Executive Summary

Drive Times: 10, 15, 20 drive time minute radii

2925 Buford Dr, Buford, GA 30519, USA
Latitude: 34.0647
Longitude: -83.9842

	10 drive time minute	15 drive time minute	20 drive time minute
Population			
2010 Population	22,986	143,070	310,183
2020 Population	31,085	174,758	377,304
2024 Population	35,326	190,203	409,420
2029 Population	39,289	202,208	433,161
2010-2020 Annual Rate	3.06%	2.02%	1.98%
2020-2024 Annual Rate	3.06%	2.01%	1.94%
2024-2029 Annual Rate	2.15%	1.23%	1.13%
2020 Male Population	48.0%	49.0%	48.6%
2020 Female Population	52.0%	51.0%	51.4%
2020 Median Age	36.3	37.8	36.8
2024 Male Population	49.0%	49.8%	49.4%
2024 Female Population	51.0%	50.2%	50.6%
2024 Median Age	36.5	38.2	37.3

In the identified area, the current year population is 409,420. In 2020, the Census count in the area was 377,304. The rate of change since 2020 was 1.94% annually. The five-year projection for the population in the area is 433,161 representing a change of 1.13% annually from 2024 to 2029. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 37.3, compared to U.S. median age of 39.3.

Race and Ethnicity			
2024 White Alone	38.9%	42.0%	41.3%
2024 Black Alone	22.9%	19.9%	21.5%
2024 American Indian/Alaska Native Alone	0.4%	0.5%	0.6%
2024 Asian Alone	17.7%	19.0%	16.7%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	8.8%	7.8%	9.0%
2024 Two or More Races	11.3%	10.8%	10.9%
2024 Hispanic Origin (Any Race)	19.6%	18.0%	19.6%

Persons of Hispanic origin represent 19.6% 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 81.9 in the identified area, compared to 72.5 for the U.S. as a whole.

Households			
2024 Wealth Index	97	121	112
2010 Households	8,223	46,179	103,798
2020 Households	11,019	56,961	126,536
2024 Households	12,692	63,075	139,121
2029 Households	14,249	68,002	149,017
2010-2020 Annual Rate	2.97%	2.12%	2.00%
2020-2024 Annual Rate	3.38%	2.43%	2.26%
2024-2029 Annual Rate	2.34%	1.52%	1.38%
2024 Average Household Size	2.78	2.98	2.91

The household count in this area has changed from 126,536 in 2020 to 139,121 in the current year, a change of 2.26% annually. The five-year projection of households is 149,017, a change of 1.38% annually from the current year total. Average household size is currently 2.91, compared to 2.94 in the year 2020. The number of families in the current year is 104,615 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.

April 28, 2025

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Mortgage Income			
2024 Percent of Income for Mortgage	31.8%	24.9%	27.2%
Median Household Income			
2024 Median Household Income	$85,498	$103,308	$94,348
2029 Median Household Income	$104,091	$119,144	$109,570
2024-2029 Annual Rate	4.01%	2.89%	3.04%
Average Household Income			
2024 Average Household Income	$122,047	$135,525	$127,030
2029 Average Household Income	$144,886	$157,157	$147,321
2024-2029 Annual Rate	3.49%	3.01%	3.01%
Per Capita Income			
2024 Per Capita Income	$43,866	$45,078	$43,236
2029 Per Capita Income	$52,577	$53,011	$50,752
2024-2029 Annual Rate	3.69%	3.30%	3.26%
GINI Index			
2024 Gini Index	38.1	36.1	37.3
Households by Income			

Current median household income is $94,348 in the area, compared to $79,068 for all U.S. households. Median household income is projected to be $109,570 in five years, compared to $91,442 all U.S. households.

Current average household income is $127,030 in this area, compared to $113,185 for all U.S. households. Average household income is projected to be $147,321 in five years, compared to $130,581 for all U.S. households.

Current per capita income is $43,236 in the area, compared to the U.S. per capita income of $43,829. The per capita income is projected to be $50,752 in five years, compared to $51,203 for all U.S. households.

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Housing			
2024 Housing Affordability Index	76	97	90
2010 Total Housing Units	9,017	49,428	111,970
2010 Owner Occupied Housing Units	5,525	36,628	73,799
2010 Renter Occupied Housing Units	2,698	9,550	29,999
2010 Vacant Housing Units	794	3,249	8,172
2020 Total Housing Units	11,535	59,361	132,820
2020 Owner Occupied Housing Units	6,534	41,299	83,552
2020 Renter Occupied Housing Units	4,485	15,662	42,984
2020 Vacant Housing Units	493	2,275	6,030
2024 Total Housing Units	13,572	66,457	146,468
2024 Owner Occupied Housing Units	7,221	44,974	91,756
2024 Renter Occupied Housing Units	5,471	18,101	47,365
2024 Vacant Housing Units	880	3,382	7,347
2029 Total Housing Units	15,116	71,427	156,447
2029 Owner Occupied Housing Units	7,730	47,627	98,306
2029 Renter Occupied Housing Units	6,519	20,375	50,711
2029 Vacant Housing Units	867	3,425	7,430
Socioeconomic Status Index			
2024 Socioeconomic Status Index	54.6	54.4	52.1

Currently, 62.6% of the 146,468 housing units in the area are owner occupied; 32.3%, renter occupied; and 5.0% 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 132,820 housing units in the area and 4.5% vacant housing units. The annual rate of change in housing units since 2020 is 2.33%. Median home value in the area is $409,273, compared to a median home value of $355,577 for the U.S. In five years, median value is projected to change by 1.76% annually to $446,516.

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Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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