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434 GREEN STREET | GAINESVILLE, GA 30501 | (770) 532-0022



Population Consolidated Report

Banks County, GA
 Banks County, GA (13011)
 Geography: County

Prepared by Esri

| Demographic Summary | Census 2010 | 2021 | 2026 | 2021-2026 Change | 2021-2026 Annual Rate |
|---|-------------|-----------|-----------|------------------|-----------------------|
| Total Population | 18,395 | 20,050 | 20,823 | 773 | 0.76% |
| Population 50+ | 5,908 | 7,612 | 8,491 | 879 | 2.21% |
| Median Age | 38.3 | 41.1 | 42.8 | 1.7 | 0.81% |
| Households | 6,700 | 7,268 | 7,538 | 270 | 0.73% |
| % Householders 55+ | 42.1% | 49.1% | 51.8% | 2.7 | 1.08% |
| Total Owner-Occupied Housing Units | 5,139 | 5,520 | 5,783 | 263 | 0.94% |
| Total Renter-Occupied Housing Units | 1,561 | 1,748 | 1,755 | 7 | 0.08% |
| Owner/Renter Ratio (per 100 renters) | 329 | 316 | 330 | 14.0 | 0.87% |
| Median Home Value | - | \$173,372 | \$197,410 | \$24,038 | 2.63% |
| Average Home Value | - | \$207,142 | \$235,267 | \$28,125 | 2.58% |
| Median Household Income | - | \$50,565 | \$52,178 | \$1,613 | 0.63% |
| Median Household Income for Householder 55+ | - | \$42,478 | \$43,981 | \$1,503 | 0.70% |

Population by Age and Sex

| Male Population | Census 2010 | | 2021 | | 2026 | |
|-----------------|-------------|----------|--------|----------|--------|----------|
| | Number | % of 50+ | Number | % of 50+ | Number | % of 50+ |
| Total (50+) | 2,876 | 100.0% | 3,762 | 100.0% | 4,203 | 100.0% |
| 50-54 | 674 | 23.4% | 683 | 18.2% | 754 | 17.9% |
| 55-59 | 598 | 20.8% | 770 | 20.5% | 725 | 17.2% |
| 60-64 | 538 | 18.7% | 688 | 18.3% | 781 | 18.6% |
| 65-69 | 436 | 15.2% | 599 | 15.9% | 667 | 15.9% |
| 70-74 | 289 | 10.0% | 480 | 12.8% | 534 | 12.7% |
| 75-79 | 177 | 6.2% | 307 | 8.2% | 400 | 9.5% |
| 80-84 | 96 | 3.3% | 149 | 4.0% | 225 | 5.4% |
| 85+ | 68 | 2.4% | 86 | 2.3% | 117 | 2.8% |

| Female Population | Census 2010 | | 2021 | | 2026 | |
|-------------------|-------------|----------|--------|----------|--------|----------|
| | Number | % of 50+ | Number | % of 50+ | Number | % of 50+ |
| Total (50+) | 3,032 | 100.0% | 3,850 | 100.0% | 4,288 | 100.0% |
| 50-54 | 637 | 21.0% | 650 | 16.9% | 734 | 17.1% |
| 55-59 | 585 | 19.3% | 739 | 19.2% | 690 | 16.1% |
| 60-64 | 576 | 19.0% | 657 | 17.1% | 750 | 17.5% |
| 65-69 | 494 | 16.3% | 602 | 15.6% | 648 | 15.1% |
| 70-74 | 271 | 8.9% | 535 | 13.9% | 543 | 12.7% |
| 75-79 | 207 | 6.8% | 372 | 9.7% | 470 | 11.0% |
| 80-84 | 137 | 4.5% | 162 | 4.2% | 294 | 6.9% |
| 85+ | 125 | 4.1% | 133 | 3.5% | 159 | 3.7% |

| Total Population | Census 2010 | | 2021 | | 2026 | |
|------------------|-------------|----------------|--------|----------------|--------|----------------|
| | Number | % of Total Pop | Number | % of Total Pop | Number | % of Total Pop |
| Total(50+) | 5,908 | 32.1% | 7,612 | 38.0% | 8,491 | 40.8% |
| 50-54 | 1,311 | 7.1% | 1,333 | 6.6% | 1,488 | 7.1% |
| 55-59 | 1,183 | 6.4% | 1,509 | 7.5% | 1,415 | 6.8% |
| 60-64 | 1,114 | 6.1% | 1,345 | 6.7% | 1,531 | 7.4% |
| 65-69 | 930 | 5.1% | 1,201 | 6.0% | 1,315 | 6.3% |
| 70-74 | 560 | 3.0% | 1,015 | 5.1% | 1,077 | 5.2% |
| 75-79 | 384 | 2.1% | 679 | 3.4% | 870 | 4.2% |
| 80-84 | 233 | 1.3% | 311 | 1.6% | 519 | 2.5% |
| 85+ | 193 | 1.0% | 219 | 1.1% | 276 | 1.3% |
| 65+ | 2,300 | 12.5% | 3,425 | 17.1% | 4,057 | 19.5% |
| 75+ | 810 | 4.4% | 1,209 | 6.0% | 1,665 | 8.0% |

Data Note - A "-" indicates that the variable was not collected in the 2010 Census.

Source: Esri, U.S. Census



Population Consolidated Report

Banks County, GA
 Banks County, GA (13011)
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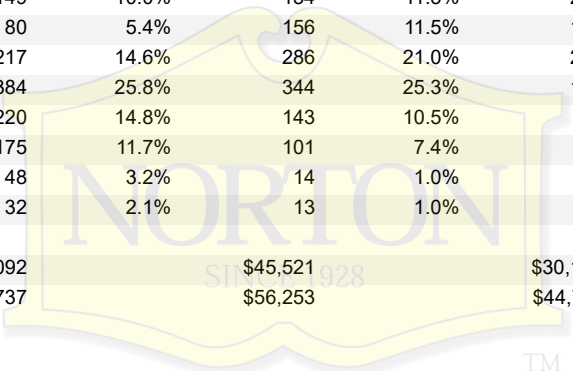
Prepared by Esri

