Executive Summary

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

2890a GA-212, Conyers, GA 30094, USA
Latitude: 33.6174
Longitude: -84.0811

	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2010 Population	3,881	33,151	101,551
2020 Population	4,030	35,853	111,513
2025 Population	3,997	36,392	114,951
2030 Population	3,990	37,062	117,201
2010-2020 Annual Rate	0.38%	0.79%	0.94%
2020-2025 Annual Rate	-0.16%	0.28%	0.58%
2025-2030 Annual Rate	-0.04%	0.37%	0.39%
2020 Male Population	46.7%	46.8%	46.8%
2020 Female Population	53.3%	53.2%	53.2%
2020 Median Age	45.2	41.5	40.2
2025 Male Population	47.0%	47.4%	47.4%
2025 Female Population	53.0%	52.6%	52.6%
2025 Median Age	45.7	42.1	40.7

In the identified area, the current year population is 114,951. In 2020, the Census count in the area was 111,513. The rate of change since 2020 was 0.58% annually. The five-year projection for the population in the area is 117,201 representing a change of 0.39% annually from 2025 to 2030. Currently, the population is 47.4% male and 52.6% female.

Median Age

The median age in this area is 40.7, compared to U.S. median age of 39.6.

Race and Ethnicity			
2025 White Alone	20.8%	23.0%	21.4%
2025 Black Alone	68.2%	65.4%	66.9%
2025 American Indian/Alaska Native Alone	0.5%	0.3%	0.3%
2025 Asian Alone	2.0%	1.7%	1.6%
2025 Pacific Islander Alone	0.1%	0.1%	0.1%
2025 Other Race	3.3%	3.7%	3.7%
2025 Two or More Races	5.2%	6.0%	6.0%
2025 Hispanic Origin (Any Race)	5.5%	6.6%	7.0%

Persons of Hispanic origin represent 7.0% 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 56.6 in the identified area, compared to 72.7 for the U.S. as a whole.

Households			
2025 Wealth Index	127	94	92
2010 Households	1,271	11,924	36,287
2020 Households	1,343	12,846	40,008
2025 Households	1,357	13,169	41,636
2030 Households	1,369	13,493	42,783
2010-2020 Annual Rate	0.55%	0.75%	0.98%
2020-2025 Annual Rate	0.20%	0.47%	0.76%
2025-2030 Annual Rate	0.18%	0.49%	0.54%
2025 Average Household Size	2.93	2.76	2.75

The household count in this area has changed from 40,008 in 2020 to 41,636 in the current year, a change of 0.76% annually. The five-year projection of households is 42,783, a change of 0.54% annually from the current year total. Average household size is currently 2.75, compared to 2.77 in the year 2020. The number of families in the current year is 29,579 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.

October 15, 2025

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Mortgage Income			
2025 Percent of Income for Mortgage	20.5%	20.9%	23.2%
Median Household Income			
2025 Median Household Income	$107,625	$93,658	$86,805
2030 Median Household Income	$127,087	$105,641	$100,064
2025-2030 Annual Rate	3.38%	2.44%	2.88%
Average Household Income			
2025 Average Household Income	$130,842	$109,847	$107,127
2030 Average Household Income	$145,799	$121,591	$118,741
2025-2030 Annual Rate	2.19%	2.05%	2.08%
Per Capita Income			
2025 Per Capita Income	$45,358	$39,476	$38,949
2030 Per Capita Income	$51,071	$43,930	$43,504
2025-2030 Annual Rate	2.40%	2.16%	2.24%
GINI Index			
2025 Gini Index	37.5	37.1	39.8

Households by Income

Current median household income is $86,805 in the area, compared to $81,624 for all U.S. households. Median household income is projected to be $100,064 in five years, compared to $92,476 all U.S. households.

Current average household income is $107,127 in this area, compared to $116,179 for all U.S. households. Average household income is projected to be $118,741 in five years, compared to $128,612 for all U.S. households.

Current per capita income is $38,949 in the area, compared to the U.S. per capita income of $45,360. The per capita income is projected to be $43,504 in five years, compared to $50,744 for all U.S. households.

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Housing			
2025 Housing Affordability Index	114	111	100
2010 Total Housing Units	1,352	12,827	39,957
2010 Owner Occupied Housing Units	1,190	9,767	26,933
2010 Renter Occupied Housing Units	82	2,157	9,354
2010 Vacant Housing Units	81	903	3,670
2020 Total Housing Units	1,391	13,521	42,405
2020 Owner Occupied Housing Units	1,198	9,858	28,367
2020 Renter Occupied Housing Units	145	2,988	11,641
2020 Vacant Housing Units	44	730	2,323
2025 Total Housing Units	1,395	13,805	43,898
2025 Owner Occupied Housing Units	1,236	10,461	30,625
2025 Renter Occupied Housing Units	121	2,708	11,011
2025 Vacant Housing Units	38	636	2,262
2030 Total Housing Units	1,404	14,233	45,137
2030 Owner Occupied Housing Units	1,263	10,989	31,979
2030 Renter Occupied Housing Units	105	2,503	10,804
2030 Vacant Housing Units	35	740	2,354
Socioeconomic Status Index			
2025 Socioeconomic Status Index	56.9	49.3	49.2

Currently, 69.8% of the 43,898 housing units in the area are owner occupied; 25.1%, renter occupied; and 5.2% 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 42,405 housing units in the area and 5.5% vacant housing units. The annual rate of change in housing units since 2020 is 0.66%. Median home value in the area is $321,374, compared to a median home value of $370,578 for the U.S. In five years, median value is projected to change by 2.99% annually to $372,435.

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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