50%	1.77%
2024 Average Household Size	3.34	2.96	2.98

The household count in this area has changed from 36,508 in 2020 to 41,726 in the current year, a change of 3.19% annually. The five-year projection of households is 45,559, a change of 1.77% annually from the current year total. Average household size is currently 2.98, compared to 3.01 in the year 2020. The number of families in the current year is 33,508 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 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

October 04, 2024

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<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	20.4%	22.5%	23.7%
<b>Median Household Income</b>			
2024 Median Household Income	\$129,859	\$117,755	\$110,609
2029 Median Household Income	\$151,387	\$136,216	\$127,329
2024-2029 Annual Rate	3.12%	2.96%	2.86%
<b>Average Household Income</b>			
2024 Average Household Income	\$162,800	\$147,943	\$140,938
2029 Average Household Income	\$187,835	\$169,511	\$162,083
2024-2029 Annual Rate	2.90%	2.76%	2.84%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$52,086	\$48,968	\$46,853
2029 Per Capita Income	\$61,012	\$56,968	\$54,553
2024-2029 Annual Rate	3.21%	3.07%	3.09%
<b>GINI Index</b>			
2024 Gini Index	28.8	31.2	33.3
<b>Households by Income</b>			

Current median household income is \$110,609 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$127,329 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$140,938 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$162,083 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$46,853 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$54,553 in five years, compared to \$51,203 for all U.S. households.

<b>Housing</b>			
2024 Housing Affordability Index	123	110	104
2010 Total Housing Units	1,390	11,181	30,213
2010 Owner Occupied Housing Units	1,178	9,307	23,671
2010 Renter Occupied Housing Units	127	1,061	4,031
2010 Vacant Housing Units	85	813	2,510
2020 Total Housing Units	1,756	14,788	38,296
2020 Owner Occupied Housing Units	1,416	12,437	30,336
2020 Renter Occupied Housing Units	187	1,722	6,172
2020 Vacant Housing Units	141	635	1,746
2024 Total Housing Units	2,128	17,094	43,989
2024 Owner Occupied Housing Units	1,596	14,392	34,764
2024 Renter Occupied Housing Units	304	1,833	6,962
2024 Vacant Housing Units	228	869	2,263
2029 Total Housing Units	2,304	18,400	47,921
2029 Owner Occupied Housing Units	1,687	15,566	38,110
2029 Renter Occupied Housing Units	396	1,911	7,449
2029 Vacant Housing Units	221	923	2,362
<b>Socioeconomic Status Index</b>			
2024 Socioeconomic Status Index	54.7	55.6	53.5

Currently, 79.0% of the 43,989 housing units in the area are owner occupied; 15.8%, renter occupied; and 5.1% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 38,296 housing units in the area and 4.6% vacant housing units. The annual rate of change in housing units since 2020 is 3.31%. Median home value in the area is \$419,541, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.64% annually to \$455,092.

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