2021 Households by Income and Age of Householder 55+

| | 55-64 | Percent | 65-74 | Percent | 75+ | Percent | Total | Percent |
|---------------------|----------|---------|----------|---------|----------|---------|----------|---------|
| Total | 1,484 | 100% | 1,295 | 100% | 786 | 100% | 3,565 | 100% |
| <\$15,000 | 204 | 13.7% | 160 | 12.4% | 126 | 16.0% | 490 | 13.7% |
| \$15,000-\$24,999 | 163 | 11.0% | 159 | 12.3% | 220 | 28.0% | 542 | 15.2% |
| \$25,000-\$34,999 | 88 | 5.9% | 159 | 12.3% | 117 | 14.9% | 364 | 10.2% |
| \$35,000-\$49,999 | 224 | 15.1% | 276 | 21.3% | 158 | 20.1% | 658 | 18.5% |
| \$50,000-\$74,999 | 368 | 24.8% | 304 | 23.5% | 80 | 10.2% | 752 | 21.1% |
| \$75,000-\$99,999 | 206 | 13.9% | 128 | 9.9% | 28 | 3.6% | 362 | 10.2% |
| \$100,000-\$149,999 | 161 | 10.8% | 85 | 6.6% | 37 | 4.7% | 283 | 7.9% |
| \$150,000-\$199,999 | 42 | 2.8% | 12 | 0.9% | 12 | 1.5% | 66 | 1.9% |
| \$200,000+ | 28 | 1.9% | 12 | 0.9% | 8 | 1.0% | 48 | 1.3% |
| Median HH Income | \$52,779 | | \$42,800 | | \$28,271 | | \$42,478 | |
| Average HH Income | \$62,992 | | \$51,914 | | \$40,992 | | \$54,117 | |

2026 Households by Income and Age of Householder 55+

| | 55-64 | Percent | 65-74 | Percent | 75+ | Percent | Total | Percent |
|---------------------|----------|---------|----------|---------|----------|---------|----------|---------|
| Total | 1,491 | 100% | 1,360 | 100% | 1,056 | 100% | 3,907 | 100% |
| <\$15,000 | 186 | 12.5% | 149 | 11.0% | 164 | 15.5% | 499 | 12.8% |
| \$15,000-\$24,999 | 149 | 10.0% | 154 | 11.3% | 276 | 26.1% | 579 | 14.8% |
| \$25,000-\$34,999 | 80 | 5.4% | 156 | 11.5% | 150 | 14.2% | 386 | 9.9% |
| \$35,000-\$49,999 | 217 | 14.6% | 286 | 21.0% | 217 | 20.5% | 720 | 18.4% |
| \$50,000-\$74,999 | 384 | 25.8% | 344 | 25.3% | 120 | 11.4% | 848 | 21.7% |
| \$75,000-\$99,999 | 220 | 14.8% | 143 | 10.5% | 41 | 3.9% | 404 | 10.3% |
| \$100,000-\$149,999 | 175 | 11.7% | 101 | 7.4% | 57 | 5.4% | 333 | 8.5% |
| \$150,000-\$199,999 | 48 | 3.2% | 14 | 1.0% | 20 | 1.9% | 82 | 2.1% |
| \$200,000+ | 32 | 2.1% | 13 | 1.0% | 11 | 1.0% | 56 | 1.4% |
| Median HH Income | \$55,092 | | \$45,521 | | \$30,106 | | \$43,981 | |
| Average HH Income | \$68,737 | | \$56,253 | | \$44,711 | | \$57,898 | |





Demographic and Income Profile

Banks County, GA
 Banks County, GA (13011)
 Geography: County

Prepared by Esri

| Summary | Census 2010 | 2021 | 2026 |
|-------------------------------|-------------|--------|----------|
| Population | 18,395 | 20,050 | 20,823 |
| Households | 6,700 | 7,268 | 7,538 |
| Families | 5,100 | 5,450 | 5,627 |
| Average Household Size | 2.75 | 2.76 | 2.76 |
| Owner Occupied Housing Units | 5,139 | 5,520 | 5,783 |
| Renter Occupied Housing Units | 1,561 | 1,748 | 1,755 |
| Median Age | 38.3 | 41.1 | 42.8 |
| Trends: 2021-2026 Annual Rate | Area | State | National |
| Population | 0.76% | 1.05% | 0.71% |
| Households | 0.73% | 1.06% | 0.71% |
| Families | 0.64% | 0.97% | 0.64% |
| Owner HHs | 0.94% | 1.26% | 0.91% |
| Median Household Income | 0.63% | 2.43% | 2.41% |

| Households by Income | 2021 | | 2026 | |
|--------------------------|----------|---------|----------|---------|
| | Number | Percent | Number | Percent |
| <\$15,000 | 982 | 13.5% | 925 | 12.3% |
| \$15,000 - \$24,999 | 874 | 12.0% | 868 | 11.5% |
| \$25,000 - \$34,999 | 607 | 8.4% | 595 | 7.9% |
| \$35,000 - \$49,999 | 1,111 | 15.3% | 1,145 | 15.2% |
| \$50,000 - \$74,999 | 1,648 | 22.7% | 1,757 | 23.3% |
| \$75,000 - \$99,999 | 968 | 13.3% | 1,034 | 13.7% |
| \$100,000 - \$149,999 | 751 | 10.3% | 835 | 11.1% |
| \$150,000 - \$199,999 | 192 | 2.6% | 229 | 3.0% |
| \$200,000+ | 135 | 1.9% | 150 | 2.0% |
| Median Household Income | \$50,565 | | \$52,178 | |
| Average Household Income | \$61,159 | | \$65,907 | |
| Per Capita Income | \$22,170 | | \$23,858 | |

