

Executive Summary

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

5933 Stewart Pkwy, Douglasville, GA

Latitude: 33.7181

Longitude: -84.7715

	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2010 Population	5,295	34,508	84,428
2020 Population	5,382	37,231	92,706
2024 Population	5,345	37,260	94,148
2029 Population	5,253	36,944	94,464
2010-2020 Annual Rate	0.16%	0.76%	0.94%
2020-2024 Annual Rate	-0.16%	0.02%	0.36%
2024-2029 Annual Rate	-0.35%	-0.17%	0.07%
2020 Male Population	46.7%	47.2%	47.3%
2020 Female Population	53.3%	52.8%	52.7%
2020 Median Age	38.1	38.3	37.5
2024 Male Population	47.4%	48.0%	48.1%
2024 Female Population	52.6%	52.0%	51.9%
2024 Median Age	38.5	39.0	38.0

In the identified area, the current year population is 94,148. In 2020, the Census count in the area was 92,706. The rate of change since 2020 was 0.36% annually. The five-year projection for the population in the area is 94,464 representing a change of 0.07% annually from 2024 to 2029. Currently, the population is 48.1% male and 51.9% female.

Median Age

The median age in this area is 38.0, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	37.2%	36.7%	33.0%
2024 Black Alone	44.9%	46.8%	50.1%
2024 American Indian/Alaska Native Alone	0.7%	0.6%	0.6%
2024 Asian Alone	2.1%	2.0%	1.7%
2024 Pacific Islander Alone	0.0%	0.1%	0.1%
2024 Other Race	6.5%	5.5%	6.4%
2024 Two or More Races	8.5%	8.3%	8.1%
2024 Hispanic Origin (Any Race)	13.6%	11.9%	12.6%

Persons of Hispanic origin represent 12.6% 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 71.1 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	53	76	80
2010 Households	2,126	12,372	29,411
2020 Households	2,178	13,412	32,379
2024 Households	2,179	13,534	33,107
2029 Households	2,160	13,520	33,481
2010-2020 Annual Rate	0.24%	0.81%	0.97%
2020-2024 Annual Rate	0.01%	0.21%	0.52%
2024-2029 Annual Rate	-0.18%	-0.02%	0.22%
2024 Average Household Size	2.45	2.72	2.82

The household count in this area has changed from 32,379 in 2020 to 33,107 in the current year, a change of 0.52% annually. The five-year projection of households is 33,481, a change of 0.22% annually from the current year total. Average household size is currently 2.82, compared to 2.84 in the year 2020. The number of families in the current year is 23,658 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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Mortgage Income			
2024 Percent of Income for Mortgage	19.3%	25.4%	22.8%
Median Household Income			
2024 Median Household Income	\$74,776	\$78,784	\$82,500
2029 Median Household Income	\$80,616	\$87,377	\$92,946
2024-2029 Annual Rate	1.52%	2.09%	2.41%
Average Household Income			
2024 Average Household Income	\$83,799	\$96,836	\$100,099
2029 Average Household Income	\$94,203	\$110,310	\$114,204
2024-2029 Annual Rate	2.37%	2.64%	2.67%
Per Capita Income			
2024 Per Capita Income	\$34,149	\$35,043	\$35,236
2029 Per Capita Income	\$38,751	\$40,225	\$40,521
2024-2029 Annual Rate	2.56%	2.80%	2.83%
GINI Index			
2024 Gini Index	31.1	35.4	35.0
Households by Income			

Current median household income is \$82,500 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$92,946 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$100,099 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$114,204 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$35,236 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$40,521 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	129	98	109
2010 Total Housing Units	2,292	13,616	32,544
2010 Owner Occupied Housing Units	1,035	8,160	20,704
2010 Renter Occupied Housing Units	1,091	4,212	8,707
2010 Vacant Housing Units	166	1,244	3,133
2020 Total Housing Units	2,334	14,221	34,165
2020 Owner Occupied Housing Units	1,058	8,459	21,584
2020 Renter Occupied Housing Units	1,120	4,953	10,795
2020 Vacant Housing Units	159	768	1,771
2024 Total Housing Units	2,306	14,183	34,637
2024 Owner Occupied Housing Units	1,138	8,894	22,993
2024 Renter Occupied Housing Units	1,041	4,640	10,114
2024 Vacant Housing Units	127	649	1,530
2029 Total Housing Units	2,306	14,231	35,139
2029 Owner Occupied Housing Units	1,190	9,250	24,174
2029 Renter Occupied Housing Units	970	4,271	9,307
2029 Vacant Housing Units	146	711	1,658
Socioeconomic Status Index			
2024 Socioeconomic Status Index	46.8	47.7	47.8

Currently, 66.4% of the 34,637 housing units in the area are owner occupied; 29.2%, renter occupied; and 4.4% 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 34,165 housing units in the area and 5.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.32%. Median home value in the area is \$299,938, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 4.06% annually to \$365,996.

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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.

June 04, 2025