



Executive Summary

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

4010 Chapel Hill Rd, Douglasville, GA

Latitude: 33.6974

Longitude: -84.7154

	5 drive time minute	10 drive time minute	15 drive time minute
Population			
2000 Population	6,852	39,898	71,455
2010 Population	11,130	53,624	103,451
2020 Population	12,471	58,760	114,863
2025 Population	13,137	63,246	122,891
2000-2010 Annual Rate	4.97%	3.00%	3.77%
2010-2020 Annual Rate	1.12%	0.90%	1.03%
2020-2025 Annual Rate	1.05%	1.48%	1.36%
2020 Male Population	48.0%	47.7%	47.8%
2020 Female Population	52.0%	52.3%	52.2%
2020 Median Age	36.5	36.9	36.1

In the identified area, the current year population is 114,863. In 2010, the Census count in the area was 103,451. The rate of change since 2010 was 1.03% annually. The five-year projection for the population in the area is 122,891 representing a change of 1.36% annually from 2020 to 2025. Currently, the population is 47.8% male and 52.2% female.

Median Age

The median age in this area is 36.5, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	37.5%	40.4%	35.6%
2020 Black Alone	53.0%	50.2%	54.8%
2020 American Indian/Alaska Native Alone	0.4%	0.3%	0.3%
2020 Asian Alone	2.4%	2.1%	1.7%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Other Race	2.9%	3.5%	4.2%
2020 Two or More Races	3.8%	3.4%	3.2%
2020 Hispanic Origin (Any Race)	7.6%	8.5%	9.7%

Persons of Hispanic origin represent 9.7% 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 64.7 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	99	84	76
2000 Households	2,310	13,875	24,841
2010 Households	3,608	18,667	35,976
2020 Total Households	4,019	20,447	39,922
2025 Total Households	4,226	21,988	42,707
2000-2010 Annual Rate	4.56%	3.01%	3.77%
2010-2020 Annual Rate	1.06%	0.89%	1.02%
2020-2025 Annual Rate	1.01%	1.46%	1.36%
2020 Average Household Size	3.10	2.85	2.85

The household count in this area has changed from 35,976 in 2010 to 39,922 in the current year, a change of 1.02% annually. The five-year projection of households is 42,707, a change of 1.36% 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 29,398 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.



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Mortgage Income			
2020 Percent of Income for Mortgage	9.7%	11.1%	12.1%
Median Household Income			
2020 Median Household Income	\$84,132	\$67,820	\$61,873
2025 Median Household Income	\$94,298	\$74,350	\$67,598
2020-2025 Annual Rate	2.31%	1.86%	1.79%
Average Household Income			
2020 Average Household Income	\$95,726	\$85,192	\$80,407
2025 Average Household Income	\$105,662	\$94,440	\$88,996
2020-2025 Annual Rate	1.99%	2.08%	2.05%
Per Capita Income			
2020 Per Capita Income	\$30,637	\$29,556	\$27,877
2025 Per Capita Income	\$33,754	\$32,765	\$30,848
2020-2025 Annual Rate	1.96%	2.08%	2.05%

Households by Income

Current median household income is \$61,873 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$67,598 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$80,407 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$88,996 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$27,877 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$30,848 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	235	206	188
2000 Total Housing Units	2,401	14,573	26,145
2000 Owner Occupied Housing Units	2,125	10,933	19,354
2000 Renter Occupied Housing Units	185	2,942	5,487
2000 Vacant Housing Units	91	698	1,304
2010 Total Housing Units	3,918	20,416	39,645
2010 Owner Occupied Housing Units	3,128	13,984	25,874
2010 Renter Occupied Housing Units	480	4,683	10,102
2010 Vacant Housing Units	310	1,749	3,669
2020 Total Housing Units	4,188	21,686	42,758
2020 Owner Occupied Housing Units	3,435	14,684	27,331
2020 Renter Occupied Housing Units	584	5,763	12,591
2020 Vacant Housing Units	169	1,239	2,836
2025 Total Housing Units	4,426	23,399	45,892
2025 Owner Occupied Housing Units	3,616	15,982	29,563
2025 Renter Occupied Housing Units	610	6,007	13,144
2025 Vacant Housing Units	200	1,411	3,185

Currently, 63.9% of the 42,758 housing units in the area are owner occupied; 29.4%, renter occupied; and 6.6% 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 39,645 housing units in the area - 65.3% owner occupied, 25.5% renter occupied, and 9.3% vacant. The annual rate of change in housing units since 2010 is 3.42%. Median home value in the area is \$179,722, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.75% annually to \$196,006.

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.