

## Executive Summary

Drive Times: 7, 10, 15 drive time minute radii

2476 Hamilton Mill Pkwy, Dacula, GA

Latitude: 34.0735

Longitude: -83.9182

	7 drive time minute	10 drive time minute	15 drive time minute
<b>Population</b>			
2010 Population	16,907	46,572	124,751
2020 Population	20,683	58,537	159,997
2024 Population	22,236	63,364	175,014
2029 Population	22,807	66,097	188,369
2010-2020 Annual Rate	2.04%	2.31%	2.52%
2020-2024 Annual Rate	1.72%	1.88%	2.13%
2024-2029 Annual Rate	0.51%	0.85%	1.48%
2020 Male Population	48.8%	49.3%	48.9%
2020 Female Population	51.2%	50.7%	51.1%
2020 Median Age	40.1	38.3	38.0
2024 Male Population	49.8%	50.0%	49.8%
2024 Female Population	50.2%	50.0%	50.2%
2024 Median Age	40.5	38.8	38.4

In the identified area, the current year population is 175,014. In 2020, the Census count in the area was 159,997. The rate of change since 2020 was 2.13% annually. The five-year projection for the population in the area is 188,369 representing a change of 1.48% 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 38.4, compared to U.S. median age of 39.3.

### Race and Ethnicity

2024 White Alone	56.2%	50.6%	51.1%
2024 Black Alone	17.8%	20.3%	19.6%
2024 American Indian/Alaska Native Alone	0.3%	0.3%	0.5%
2024 Asian Alone	11.2%	12.8%	11.7%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	4.7%	5.7%	6.6%
2024 Two or More Races	9.8%	10.2%	10.5%
2024 Hispanic Origin (Any Race)	12.8%	14.8%	16.2%

Persons of Hispanic origin represent 16.2% 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 76.0 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	164	139	129
2010 Households	5,196	14,582	40,487
2020 Households	6,358	18,205	51,286
2024 Households	6,961	19,964	56,801
2029 Households	7,255	21,148	61,980
2010-2020 Annual Rate	2.04%	2.24%	2.39%
2020-2024 Annual Rate	2.15%	2.19%	2.43%
2024-2029 Annual Rate	0.83%	1.16%	1.76%
2024 Average Household Size	3.16	3.12	3.05

The household count in this area has changed from 51,286 in 2020 to 56,801 in the current year, a change of 2.43% annually. The five-year projection of households is 61,980, a change of 1.76% annually from the current year total. Average household size is currently 3.05, compared to 3.09 in the year 2020. The number of families in the current year is 45,761 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.

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<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	20.6%	23.0%	24.0%
<b>Median Household Income</b>			
2024 Median Household Income	\$128,382	\$115,258	\$108,227
2029 Median Household Income	\$150,919	\$133,929	\$125,009
2024-2029 Annual Rate	3.29%	3.05%	2.93%
<b>Average Household Income</b>			
2024 Average Household Income	\$163,622	\$146,879	\$139,372
2029 Average Household Income	\$187,372	\$168,482	\$161,247
2024-2029 Annual Rate	2.75%	2.78%	2.96%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$51,482	\$45,983	\$45,146
2029 Per Capita Income	\$59,874	\$53,472	\$52,948
2024-2029 Annual Rate	3.07%	3.06%	3.24%
<b>GINI Index</b>			
2024 Gini Index	29.8	32.4	34.1
<b>Households by Income</b>			

Current median household income is \$108,227 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$125,009 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$139,372 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$161,247 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$45,146 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$52,948 in five years, compared to \$51,203 for all U.S. households.

<b>Housing</b>			
2024 Housing Affordability Index	118	106	102
2010 Total Housing Units	5,474	15,508	43,437
2010 Owner Occupied Housing Units	4,799	12,601	34,283
2010 Renter Occupied Housing Units	397	1,981	6,204
2010 Vacant Housing Units	278	926	2,950
2020 Total Housing Units	6,558	18,822	53,342
2020 Owner Occupied Housing Units	5,539	14,991	40,598
2020 Renter Occupied Housing Units	819	3,214	10,688
2020 Vacant Housing Units	165	588	2,003
2024 Total Housing Units	7,128	20,676	59,719
2024 Owner Occupied Housing Units	6,077	16,477	45,071
2024 Renter Occupied Housing Units	884	3,487	11,730
2024 Vacant Housing Units	167	712	2,918
2029 Total Housing Units	7,424	21,878	64,974
2029 Owner Occupied Housing Units	6,441	17,488	48,660
2029 Renter Occupied Housing Units	814	3,660	13,320
2029 Vacant Housing Units	169	730	2,994
<b>Socioeconomic Status Index</b>			
2024 Socioeconomic Status Index	60.9	56.2	55.1

Currently, 75.5% of the 59,719 housing units in the area are owner occupied; 19.6%, renter occupied; and 4.9% 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 53,342 housing units in the area and 3.8% vacant housing units. The annual rate of change in housing units since 2020 is 2.69%. Median home value in the area is \$414,786, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.79% annually to \$453,154.

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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.

May 09, 2025