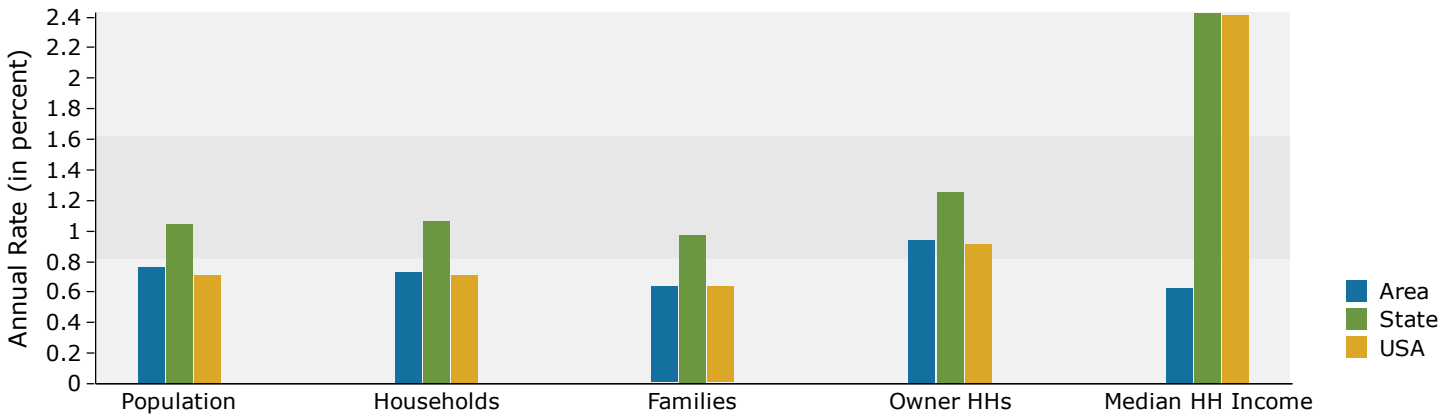
| Population by Age | Census 2010 | | 2021 | | 2026 | |
|-------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 1,132 | 6.2% | 1,083 | 5.4% | 1,077 | 5.2% |
| 5 - 9 | 1,315 | 7.1% | 1,202 | 6.0% | 1,187 | 5.7% |
| 10 - 14 | 1,374 | 7.5% | 1,226 | 6.1% | 1,342 | 6.4% |
| 15 - 19 | 1,343 | 7.3% | 1,169 | 5.8% | 1,226 | 5.9% |
| 20 - 24 | 1,048 | 5.7% | 1,041 | 5.2% | 979 | 4.7% |
| 25 - 34 | 2,101 | 11.4% | 2,777 | 13.9% | 2,387 | 11.5% |
| 35 - 44 | 2,668 | 14.5% | 2,513 | 12.5% | 2,780 | 13.4% |
| 45 - 54 | 2,817 | 15.3% | 2,760 | 13.8% | 2,842 | 13.6% |
| 55 - 64 | 2,297 | 12.5% | 2,854 | 14.2% | 2,946 | 14.1% |
| 65 - 74 | 1,490 | 8.1% | 2,216 | 11.1% | 2,392 | 11.5% |
| 75 - 84 | 617 | 3.4% | 990 | 4.9% | 1,389 | 6.7% |
| 85+ | 193 | 1.0% | 219 | 1.1% | 276 | 1.3% |

| Race and Ethnicity | Census 2010 | | 2021 | | 2026 | |
|----------------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 16,877 | 91.7% | 17,864 | 89.1% | 18,300 | 87.9% |
| Black Alone | 427 | 2.3% | 580 | 2.9% | 627 | 3.0% |
| American Indian Alone | 57 | 0.3% | 89 | 0.4% | 103 | 0.5% |
| Asian Alone | 165 | 0.9% | 210 | 1.0% | 238 | 1.1% |
| Pacific Islander Alone | 3 | 0.0% | 3 | 0.0% | 3 | 0.0% |
| Some Other Race Alone | 606 | 3.3% | 864 | 4.3% | 1,033 | 5.0% |
| Two or More Races | 260 | 1.4% | 440 | 2.2% | 519 | 2.5% |
| Hispanic Origin (Any Race) | 1,041 | 5.7% | 1,501 | 7.5% | 1,793 | 8.6% |

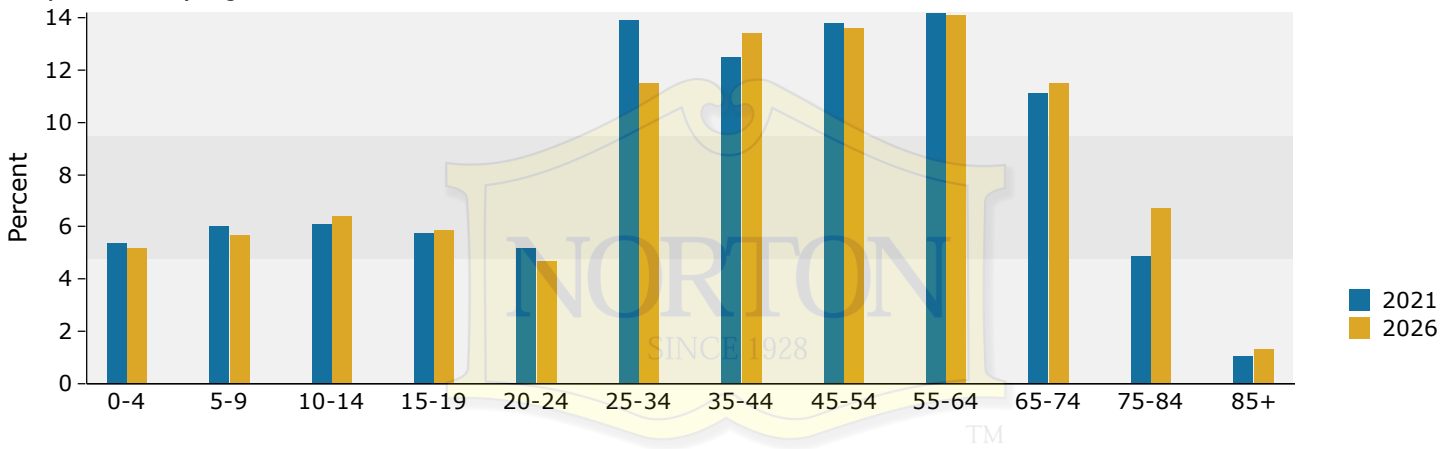
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

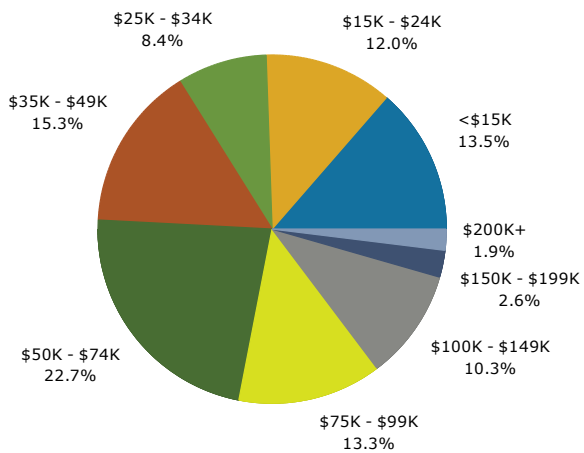
Trends 2021-2026



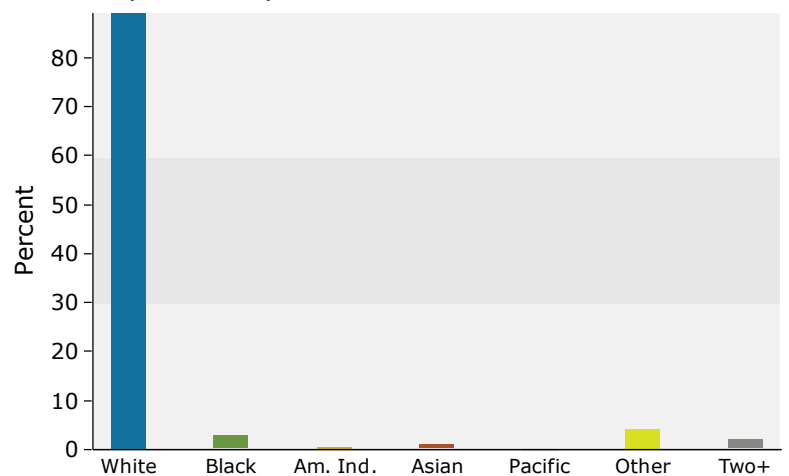
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 7.5%



Executive Summary

Banks County, GA
 Banks County, GA (13011)
 Geography: County

Prepared by Esri

Banks County,...

