

Executive Summary

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

3641 Centerville Hwy, Snellville, GA 30039,

Latitude: 33.7988

Longitude: -84.0421

	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2010 Population	10,456	70,304	157,120
2020 Population	12,388	80,794	178,977
2024 Population	12,193	81,003	180,934
2029 Population	12,205	81,609	182,972
2010-2020 Annual Rate	1.71%	1.40%	1.31%
2020-2024 Annual Rate	-0.37%	0.06%	0.26%
2024-2029 Annual Rate	0.02%	0.15%	0.22%
2020 Male Population	47.3%	46.4%	46.9%
2020 Female Population	52.7%	53.6%	53.1%
2020 Median Age	36.1	37.2	38.2
2024 Male Population	48.2%	47.3%	47.8%
2024 Female Population	51.8%	52.7%	52.2%
2024 Median Age	36.6	37.6	38.6

In the identified area, the current year population is 180,934. In 2020, the Census count in the area was 178,977. The rate of change since 2020 was 0.26% annually. The five-year projection for the population in the area is 182,972 representing a change of 0.22% annually from 2024 to 2029. Currently, the population is 47.8% male and 52.2% female.

Median Age

The median age in this area is 38.6, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	18.0%	17.5%	24.1%
2024 Black Alone	61.9%	63.2%	55.1%
2024 American Indian/Alaska Native Alone	0.6%	0.5%	0.5%
2024 Asian Alone	4.3%	4.6%	6.7%
2024 Pacific Islander Alone	0.1%	0.1%	0.1%
2024 Other Race	6.6%	6.2%	5.8%
2024 Two or More Races	8.6%	7.9%	7.7%
2024 Hispanic Origin (Any Race)	14.2%	12.7%	11.7%

Persons of Hispanic origin represent 11.7% 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 70.2 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	83	91	102
2010 Households	3,314	23,651	53,453
2020 Households	3,840	26,592	59,019
2024 Households	3,819	26,826	59,933
2029 Households	3,863	27,315	61,209
2010-2020 Annual Rate	1.48%	1.18%	1.00%
2020-2024 Annual Rate	-0.13%	0.21%	0.36%
2024-2029 Annual Rate	0.23%	0.36%	0.42%
2024 Average Household Size	3.19	3.01	3.01

The household count in this area has changed from 59,019 in 2020 to 59,933 in the current year, a change of 0.36% annually. The five-year projection of households is 61,209, a change of 0.42% annually from the current year total. Average household size is currently 3.01, compared to 3.02 in the year 2020. The number of families in the current year is 45,798 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	26.0%	25.5%	24.3%
Median Household Income			
2024 Median Household Income	\$85,898	\$88,404	\$91,879
2029 Median Household Income	\$101,679	\$103,246	\$106,252
2024-2029 Annual Rate	3.43%	3.15%	2.95%
Average Household Income			
2024 Average Household Income	\$105,092	\$107,774	\$114,067
2029 Average Household Income	\$122,777	\$125,872	\$133,120
2024-2029 Annual Rate	3.16%	3.15%	3.14%
Per Capita Income			
2024 Per Capita Income	\$34,289	\$35,713	\$37,803
2029 Per Capita Income	\$40,492	\$42,154	\$44,552
2024-2029 Annual Rate	3.38%	3.37%	3.34%
GINI Index			
2024 Gini Index	35.5	34.1	35.2
Households by Income			

Current median household income is \$91,879 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$106,252 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$114,067 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$133,120 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$37,803 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$44,552 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	93	95	100
2010 Total Housing Units	3,653	25,790	57,975
2010 Owner Occupied Housing Units	2,667	19,058	44,196
2010 Renter Occupied Housing Units	647	4,593	9,257
2010 Vacant Housing Units	339	2,139	4,522
2020 Total Housing Units	4,042	27,724	61,550
2020 Owner Occupied Housing Units	2,880	19,627	45,485
2020 Renter Occupied Housing Units	960	6,965	13,534
2020 Vacant Housing Units	151	1,068	2,468
2024 Total Housing Units	3,971	27,760	62,144
2024 Owner Occupied Housing Units	2,977	20,485	47,568
2024 Renter Occupied Housing Units	842	6,341	12,365
2024 Vacant Housing Units	152	934	2,211
2029 Total Housing Units	4,016	28,363	63,721
2029 Owner Occupied Housing Units	3,103	21,452	49,522
2029 Renter Occupied Housing Units	760	5,863	11,687
2029 Vacant Housing Units	153	1,048	2,512
Socioeconomic Status Index			
2024 Socioeconomic Status Index	50.1	51.6	51.4

Currently, 76.5% of the 62,144 housing units in the area are owner occupied; 19.9%, renter occupied; and 3.6% 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 61,550 housing units in the area and 4.0% vacant housing units. The annual rate of change in housing units since 2020 is 0.23%. Median home value in the area is \$357,339, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.11% annually to \$396,664.

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