Executive Summary

Rings: 1, 3, 5 mile radii

5933 Stewart Pkwy, Douglasville, GA
Latitude: 33.7181
Longitude: -84.7718

	1 mile	3 mile	5 mile
Population			
2010 Population	4,824	31,778	70,648
2020 Population	4,901	33,890	77,702
2024 Population	4,871	33,771	78,419
2029 Population	4,780	33,385	78,489
2010-2020 Annual Rate	0.16%	0.65%	0.96%
2020-2024 Annual Rate	-0.14%	-0.08%	0.22%
2024-2029 Annual Rate	-0.38%	-0.23%	0.02%
2020 Male Population	46.6%	47.2%	47.2%
2020 Female Population	53.4%	52.8%	52.8%
2020 Median Age	38.1	38.2	37.5
2024 Male Population	47.3%	48.0%	47.9%
2024 Female Population	52.7%	52.0%	52.1%
2024 Median Age	38.5	38.9	38.1

In the identified area, the current year population is 78,419. In 2020, the Census count in the area was 77,702. The rate of change since 2020 was 0.22% annually. The five-year projection for the population in the area is 78,489 representing a change of 0.02% annually from 2024 to 2029. Currently, the population is 47.9% male and 52.1% female.

Median Age

The median age in this area is 38.1, compared to U.S. median age of 39.3.

	1 mile	3 mile	5 mile
Race and Ethnicity			
2024 White Alone	37.4%	35.0%	31.6%
2024 Black Alone	44.5%	48.2%	52.0%
2024 American Indian/Alaska Native Alone	0.7%	0.6%	0.5%
2024 Asian Alone	2.2%	2.2%	1.8%
2024 Pacific Islander Alone	0.0%	0.1%	0.1%
2024 Other Race	6.6%	5.6%	5.9%
2024 Two or More Races	8.6%	8.4%	8.0%
2024 Hispanic Origin (Any Race)	13.7%	12.1%	12.0%

Persons of Hispanic origin represent 12.0% 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 70.0 in the identified area, compared to 72.5 for the U.S. as a whole.

	1 mile	3 mile	5 mile
Households			
2024 Wealth Index	52	72	81
2010 Households	1,990	11,471	24,473
2020 Households	2,038	12,410	26,925
2024 Households	2,039	12,466	27,339
2029 Households	2,019	12,424	27,566
2010-2020 Annual Rate	0.24%	0.79%	0.96%
2020-2024 Annual Rate	0.01%	0.11%	0.36%
2024-2029 Annual Rate	-0.20%	-0.07%	0.17%
2024 Average Household Size	2.39	2.68	2.84

The household count in this area has changed from 26,925 in 2020 to 27,339 in the current year, a change of 0.36% annually. The five-year projection of households is 27,566, a change of 0.17% annually from the current year total. Average household size is currently 2.84, compared to 2.85 in the year 2020. The number of families in the current year is 19,752 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.

June 04, 2025

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	1 mile	3 mile	5 mile
Mortgage Income			
2024 Percent of Income for Mortgage	19.0%	25.0%	23.8%
Median Household Income			
2024 Median Household Income	$75,093	$76,538	$83,261
2029 Median Household Income	$80,773	$84,588	$94,427
2024-2029 Annual Rate	1.47%	2.02%	2.55%
Average Household Income			
2024 Average Household Income	$83,612	$93,778	$100,164
2029 Average Household Income	$93,831	$106,716	$114,149
2024-2029 Annual Rate	2.33%	2.62%	2.65%
Per Capita Income			
2024 Per Capita Income	$34,381	$34,311	$34,926
2029 Per Capita Income	$38,951	$39,354	$40,095
2024-2029 Annual Rate	2.53%	2.78%	2.80%
GINI Index			
2024 Gini Index	30.6	36.0	35.1
Households by Income			

Current median household income is $83,261 in the area, compared to $79,068 for all U.S. households. Median household income is projected to be $94,427 in five years, compared to $91,442 all U.S. households.

Current average household income is $100,164 in this area, compared to $113,185 for all U.S. households. Average household income is projected to be $114,149 in five years, compared to $130,581 for all U.S. households.

Current per capita income is $34,926 in the area, compared to the U.S. per capita income of $43,829. The per capita income is projected to be $40,095 in five years, compared to $51,203 for all U.S. households.

	1 mile	3 mile	5 mile
Housing			
2024 Housing Affordability Index	130	99	104
2010 Total Housing Units	2,154	12,630	27,061
2010 Owner Occupied Housing Units	952	7,292	17,443
2010 Renter Occupied Housing Units	1,038	4,179	7,030
2010 Vacant Housing Units	164	1,159	2,588
2020 Total Housing Units	2,195	13,162	28,423
2020 Owner Occupied Housing Units	973	7,572	18,153
2020 Renter Occupied Housing Units	1,065	4,838	8,772
2020 Vacant Housing Units	150	728	1,475
2024 Total Housing Units	2,166	13,067	28,620
2024 Owner Occupied Housing Units	1,049	7,933	19,175
2024 Renter Occupied Housing Units	990	4,533	8,164
2024 Vacant Housing Units	127	601	1,281
2029 Total Housing Units	2,166	13,104	28,979
2029 Owner Occupied Housing Units	1,096	8,243	20,101
2029 Renter Occupied Housing Units	923	4,182	7,465
2029 Vacant Housing Units	147	680	1,413
Socioeconomic Status Index			
2024 Socioeconomic Status Index	46.8	47.3	47.8

Currently, 67.0% of the 28,620 housing units in the area are owner occupied; 28.5%, 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 28,423 housing units in the area and 5.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.16%. Median home value in the area is $316,471, compared to a median home value of $355,577 for the U.S. In five years, median value is projected to change by 3.39% annually to $373,884.

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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