

Executive Summary

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

7137 GA-85, Riverdale, GA 30274, USA

Latitude: 33.5599

Longitude: -84.4154

	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2010 Population	8,223	84,256	183,171
2020 Population	8,594	96,530	203,798
2025 Population	8,537	97,273	207,441
2030 Population	8,482	97,770	209,357
2010-2020 Annual Rate	0.44%	1.37%	1.07%
2020-2025 Annual Rate	-0.13%	0.15%	0.34%
2025-2030 Annual Rate	-0.13%	0.10%	0.18%
2020 Male Population	46.7%	46.2%	46.4%
2020 Female Population	53.3%	53.8%	53.6%
2020 Median Age	37.5	34.0	34.3
2025 Male Population	47.1%	46.8%	47.1%
2025 Female Population	52.9%	53.2%	52.9%
2025 Median Age	38.7	35.2	35.6

In the identified area, the current year population is 207,441. In 2020, the Census count in the area was 203,798. The rate of change since 2020 was 0.34% annually. The five-year projection for the population in the area is 209,357 representing a change of 0.18% annually from 2025 to 2030. Currently, the population is 47.1% male and 52.9% female.

Median Age

The median age in this area is 35.6, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	5.5%	5.5%	7.6%
2025 Black Alone	75.2%	78.3%	75.0%
2025 American Indian/Alaska Native Alone	0.4%	0.5%	0.6%
2025 Asian Alone	6.5%	3.1%	3.5%
2025 Pacific Islander Alone	0.0%	0.0%	0.1%
2025 Other Race	7.4%	7.6%	8.1%
2025 Two or More Races	5.0%	4.9%	5.2%
2025 Hispanic Origin (Any Race)	11.3%	11.7%	12.8%

Persons of Hispanic origin represent 12.8% 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 55.0 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	50	44	51
2010 Households	2,813	30,858	65,281
2020 Households	2,984	36,167	74,830
2025 Households	3,021	36,890	77,129
2030 Households	3,041	37,462	78,601
2010-2020 Annual Rate	0.59%	1.60%	1.37%
2020-2025 Annual Rate	0.24%	0.38%	0.58%
2025-2030 Annual Rate	0.13%	0.31%	0.38%
2025 Average Household Size	2.82	2.63	2.66

The household count in this area has changed from 74,830 in 2020 to 77,129 in the current year, a change of 0.58% annually. The five-year projection of households is 78,601, a change of 0.38% annually from the current year total. Average household size is currently 2.66, compared to 2.70 in the year 2020. The number of families in the current year is 47,786 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 26, 2025

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Mortgage Income			
2025 Percent of Income for Mortgage	24.1%	26.4%	25.4%
Median Household Income			
2025 Median Household Income	\$57,316	\$55,699	\$57,610
2030 Median Household Income	\$63,101	\$61,213	\$63,750
2025-2030 Annual Rate	1.94%	1.91%	2.05%
Average Household Income			
2025 Average Household Income	\$70,929	\$70,423	\$74,301
2030 Average Household Income	\$77,795	\$76,481	\$82,040
2025-2030 Annual Rate	1.87%	1.66%	2.00%
Per Capita Income			
2025 Per Capita Income	\$25,341	\$26,779	\$27,711
2030 Per Capita Income	\$28,149	\$29,383	\$30,890
2025-2030 Annual Rate	2.12%	1.87%	2.20%
GINI Index			
2025 Gini Index	40.9	40.3	42.2
Households by Income			

Current median household income is \$57,610 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$63,750 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$74,301 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$82,040 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$27,711 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$30,890 in five years, compared to \$50,744 for all U.S. households.

Housing			
2025 Housing Affordability Index	93	85	88
2010 Total Housing Units	3,171	35,904	76,084
2010 Owner Occupied Housing Units	1,774	15,709	34,359
2010 Renter Occupied Housing Units	1,039	15,149	30,922
2010 Vacant Housing Units	358	5,046	10,803
2020 Total Housing Units	3,149	39,080	81,079
2020 Owner Occupied Housing Units	1,734	15,624	33,850
2020 Renter Occupied Housing Units	1,250	20,543	40,980
2020 Vacant Housing Units	156	2,890	6,218
2025 Total Housing Units	3,147	39,333	82,571
2025 Owner Occupied Housing Units	1,830	16,783	36,929
2025 Renter Occupied Housing Units	1,191	20,107	40,200
2025 Vacant Housing Units	126	2,443	5,442
2030 Total Housing Units	3,181	40,075	84,297
2030 Owner Occupied Housing Units	1,908	17,857	39,348
2030 Renter Occupied Housing Units	1,133	19,605	39,253
2030 Vacant Housing Units	140	2,613	5,696
Socioeconomic Status Index			
2025 Socioeconomic Status Index	42.1	42.3	41.5

Currently, 44.7% of the 82,571 housing units in the area are owner occupied; 48.7%, renter occupied; and 6.6% 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 81,079 housing units in the area and 7.7% vacant housing units. The annual rate of change in housing units since 2020 is 0.35%. Median home value in the area is \$233,576, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 4.47% annually to \$290,685.

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