

Executive Summary

Rings: 3, 5, 7 mile radii

2476 Hamilton Mill Pkwy, Dacula, GA

Latitude: 34.0735

Longitude: -83.9182

	3 mile	5 mile	7 mile
Population			
2010 Population	40,862	95,617	166,286
2020 Population	51,951	123,106	211,018
2024 Population	56,284	135,627	231,555
2029 Population	58,067	145,384	247,497
2010-2020 Annual Rate	2.43%	2.56%	2.41%
2020-2024 Annual Rate	1.90%	2.31%	2.21%
2024-2029 Annual Rate	0.63%	1.40%	1.34%
2020 Male Population	49.3%	49.0%	48.9%
2020 Female Population	50.7%	51.0%	51.1%
2020 Median Age	38.8	38.0	38.2
2024 Male Population	50.1%	49.8%	49.7%
2024 Female Population	49.9%	50.2%	50.3%
2024 Median Age	39.2	38.4	38.7

In the identified area, the current year population is 231,555. In 2020, the Census count in the area was 211,018. The rate of change since 2020 was 2.21% annually. The five-year projection for the population in the area is 247,497 representing a change of 1.34% annually from 2024 to 2029. Currently, the population is 49.7% male and 50.3% female.

Median Age

The median age in this area is 38.7, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	51.7%	52.7%	52.7%
2024 Black Alone	19.2%	19.0%	17.8%
2024 American Indian/Alaska Native Alone	0.3%	0.4%	0.5%
2024 Asian Alone	13.4%	11.1%	11.1%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	5.3%	6.3%	7.2%
2024 Two or More Races	10.0%	10.4%	10.6%
2024 Hispanic Origin (Any Race)	13.8%	15.8%	17.0%

Persons of Hispanic origin represent 17.0% 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 75.7 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	146	135	128
2010 Households	12,537	30,647	54,246
2020 Households	15,914	38,836	68,138
2024 Households	17,493	43,309	75,670
2029 Households	18,304	47,081	81,989
2010-2020 Annual Rate	2.41%	2.40%	2.31%
2020-2024 Annual Rate	2.25%	2.60%	2.50%
2024-2029 Annual Rate	0.91%	1.68%	1.62%
2024 Average Household Size	3.15	3.10	3.04

The household count in this area has changed from 68,138 in 2020 to 75,670 in the current year, a change of 2.50% annually. The five-year projection of households is 81,989, a change of 1.62% annually from the current year total. Average household size is currently 3.04, compared to 3.07 in the year 2020. The number of families in the current year is 60,566 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.

May 09, 2025

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Mortgage Income			
2024 Percent of Income for Mortgage	22.8%	23.8%	24.0%
Median Household Income			
2024 Median Household Income	\$120,007	\$111,656	\$106,130
2029 Median Household Income	\$140,514	\$130,436	\$121,925
2024-2029 Annual Rate	3.21%	3.16%	2.81%
Average Household Income			
2024 Average Household Income	\$150,833	\$143,705	\$136,832
2029 Average Household Income	\$173,450	\$166,556	\$158,241
2024-2029 Annual Rate	2.83%	3.00%	2.95%
Per Capita Income			
2024 Per Capita Income	\$46,812	\$45,803	\$44,792
2029 Per Capita Income	\$54,598	\$53,834	\$52,500
2024-2029 Annual Rate	3.12%	3.28%	3.23%
GINI Index			
2024 Gini Index	31.3	33.5	34.5
Households by Income			

Current median household income is \$106,130 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$121,925 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$136,832 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$158,241 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$44,792 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$52,500 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	106	103	102
2010 Total Housing Units	13,314	32,703	58,519
2010 Owner Occupied Housing Units	11,329	26,189	45,252
2010 Renter Occupied Housing Units	1,209	4,458	8,993
2010 Vacant Housing Units	777	2,056	4,273
2020 Total Housing Units	16,440	40,328	70,916
2020 Owner Occupied Housing Units	13,555	31,709	54,283
2020 Renter Occupied Housing Units	2,359	7,127	13,855
2020 Vacant Housing Units	508	1,477	2,698
2024 Total Housing Units	17,977	45,593	79,203
2024 Owner Occupied Housing Units	15,166	35,248	60,817
2024 Renter Occupied Housing Units	2,327	8,061	14,853
2024 Vacant Housing Units	484	2,284	3,533
2029 Total Housing Units	18,819	49,396	85,608
2029 Owner Occupied Housing Units	16,149	37,486	65,319
2029 Renter Occupied Housing Units	2,155	9,596	16,670
2029 Vacant Housing Units	515	2,315	3,619
Socioeconomic Status Index			
2024 Socioeconomic Status Index	56.5	55.4	54.1

Currently, 76.8% of the 79,203 housing units in the area are owner occupied; 18.8%, renter occupied; and 4.5% 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 70,916 housing units in the area and 3.8% vacant housing units. The annual rate of change in housing units since 2020 is 2.63%. Median home value in the area is \$406,113, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.90% annually to \$446,106.

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