Population

| | |
|------------------------|--------|
| 2000 Population | 14,422 |
| 2010 Population | 18,395 |
| 2021 Population | 20,050 |
| 2026 Population | 20,823 |
| 2000-2010 Annual Rate | 2.46% |
| 2010-2021 Annual Rate | 0.77% |
| 2021-2026 Annual Rate | 0.76% |
| 2021 Male Population | 50.7% |
| 2021 Female Population | 49.3% |
| 2021 Median Age | 41.1 |

In the identified area, the current year population is 20,050. In 2010, the Census count in the area was 18,395. The rate of change since 2010 was 0.77% annually. The five-year projection for the population in the area is 20,823 representing a change of 0.76% annually from 2021 to 2026. Currently, the population is 50.7% male and 49.3% female.

Median Age

The median age in this area is 41.1, compared to U.S. median age of 38.5.

Race and Ethnicity

| | |
|--|-------|
| 2021 White Alone | 89.1% |
| 2021 Black Alone | 2.9% |
| 2021 American Indian/Alaska Native Alone | 0.4% |
| 2021 Asian Alone | 1.0% |
| 2021 Pacific Islander Alone | 0.0% |
| 2021 Other Race | 4.3% |
| 2021 Two or More Races | 2.2% |
| 2021 Hispanic Origin (Any Race) | 7.5% |

Persons of Hispanic origin represent 7.5% of the population in the identified area compared to 18.9% 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 31.5 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

| | |
|-----------------------------|-------|
| 2021 Wealth Index | 52 |
| 2000 Households | 5,364 |
| 2010 Households | 6,700 |
| 2021 Total Households | 7,268 |
| 2026 Total Households | 7,538 |
| 2000-2010 Annual Rate | 2.25% |
| 2010-2021 Annual Rate | 0.73% |
| 2021-2026 Annual Rate | 0.73% |
| 2021 Average Household Size | 2.76 |

The household count in this area has changed from 6,700 in 2010 to 7,268 in the current year, a change of 0.73% annually. The five-year projection of households is 7,538, a change of 0.73% annually from the current year total. Average household size is currently 2.76, compared to 2.75 in the year 2010. The number of families in the current year is 5,450 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 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

Banks County,...

Mortgage Income

2021 Percent of Income for Mortgage 14.4%

Median Household Income

2021 Median Household Income \$50,565

2026 Median Household Income \$52,178

2021-2026 Annual Rate 0.63%

Average Household Income

2021 Average Household Income \$61,159

2026 Average Household Income \$65,907

2021-2026 Annual Rate 1.51%

Per Capita Income

2021 Per Capita Income \$22,170

2026 Per Capita Income \$23,858

2021-2026 Annual Rate 1.48%

Households by Income

Current median household income is \$50,565 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$52,178 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$61,159 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$65,907 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$22,170 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$23,858 in five years, compared to \$39,378 for all U.S. households

Housing

2021 Housing Affordability Index 165

2000 Total Housing Units 5,808

2000 Owner Occupied Housing Units 4,341

2000 Renter Occupied Housing Units 1,023

2000 Vacant Housing Units 444

2010 Total Housing Units 7,595

2010 Owner Occupied Housing Units 5,139

2010 Renter Occupied Housing Units 1,561

2010 Vacant Housing Units 895

2021 Total Housing Units 8,274

2021 Owner Occupied Housing Units 5,520

2021 Renter Occupied Housing Units 1,748

2021 Vacant Housing Units 1,006

2026 Total Housing Units 8,650

2026 Owner Occupied Housing Units 5,783

2026 Renter Occupied Housing Units 1,755

2026 Vacant Housing Units 1,112

Currently, 66.7% of the 8,274 housing units in the area are owner occupied; 21.1%, renter occupied; and 12.2% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 7,595 housing units in the area - 67.7% owner occupied, 20.6% renter occupied, and 11.8% vacant. The annual rate of change in housing units since 2010 is 3.88%. Median home value in the area is \$173,372, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.63% annually to \$197,410.

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 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



Household Income Profile

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 Banks County, GA (13011)
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| Summary | 2021 | 2026 | 2021-2026 Change | 2021-2026 Annual Rate |
|------------------------|--------|--------|------------------|-----------------------|
| Population | 20,050 | 20,823 | 773 | 0.76% |
| Households | 7,268 | 7,538 | 270 | 0.73% |
| Median Age | 41.1 | 42.8 | 1.7 | 0.81% |
| Average Household Size | 2.76 | 2.76 | 0.00 | 0.00% |

| Households by Income | 2021 | | 2026 | |
|--------------------------|----------|---------|----------|---------|
| | Number | Percent | Number | Percent |
| Household | 7,268 | 100% | 7,538 | 100% |
| <\$15,000 | 982 | 13.5% | 925 | 12.3% |
| \$15,000-\$24,999 | 874 | 12.0% | 868 | 11.5% |
| \$25,000-\$34,999 | 607 | 8.4% | 595 | 7.9% |
| \$35,000-\$49,999 | 1,111 | 15.3% | 1,145 | 15.2% |
| \$50,000-\$74,999 | 1,648 | 22.7% | 1,757 | 23.3% |
| \$75,000-\$99,999 | 968 | 13.3% | 1,034 | 13.7% |
| \$100,000-\$149,999 | 751 | 10.3% | 835 | 11.1% |
| \$150,000-\$199,999 | 192 | 2.6% | 229 | 3.0% |
| \$200,000+ | 135 | 1.9% | 150 | 2.0% |
| Median Household Income | \$50,565 | | \$52,178 | |
| Average Household Income | \$61,159 | | \$65,907 | |
| Per Capita Income | \$22,170 | | \$23,858 | |



