

Executive Summary

Rings: 1, 3, 5 mile radii

3641 Centerville Hwy, Snellville, GA 30039,

Latitude: 33.7987

Longitude: -84.0421

	1 mile	3 mile	5 mile
Population			
2010 Population	4,097	49,260	108,628
2020 Population	5,149	56,815	123,895
2024 Population	5,039	56,405	125,488
2029 Population	4,993	56,753	127,317
2010-2020 Annual Rate	2.31%	1.44%	1.32%
2020-2024 Annual Rate	-0.51%	-0.17%	0.30%
2024-2029 Annual Rate	-0.18%	0.12%	0.29%
2020 Male Population	47.5%	46.8%	46.7%
2020 Female Population	52.5%	53.2%	53.3%
2020 Median Age	36.9	36.8	37.9
2024 Male Population	48.4%	47.7%	47.5%
2024 Female Population	51.6%	52.3%	52.5%
2024 Median Age	37.2	37.4	38.3

In the identified area, the current year population is 125,488. In 2020, the Census count in the area was 123,895. The rate of change since 2020 was 0.30% annually. The five-year projection for the population in the area is 127,317 representing a change of 0.29% annually from 2024 to 2029. Currently, the population is 47.5% male and 52.5% female.

Median Age

The median age in this area is 38.3, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	19.4%	16.9%	21.6%
2024 Black Alone	59.8%	63.9%	58.9%
2024 American Indian/Alaska Native Alone	0.9%	0.5%	0.5%
2024 Asian Alone	4.9%	4.0%	5.4%
2024 Pacific Islander Alone	0.0%	0.1%	0.0%
2024 Other Race	6.2%	6.5%	5.8%
2024 Two or More Races	8.8%	8.0%	7.7%
2024 Hispanic Origin (Any Race)	13.6%	13.4%	11.9%

Persons of Hispanic origin represent 11.9% 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 67.9 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	81	93	97
2010 Households	1,337	16,336	36,969
2020 Households	1,654	18,361	40,967
2024 Households	1,635	18,356	41,642
2029 Households	1,639	18,658	42,699
2010-2020 Annual Rate	2.15%	1.18%	1.03%
2020-2024 Annual Rate	-0.27%	-0.01%	0.39%
2024-2029 Annual Rate	0.05%	0.33%	0.50%
2024 Average Household Size	3.08	3.07	3.00

The household count in this area has changed from 40,967 in 2020 to 41,642 in the current year, a change of 0.39% annually. The five-year projection of households is 42,699, a change of 0.50% annually from the current year total. Average household size is currently 3.00, compared to 3.01 in the year 2020. The number of families in the current year is 31,661 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.

March 17, 2025

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Mortgage Income			
2024 Percent of Income for Mortgage	25.0%	25.3%	24.6%
Median Household Income			
2024 Median Household Income	\$88,509	\$91,704	\$90,451
2029 Median Household Income	\$104,475	\$105,180	\$104,755
2024-2029 Annual Rate	3.37%	2.78%	2.98%
Average Household Income			
2024 Average Household Income	\$107,141	\$109,830	\$110,579
2029 Average Household Income	\$126,343	\$127,895	\$129,240
2024-2029 Annual Rate	3.35%	3.09%	3.17%
Per Capita Income			
2024 Per Capita Income	\$35,200	\$35,608	\$36,621
2029 Per Capita Income	\$41,992	\$41,894	\$43,257
2024-2029 Annual Rate	3.59%	3.30%	3.39%
GINI Index			
2024 Gini Index	35.8	33.3	34.0
Households by Income			

Current median household income is \$90,451 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$104,755 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$110,579 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$129,240 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$36,621 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$43,257 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	97	96	99
2010 Total Housing Units	1,456	17,664	40,121
2010 Owner Occupied Housing Units	1,035	13,514	30,298
2010 Renter Occupied Housing Units	302	2,822	6,671
2010 Vacant Housing Units	119	1,328	3,152
2020 Total Housing Units	1,730	19,069	42,676
2020 Owner Occupied Housing Units	1,241	13,821	31,171
2020 Renter Occupied Housing Units	413	4,540	9,796
2020 Vacant Housing Units	69	720	1,673
2024 Total Housing Units	1,694	18,908	43,116
2024 Owner Occupied Housing Units	1,271	14,318	32,618
2024 Renter Occupied Housing Units	364	4,038	9,024
2024 Vacant Housing Units	59	552	1,474
2029 Total Housing Units	1,700	19,252	44,375
2029 Owner Occupied Housing Units	1,309	14,976	34,106
2029 Renter Occupied Housing Units	331	3,683	8,592
2029 Vacant Housing Units	61	594	1,676
Socioeconomic Status Index			
2024 Socioeconomic Status Index	51.6	51.9	52.1

Currently, 75.7% of the 43,116 housing units in the area are owner occupied; 20.9%, renter occupied; and 3.4% 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 42,676 housing units in the area and 3.9% vacant housing units. The annual rate of change in housing units since 2020 is 0.24%. Median home value in the area is \$355,820, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.21% annually to \$396,902.

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