Executive Summary

Rings: 1, 3, 5 mile radii

1635 Grayson Hwy, Grayson, GA 30017,
Latitude: 33.9058
Longitude: -83.9669

	1 mile	3 mile	5 mile
Population			
2010 Population	4,997	56,772	141,001
2020 Population	6,176	68,123	168,660
2025 Population	8,671	75,867	185,603
2030 Population	9,727	80,583	197,506
2010-2020 Annual Rate	2.14%	1.84%	1.81%
2020-2025 Annual Rate	6.68%	2.07%	1.84%
2025-2030 Annual Rate	2.33%	1.21%	1.25%
2020 Male Population	46.9%	47.7%	47.8%
2020 Female Population	53.1%	52.3%	52.2%
2020 Median Age	42.4	37.9	36.5
2025 Male Population	48.0%	48.4%	48.5%
2025 Female Population	52.0%	51.6%	51.5%
2025 Median Age	42.2	38.4	37.1

In the identified area, the current year population is 185,603. In 2020, the Census count in the area was 168,660. The rate of change since 2020 was 1.84% annually. The five-year projection for the population in the area is 197,506 representing a change of 1.25% annually from 2025 to 2030. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 37.1, compared to U.S. median age of 39.6.

	1 mile	3 mile	5 mile
Race and Ethnicity			
2025 White Alone	39.2%	32.0%	30.2%
2025 Black Alone	36.3%	38.5%	39.6%
2025 American Indian/Alaska Native Alone	0.4%	0.6%	0.8%
2025 Asian Alone	10.3%	10.5%	9.3%
2025 Pacific Islander Alone	0.0%	0.0%	0.0%
2025 Other Race	4.8%	8.4%	9.5%
2025 Two or More Races	9.1%	9.8%	10.6%
2025 Hispanic Origin (Any Race)	11.6%	17.2%	19.5%

Persons of Hispanic origin represent 19.5% of the population in the identified area compared to 19.7% 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 81.0 in the identified area, compared to 72.7 for the U.S. as a whole.

	1 mile	3 mile	5 mile
Households			
2025 Wealth Index	126	104	94
2010 Households	1,691	18,600	45,758
2020 Households	2,058	21,645	53,043
2025 Households	2,971	24,217	58,680
2030 Households	3,369	25,899	62,745
2010-2020 Annual Rate	1.98%	1.53%	1.49%
2020-2025 Annual Rate	7.24%	2.16%	1.94%
2025-2030 Annual Rate	2.55%	1.35%	1.35%
2025 Average Household Size	2.89	3.12	3.14

The household count in this area has changed from 53,043 in 2020 to 58,680 in the current year, a change of 1.94% annually. The five-year projection of households is 62,745, a change of 1.35% annually from the current year total. Average household size is currently 3.14, compared to 3.16 in the year 2020. The number of families in the current year is 46,234 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 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

August 07, 2025

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Mortgage Income			
2025 Percent of Income for Mortgage	24.4%	27.2%	26.6%
Median Household Income			
2025 Median Household Income	$110,504	$98,081	$94,222
2030 Median Household Income	$126,738	$109,147	$106,139
2025-2030 Annual Rate	2.78%	2.16%	2.41%
Average Household Income			
2025 Average Household Income	$134,647	$117,344	$113,206
2030 Average Household Income	$146,779	$129,446	$124,039
2025-2030 Annual Rate	1.74%	1.98%	1.84%
Per Capita Income			
2025 Per Capita Income	$46,488	$37,539	$35,734
2030 Per Capita Income	$51,178	$41,699	$39,355
2025-2030 Annual Rate	1.94%	2.12%	1.95%
GINI Index			
2025 Gini Index	35.9	38.3	38.2

Households by Income

Current median household income is $94,222 in the area, compared to $81,624 for all U.S. households. Median household income is projected to be $106,139 in five years, compared to $92,476 all U.S. households.

Current average household income is $113,206 in this area, compared to $116,179 for all U.S. households. Average household income is projected to be $124,039 in five years, compared to $128,612 for all U.S. households.

Current per capita income is $35,734 in the area, compared to the U.S. per capita income of $45,360. The per capita income is projected to be $39,355 in five years, compared to $50,744 for all U.S. households.

	1 mile	3 mile	5 mile
Housing			
2025 Housing Affordability Index	94	85	87
2010 Total Housing Units	1,802	20,089	49,446
2010 Owner Occupied Housing Units	1,324	15,154	36,798
2010 Renter Occupied Housing Units	367	3,445	8,961
2010 Vacant Housing Units	111	1,489	3,688
2020 Total Housing Units	2,161	22,451	55,008
2020 Owner Occupied Housing Units	1,630	16,702	39,995
2020 Renter Occupied Housing Units	428	4,943	13,048
2020 Vacant Housing Units	82	803	1,970
2025 Total Housing Units	3,077	24,986	60,686
2025 Owner Occupied Housing Units	2,186	18,803	44,529
2025 Renter Occupied Housing Units	785	5,414	14,151
2025 Vacant Housing Units	106	769	2,006
2030 Total Housing Units	3,466	26,640	64,719
2030 Owner Occupied Housing Units	2,533	20,271	48,021
2030 Renter Occupied Housing Units	836	5,627	14,724
2030 Vacant Housing Units	97	741	1,974
Socioeconomic Status Index			
2025 Socioeconomic Status Index	60.2	48.9	49.6

Currently, 73.4% of the 60,686 housing units in the area are owner occupied; 23.3%, renter occupied; and 3.3% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 55,008 housing units in the area and 3.6% vacant housing units. The annual rate of change in housing units since 2020 is 1.89%. Median home value in the area is $400,276, compared to a median home value of $370,578 for the U.S. In five years, median value is projected to change by 1.75% annually to $436,653.

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 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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