Data Note: Income is reported for households as of July 1, 2021 and represents annual income for the preceding year, expressed in 2019 dollars. Income is reported for households as of July 1, 2026 and represents annual income for the preceding year, expressed in 2024 dollars
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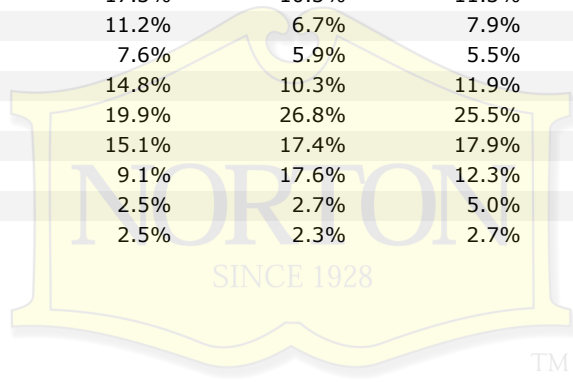


Household Income Profile

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| 2021 Households by Income and Age of Householder | | | | | | | |
|--|----------|----------|----------|----------|----------|----------|----------|
| | <25 | 25-34 | 35-44 | 45-54 | 55-64 | 65-74 | 75+ |
| HH Income Base | 182 | 1,020 | 1,146 | 1,355 | 1,484 | 1,295 | 786 |
| <\$15,000 | 45 | 176 | 118 | 153 | 204 | 160 | 126 |
| \$15,000-\$24,999 | 34 | 114 | 77 | 107 | 163 | 159 | 220 |
| \$25,000-\$34,999 | 22 | 78 | 68 | 75 | 88 | 159 | 117 |
| \$35,000-\$49,999 | 23 | 151 | 118 | 161 | 224 | 276 | 158 |
| \$50,000-\$74,999 | 41 | 203 | 307 | 345 | 368 | 304 | 80 |
| \$75,000-\$99,999 | 10 | 154 | 199 | 243 | 206 | 128 | 28 |
| \$100,000-\$149,999 | 6 | 93 | 202 | 167 | 161 | 85 | 37 |
| \$150,000-\$199,999 | 1 | 26 | 31 | 68 | 42 | 12 | 12 |
| \$200,000+ | 0 | 25 | 26 | 36 | 28 | 12 | 8 |
| Median HH Income | \$29,735 | \$48,809 | \$62,830 | \$60,306 | \$52,779 | \$42,800 | \$28,271 |
| Average HH Income | \$38,502 | \$61,241 | \$72,994 | \$72,657 | \$62,992 | \$51,914 | \$40,992 |
| Percent Distribution | | | | | | | |
| | <25 | 25-34 | 35-44 | 45-54 | 55-64 | 65-74 | 75+ |
| HH Income Base | 100% | 100% | 100% | 100% | 100% | 100% | 100% |
| <\$15,000 | 24.7% | 17.3% | 10.3% | 11.3% | 13.7% | 12.4% | 16.0% |
| \$15,000-\$24,999 | 18.7% | 11.2% | 6.7% | 7.9% | 11.0% | 12.3% | 28.0% |
| \$25,000-\$34,999 | 12.1% | 7.6% | 5.9% | 5.5% | 5.9% | 12.3% | 14.9% |
| \$35,000-\$49,999 | 12.6% | 14.8% | 10.3% | 11.9% | 15.1% | 21.3% | 20.1% |
| \$50,000-\$74,999 | 22.5% | 19.9% | 26.8% | 25.5% | 24.8% | 23.5% | 10.2% |
| \$75,000-\$99,999 | 5.5% | 15.1% | 17.4% | 17.9% | 13.9% | 9.9% | 3.6% |
| \$100,000-\$149,999 | 3.3% | 9.1% | 17.6% | 12.3% | 10.8% | 6.6% | 4.7% |
| \$150,000-\$199,999 | 0.5% | 2.5% | 2.7% | 5.0% | 2.8% | 0.9% | 1.5% |
| \$200,000+ | 0.0% | 2.5% | 2.3% | 2.7% | 1.9% | 0.9% | 1.0% |



Data Note: Income is reported for households as of July 1, 2021 and represents annual income for the preceding year, expressed in 2019 dollars. Income is reported for households as of July 1, 2026 and represents annual income for the preceding year, expressed in 2024 dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2021 and 2026.

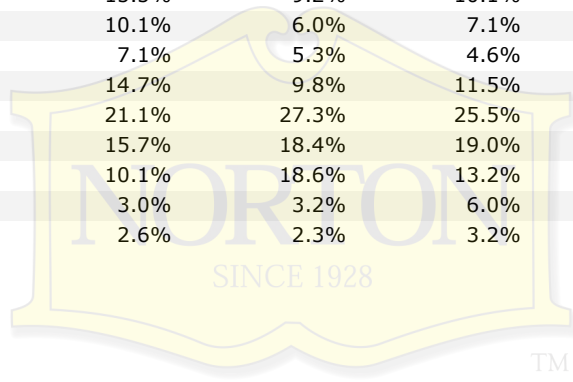


Household Income Profile

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| 2026 Households by Income and Age of Householder | | | | | | | |
|--|----------|----------|----------|----------|----------|----------|----------|
| | <25 | 25-34 | 35-44 | 45-54 | 55-64 | 65-74 | 75+ |
| HH Income Base | 176 | 858 | 1,237 | 1,360 | 1,491 | 1,360 | 1,056 |
| <\$15,000 | 42 | 133 | 114 | 137 | 186 | 149 | 164 |
| \$15,000-\$24,999 | 32 | 87 | 74 | 96 | 149 | 154 | 276 |
| \$25,000-\$34,999 | 20 | 61 | 65 | 63 | 80 | 156 | 150 |
| \$35,000-\$49,999 | 22 | 126 | 121 | 156 | 217 | 286 | 217 |
| \$50,000-\$74,999 | 43 | 181 | 338 | 347 | 384 | 344 | 120 |
| \$75,000-\$99,999 | 10 | 135 | 227 | 258 | 220 | 143 | 41 |
| \$100,000-\$149,999 | 6 | 87 | 230 | 179 | 175 | 101 | 57 |
| \$150,000-\$199,999 | 1 | 26 | 39 | 81 | 48 | 14 | 20 |
| \$200,000+ | 0 | 22 | 29 | 43 | 32 | 13 | 11 |
| Median HH Income | \$31,390 | \$52,016 | \$65,613 | \$63,784 | \$55,092 | \$45,521 | \$30,106 |
| Average HH Income | \$41,071 | \$66,790 | \$78,526 | \$80,095 | \$68,737 | \$56,253 | \$44,711 |
| Percent Distribution | | | | | | | |
| | <25 | 25-34 | 35-44 | 45-54 | 55-64 | 65-74 | 75+ |
| HH Income Base | 100% | 100% | 100% | 100% | 100% | 100% | 100% |
| <\$15,000 | 23.9% | 15.5% | 9.2% | 10.1% | 12.5% | 11.0% | 15.5% |
| \$15,000-\$24,999 | 18.2% | 10.1% | 6.0% | 7.1% | 10.0% | 11.3% | 26.1% |
| \$25,000-\$34,999 | 11.4% | 7.1% | 5.3% | 4.6% | 5.4% | 11.5% | 14.2% |
| \$35,000-\$49,999 | 12.5% | 14.7% | 9.8% | 11.5% | 14.6% | 21.0% | 20.5% |
| \$50,000-\$74,999 | 24.4% | 21.1% | 27.3% | 25.5% | 25.8% | 25.3% | 11.4% |
| \$75,000-\$99,999 | 5.7% | 15.7% | 18.4% | 19.0% | 14.8% | 10.5% | 3.9% |
| \$100,000-\$149,999 | 3.4% | 10.1% | 18.6% | 13.2% | 11.7% | 7.4% | 5.4% |
| \$150,000-\$199,999 | 0.6% | 3.0% | 3.2% | 6.0% | 3.2% | 1.0% | 1.9% |
| \$200,000+ | 0.0% | 2.6% | 2.3% | 3.2% | 2.1% | 1.0% | 1.0% |



