



Executive Summary

Rings: 1, 3, 5 mile radii

4010 Chapel Hill Rd, Douglasville, GA

Latitude: 33.6974

Longitude: -84.7154

	1 mile	3 mile	5 mile
Population			
2000 Population	3,499	22,920	54,718
2010 Population	6,147	34,028	75,008
2020 Population	6,781	37,177	82,535
2025 Population	7,131	39,034	88,764
2000-2010 Annual Rate	5.80%	4.03%	3.20%
2010-2020 Annual Rate	0.96%	0.87%	0.94%
2020-2025 Annual Rate	1.01%	0.98%	1.47%
2020 Male Population	47.8%	47.7%	47.9%
2020 Female Population	52.2%	52.3%	52.1%
2020 Median Age	35.5	36.4	36.3

In the identified area, the current year population is 82,535. In 2010, the Census count in the area was 75,008. The rate of change since 2010 was 0.94% annually. The five-year projection for the population in the area is 88,764 representing a change of 1.47% annually from 2020 to 2025. Currently, the population is 47.9% male and 52.1% female.

Median Age

The median age in this area is 35.5, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	33.8%	38.1%	38.3%
2020 Black Alone	56.5%	52.7%	52.2%
2020 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2020 Asian Alone	2.3%	2.3%	2.0%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Other Race	3.1%	3.0%	3.8%
2020 Two or More Races	3.9%	3.4%	3.4%
2020 Hispanic Origin (Any Race)	7.8%	7.8%	9.1%

Persons of Hispanic origin represent 9.1% of the population in the identified area compared to 18.8% 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 65.0 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	92	97	78
2000 Households	1,208	7,926	18,905
2010 Households	2,012	11,484	25,977
2020 Total Households	2,202	12,521	28,593
2025 Total Households	2,311	13,125	30,750
2000-2010 Annual Rate	5.23%	3.78%	3.23%
2010-2020 Annual Rate	0.88%	0.85%	0.94%
2020-2025 Annual Rate	0.97%	0.95%	1.47%
2020 Average Household Size	3.08	2.96	2.85

The household count in this area has changed from 25,977 in 2010 to 28,593 in the current year, a change of 0.94% annually. The five-year projection of households is 30,750, a change of 1.47% annually from the current year total. Average household size is currently 2.85, compared to 2.84 in the year 2010. The number of families in the current year is 21,277 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.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

June 24, 2021



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Mortgage Income			
2020 Percent of Income for Mortgage	9.7%	10.2%	11.7%
Median Household Income			
2020 Median Household Income	\$81,019	\$77,315	\$63,708
2025 Median Household Income	\$90,403	\$85,138	\$69,570
2020-2025 Annual Rate	2.22%	1.95%	1.78%
Average Household Income			
2020 Average Household Income	\$93,005	\$93,458	\$81,460
2025 Average Household Income	\$102,430	\$103,209	\$90,272
2020-2025 Annual Rate	1.95%	2.00%	2.08%
Per Capita Income			
2020 Per Capita Income	\$29,657	\$31,585	\$28,102
2025 Per Capita Income	\$32,595	\$34,827	\$31,141
2020-2025 Annual Rate	1.91%	1.97%	2.07%

Households by Income

Current median household income is \$63,708 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$69,570 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$81,460 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$90,272 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$28,102 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$31,141 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	238	223	196
2000 Total Housing Units	1,246	8,295	19,900
2000 Owner Occupied Housing Units	1,115	6,407	14,695
2000 Renter Occupied Housing Units	94	1,518	4,210
2000 Vacant Housing Units	37	370	995
2010 Total Housing Units	2,175	12,428	28,683
2010 Owner Occupied Housing Units	1,738	9,166	18,880
2010 Renter Occupied Housing Units	274	2,318	7,097
2010 Vacant Housing Units	163	944	2,706
2020 Total Housing Units	2,285	13,137	30,581
2020 Owner Occupied Housing Units	1,883	9,738	19,815
2020 Renter Occupied Housing Units	319	2,783	8,778
2020 Vacant Housing Units	83	616	1,988
2025 Total Housing Units	2,411	13,838	32,990
2025 Owner Occupied Housing Units	1,977	10,226	21,616
2025 Renter Occupied Housing Units	334	2,899	9,134
2025 Vacant Housing Units	100	713	2,240

Currently, 64.8% of the 30,581 housing units in the area are owner occupied; 28.7%, renter occupied; and 6.5% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 28,683 housing units in the area - 65.8% owner occupied, 24.7% renter occupied, and 9.4% vacant. The annual rate of change in housing units since 2010 is 2.89%. Median home value in the area is \$177,856, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.62% annually to \$192,782.

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.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

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