Data Note: Income is reported for households as of July 1, 2021 and represents annual income for the preceding year, expressed in 2019 dollars. Income is reported for households as of July 1, 2026 and represents annual income for the preceding year, expressed in 2024 dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2021 and 2026.



Housing Profile

Banks County, GA
 Banks County, GA (13011)
 Geography: County

Prepared by Esri

| Population | | Households | |
|-----------------------|--------|------------------------------|----------|
| 2010 Total Population | 18,395 | 2021 Median Household Income | \$50,565 |
| 2021 Total Population | 20,050 | 2026 Median Household Income | \$52,178 |
| 2026 Total Population | 20,823 | 2021-2026 Annual Rate | 0.63% |
| 2021-2026 Annual Rate | 0.76% | | |

| Housing Units by Occupancy Status and Tenure | Census 2010 | | 2021 | | 2026 | |
|--|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| Total Housing Units | 7,595 | 100.0% | 8,274 | 100.0% | 8,650 | 100.0% |
| Occupied | 6,700 | 88.2% | 7,268 | 87.8% | 7,538 | 87.1% |
| Owner | 5,139 | 67.7% | 5,520 | 66.7% | 5,783 | 66.9% |
| Renter | 1,561 | 20.6% | 1,748 | 21.1% | 1,755 | 20.3% |
| Vacant | 895 | 11.8% | 1,006 | 12.2% | 1,112 | 12.9% |

| Owner Occupied Housing Units by Value | 2021 | | 2026 | |
|---------------------------------------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent |
| Total | 5,520 | 100.0% | 5,783 | 100.0% |
| <\$50,000 | 462 | 8.4% | 344 | 5.9% |
| \$50,000-\$99,999 | 1,125 | 20.4% | 935 | 16.2% |
| \$100,000-\$149,999 | 735 | 13.3% | 688 | 11.9% |
| \$150,000-\$199,999 | 937 | 17.0% | 975 | 16.9% |
| \$200,000-\$249,999 | 730 | 13.2% | 826 | 14.3% |
| \$250,000-\$299,999 | 549 | 9.9% | 668 | 11.6% |
| \$300,000-\$399,999 | 506 | 9.2% | 661 | 11.4% |
| \$400,000-\$499,999 | 211 | 3.8% | 299 | 5.2% |
| \$500,000-\$749,999 | 208 | 3.8% | 315 | 5.4% |
| \$750,000-\$999,999 | 13 | 0.2% | 19 | 0.3% |
| \$1,000,000-\$1,499,999 | 32 | 0.6% | 38 | 0.7% |
| \$1,500,000-\$1,999,999 | 8 | 0.1% | 10 | 0.2% |
| \$2,000,000+ | 4 | 0.1% | 5 | 0.1% |



| | | |
|---------------|-----------|-----------|
| Median Value | \$173,372 | \$197,410 |
| Average Value | \$207,142 | \$235,267 |

| Census 2010 Housing Units | Number | Percent |
|---------------------------|--------|---------|
| Total | 7,595 | 100.0% |
| In Urbanized Areas | 0 | 0.0% |
| In Urban Clusters | 426 | 5.6% |
| Rural Housing Units | 7,169 | 94.4% |

Data Note: Persons of Hispanic Origin may be of any race.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



Housing Profile

Banks County, GA
 Banks County, GA (13011)
 Geography: County

Prepared by Esri

| Census 2010 Owner Occupied Housing Units by Mortgage Status | | |
|---|--------|---------|
| | Number | Percent |
| Total | 5,139 | 100.0% |
| Owned with a Mortgage/Loan | 3,189 | 62.1% |
| Owned Free and Clear | 1,950 | 37.9% |

| Census 2010 Vacant Housing Units by Status | | |
|--|--------|---------|
| | Number | Percent |
| Total | 895 | 100.0% |
| For Rent | 136 | 15.2% |
| Rented- Not Occupied | 8 | 0.9% |
| For Sale Only | 124 | 13.9% |
| Sold - Not Occupied | 16 | 1.8% |
| Seasonal/Recreational/Occasional Use | 121 | 13.5% |
| For Migrant Workers | 0 | 0.0% |
| Other Vacant | 490 | 54.7% |

| Census 2010 Occupied Housing Units by Age of Householder and Home Ownership | | | |
|---|----------------|----------------------|---------------|
| | Occupied Units | Owner Occupied Units | |
| | | Number | % of Occupied |
| Total | 6,700 | 5,139 | 76.7% |
| 15-24 | 219 | 87 | 39.7% |
| 25-34 | 837 | 499 | 59.6% |
| 35-44 | 1,323 | 969 | 73.2% |
| 45-54 | 1,502 | 1,190 | 79.2% |
| 55-64 | 1,297 | 1,114 | 85.9% |
| 65-74 | 945 | 813 | 86.0% |
| 75-84 | 429 | 352 | 82.1% |
| 85+ | 148 | 115 | 77.7% |

| Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership | | | |
|--|----------------|----------------------|---------------|
| | Occupied Units | Owner Occupied Units | |
| | | Number | % of Occupied |
| Total | 6,700 | 5,139 | 76.7% |
| White Alone | 6,273 | 4,884 | 77.9% |
| Black/African American Alone | 157 | 102 | 65.0% |
| American Indian/Alaska Native | 17 | 8 | 47.1% |
| Asian Alone | 36 | 34 | 94.4% |
| Pacific Islander Alone | 1 | 1 | 100.0% |
| Other Race Alone | 146 | 58 | 39.7% |
| Two or More Races | 70 | 52 | 74.3% |
| Hispanic Origin | 239 | 115 | 48.1% |

| Census 2010 Occupied Housing Units by Size and Home Ownership | | | |
|---|----------------|----------------------|---------------|
| | Occupied Units | Owner Occupied Units | |
| | | Number | % of Occupied |
| Total | 6,700 | 5,139 | 76.7% |
| 1-Person | 1,354 | 949 | 70.1% |
| 2-Person | 2,294 | 1,910 | 83.3% |
| 3-Person | 1,206 | 911 | 75.5% |
| 4-Person | 993 | 770 | 77.5% |
| 5-Person | 536 | 381 | 71.1% |
| 6-Person | 179 | 124 | 69.3% |
| 7+ Person | 138 | 94 | 68.1% |

| 2021 Housing Affordability | |
|--------------------------------|-------|
| Housing Affordability Index | 165 |
| Percent of Income for Mortgage | 14.4% |

Data Note: Persons of Hispanic Origin may be of any race.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



2010 Census Profile

Banks County, GA
Banks County, GA (13011)
Geography: County

Prepared by Esri

| | 2000 | 2010 | 2000-2010 Annual Rate |
|--|--------|---------------|--------------------------|
| Population | 14,422 | 18,395 | 2.46% |
| Households | 5,364 | 6,700 | 2.25% |
| Housing Units | 5,808 | 7,595 | 2.72% |
| Population by Race | | | |
| | | Number | Percent |
| Total | | 18,395 | 100.0% |
| Population Reporting One Race | | 18,135 | 98.6% |
| White | | 16,877 | 91.7% |
| Black | | 427 | 2.3% |
| American Indian | | 57 | 0.3% |
| Asian | | 165 | 0.9% |
| Pacific Islander | | 3 | 0.0% |
| Some Other Race | | 606 | 3.3% |
| Population Reporting Two or More Races | | 260 | 1.4% |
| Total Hispanic Population | | 1,041 | 5.7% |
| Population by Sex | | | |
| Male | | 9,298 | 50.5% |
| Female | | 9,097 | 49.5% |
| Population by Age | | | |
| Total | | 18,395 | 100.0% |
| Age 0 - 4 | | 1,132 | 6.2% |
| Age 5 - 9 | | 1,315 | 7.1% |
| Age 10 - 14 | | 1,374 | 7.5% |
| Age 15 - 19 | | 1,343 | 7.3% |
| Age 20 - 24 | | 1,048 | 5.7% |
| Age 25 - 29 | | 994 | 5.4% |
| Age 30 - 34 | | 1,107 | 6.0% |
| Age 35 - 39 | | 1,360 | 7.4% |
| Age 40 - 44 | | 1,308 | 7.1% |
| Age 45 - 49 | | 1,506 | 8.2% |
| Age 50 - 54 | | 1,311 | 7.1% |
| Age 55 - 59 | | 1,183 | 6.4% |
| Age 60 - 64 | | 1,114 | 6.1% |
| Age 65 - 69 | | 930 | 5.1% |
| Age 70 - 74 | | 560 | 3.0% |
| Age 75 - 79 | | 384 | 2.1% |
| Age 80 - 84 | | 233 | 1.3% |
| Age 85+ | | 193 | 1.0% |
| Age 18+ | | 13,752 | 74.8% |
| Age 65+ | | 2,300 | 12.5% |



Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.

| Households by Type | | |
|--|--------|--------|
| Total | 6,700 | 100.0% |
| Households with 1 Person | 1,354 | 20.2% |
| Households with 2+ People | 5,346 | 79.8% |
| Family Households | 5,100 | 76.1% |
| Husband-wife Families | 4,060 | 60.6% |
| With Own Children | 1,608 | 24.0% |
| Other Family (No Spouse Present) | 1,040 | 15.5% |
| With Own Children | 491 | 7.3% |
| Nonfamily Households | 246 | 3.7% |
| All Households with Children | 2,464 | 36.8% |
| Multigenerational Households | 390 | 5.8% |
| Unmarried Partner Households | 362 | 5.4% |
| Male-female | 313 | 4.7% |
| Same-sex | 49 | 0.7% |
| Average Household Size | 2.75 | |
| Family Households by Size | | |
| Total | 5,100 | 100.0% |
| 2 People | 2,088 | 40.9% |
| 3 People | 1,179 | 23.1% |
| 4 People | 986 | 19.3% |
| 5 People | 533 | 10.5% |
| 6 People | 179 | 3.5% |
| 7+ People | 135 | 2.6% |
| Average Family Size | 3.14 | |
| Nonfamily Households by Size | | |
| Total | 1,600 | 100.0% |
| 1 Person | 1,354 | 84.6% |
| 2 People | 206 | 12.9% |
| 3 People | 27 | 1.7% |
| 4 People | 7 | 0.4% |
| 5 People | 3 | 0.2% |
| 6 People | 0 | 0.0% |
| 7+ People | 3 | 0.2% |
| Average Nonfamily Size | 1.20 | |
| Population by Relationship and Household Type | | |
| Total | 18,395 | 100.0% |
| In Households | 18,395 | 100.0% |
| In Family Households | 16,481 | 89.6% |
| Householder | 5,100 | 27.7% |
| Spouse | 4,060 | 22.1% |
| Child | 6,116 | 33.2% |
| Other relative | 759 | 4.1% |
| Nonrelative | 446 | 2.4% |
| In Nonfamily Households | 1,914 | 10.4% |
| In Group Quarters | 0 | 0.0% |
| Institutionalized Population | 0 | 0.0% |
| Noninstitutionalized Population | 0 | 0.0% |



Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. Average family size excludes nonrelatives.

Source: U.S. Census Bureau, Census 2010 Summary File 1.

| Family Households by Age of Householder | | |
|---|-------|--------|
| Total | 5,100 | 100.0% |
| Householder Age 15 - 44 | 2,025 | 39.7% |
| Householder Age 45 - 54 | 1,186 | 23.3% |
| Householder Age 55 - 64 | 924 | 18.1% |
| Householder Age 65 - 74 | 672 | 13.2% |
| Householder Age 75+ | 293 | 5.7% |
| Nonfamily Households by Age of Householder | | |
| Total | 1,600 | 100.0% |
| Householder Age 15 - 44 | 354 | 22.1% |
| Householder Age 45 - 54 | 316 | 19.8% |
| Householder Age 55 - 64 | 373 | 23.3% |
| Householder Age 65 - 74 | 273 | 17.1% |
| Householder Age 75+ | 284 | 17.8% |
| Households by Race of Householder | | |
| Total | 6,700 | 100.0% |
| Householder is White Alone | 6,273 | 93.6% |
| Householder is Black Alone | 157 | 2.3% |
| Householder is American Indian Alone | 17 | 0.3% |
| Householder is Asian Alone | 36 | 0.5% |
| Householder is Pacific Islander Alone | 1 | 0.0% |
| Householder is Some Other Race Alone | 146 | 2.2% |
| Householder is Two or More Races | 70 | 1.0% |
| Households with Hispanic Householder | 239 | 3.6% |
| Husband-wife Families by Race of Householder | | |
| Total | 4,060 | 100.0% |
| Householder is White Alone | 3,834 | 94.4% |
| Householder is Black Alone | 60 | 1.5% |
| Householder is American Indian Alone | 8 | 0.2% |
| Householder is Asian Alone | 26 | 0.6% |
| Householder is Pacific Islander Alone | 0 | 0.0% |
| Householder is Some Other Race Alone | 94 | 2.3% |
| Householder is Two or More Races | 38 | 0.9% |
| Husband-wife Families with Hispanic Householder | 157 | 3.9% |
| Other Families (No Spouse) by Race of Householder | | |
| Total | 1,040 | 100.0% |
| Householder is White Alone | 933 | 89.7% |
| Householder is Black Alone | 43 | 4.1% |
| Householder is American Indian Alone | 3 | 0.3% |
| Householder is Asian Alone | 7 | 0.7% |
| Householder is Pacific Islander Alone | 1 | 0.1% |
| Householder is Some Other Race Alone | 37 | 3.6% |
| Householder is Two or More Races | 16 | 1.5% |
| Other Families with Hispanic Householder | 56 | 5.4% |
| Nonfamily Households by Race of Householder | | |
| Total | 1,600 | 100.0% |
| Householder is White Alone | 1,506 | 94.1% |
| Householder is Black Alone | 54 | 3.4% |
| Householder is American Indian Alone | 6 | 0.4% |
| Householder is Asian Alone | 3 | 0.2% |
| Householder is Pacific Islander Alone | 0 | 0.0% |
| Householder is Some Other Race Alone | 15 | 0.9% |
| Householder is Two or More Races | 16 | 1.0% |
| Nonfamily Households with Hispanic Householder | 26 | 1.6% |

Source: U.S. Census Bureau, Census 2010 Summary File 1.

Total Housing Units by Occupancy

| | | |
|--|-------|--------|
| Total | 7,595 | 100.0% |
| Occupied Housing Units | 6,700 | 88.2% |
| Vacant Housing Units | | |
| For Rent | 136 | 1.8% |
| Rented, not Occupied | 8 | 0.1% |
| For Sale Only | 124 | 1.6% |
| Sold, not Occupied | 16 | 0.2% |
| For Seasonal/Recreational/Occasional Use | 121 | 1.6% |
| For Migrant Workers | 0 | 0.0% |
| Other Vacant | 490 | 6.5% |
| Total Vacancy Rate | 11.8% | |

Households by Tenure and Mortgage Status

| | | |
|----------------------------|-------|--------|
| Total | 6,700 | 100.0% |
| Owner Occupied | 5,139 | 76.7% |
| Owned with a Mortgage/Loan | 3,189 | 47.6% |
| Owned Free and Clear | 1,950 | 29.1% |
| Average Household Size | 2.72 | |
| Renter Occupied | 1,561 | 23.3% |
| Average Household Size | 2.82 | |

Owner-occupied Housing Units by Race of Householder

| | | |
|--|-------|--------|
| Total | 5,139 | 100.0% |
| Householder is White Alone | 4,884 | 95.0% |
| Householder is Black Alone | 102 | 2.0% |
| Householder is American Indian Alone | 8 | 0.2% |
| Householder is Asian Alone | 34 | 0.7% |
| Householder is Pacific Islander Alone | 1 | 0.0% |
| Householder is Some Other Race Alone | 58 | 1.1% |
| Householder is Two or More Races | 52 | 1.0% |
| Owner-occupied Housing Units with Hispanic Householder | 115 | 2.2% |

Renter-occupied Housing Units by Race of Householder

| | | |
|---|-------|--------|
| Total | 1,561 | 100.0% |
| Householder is White Alone | 1,389 | 89.0% |
| Householder is Black Alone | 55 | 3.5% |
| Householder is American Indian Alone | 9 | 0.6% |
| Householder is Asian Alone | 2 | 0.1% |
| Householder is Pacific Islander Alone | 0 | 0.0% |
| Householder is Some Other Race Alone | 88 | 5.6% |
| Householder is Two or More Races | 18 | 1.2% |
| Renter-occupied Housing Units with Hispanic Householder | 124 | 7.9% |

Average Household Size by Race/Hispanic Origin of Householder

| | |
|---------------------------------------|------|
| Householder is White Alone | 2.71 |
| Householder is Black Alone | 2.61 |
| Householder is American Indian Alone | 3.24 |
| Householder is Asian Alone | 3.94 |
| Householder is Pacific Islander Alone | 2.00 |
| Householder is Some Other Race Alone | 4.01 |
| Householder is Two or More Races | 3.06 |
| Householder is Hispanic | 4.08 |

Source: U.S. Census Bureau, Census 2010 Summary File 1.

SERVICES

- INSURANCE
- REAL ESTATE
 - COMMERCIAL
 - RESIDENTIAL
 - ACREAGE
 - INVESTMENTS
 - RECREATIONAL TOURISM
- MANAGEMENT
 - MULTI FAMILY
 - COMMERCIAL
 - HOME RENTAL
 - COMMUNITY MANAGEMENT
 - RAW ACREAGE
- RELOCATION
- HOME SERVICES
- CONSULTATION
- RESEARCH
- MORTGAGE
- DEVELOPMENT
- REO

DATA PRODUCTS

- COUNTY DEMOGRAPHICS
- ANNUAL FORECASTS
- DEEP DIVE
- MONTHLY INDICATORS
- TEMPERATURE GAUGES
- MARKET WATCH
- LAKE REPORTS
- RESIDENTIAL REPORTS
- COUNTY DASHBOARDS
- ANNUAL TRAFFIC PATTERNS
- NFOGRAPHICS
- CUSTOM CONSULTATIONS



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