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Population Consolidated Report

Dawson County, GA
 Dawson County, GA (13085)
 Geography: County

Prepared by Esri

Demographic Summary	Census 2010			2021			2026	
	Number	% of Total Pop	% of 50+	Number	% of Total Pop	% of 50+	Number	% of Total Pop
Total Population	22,330			27,556			29,941	
Population 50+	7,976			11,521			12,833	
Median Age	40.6			43.5			44.4	
Households	8,433			10,481			11,383	
% Householders 55+	44.4%			51.7%			53.2%	
Total Owner-Occupied Housing Units	6,774			8,771			9,481	
Total Renter-Occupied Housing Units	1,659			1,710			1,902	
Owner/Renter Ratio (per 100 renters)	408			513			498	
Median Home Value	-			\$284,609			\$346,598	
Average Home Value	-			\$425,111			\$483,195	
Median Household Income	-			\$67,552			\$76,532	
Median Household Income for Householder 55+	-			\$64,593			\$72,098	

Population by Age and Sex

Male Population	Census 2010		2021		2026	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	3,887	100.0%	5,595	100.0%	6,216	100.0%
50-54	786	20.2%	887	15.9%	922	14.8%
55-59	741	19.1%	1,035	18.5%	977	15.7%
60-64	841	21.6%	944	16.9%	1,079	17.4%
65-69	650	16.7%	938	16.8%	974	15.7%
70-74	390	10.0%	890	15.9%	875	14.1%
75-79	283	7.3%	510	9.1%	807	13.0%
80-84	134	3.4%	244	4.4%	379	6.1%
85+	62	1.6%	147	2.6%	203	3.3%

Female Population	Census 2010		2021		2026	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	4,089	100.0%	5,926	100.0%	6,617	100.0%
50-54	812	19.9%	907	15.3%	929	14.0%
55-59	814	19.9%	1,063	17.9%	983	14.9%
60-64	850	20.8%	1,017	17.2%	1,118	16.9%
65-69	681	16.7%	1,015	17.1%	1,065	16.1%
70-74	417	10.2%	899	15.2%	981	14.8%
75-79	247	6.0%	568	9.6%	816	12.3%
80-84	161	3.9%	274	4.6%	470	7.1%
85+	107	2.6%	183	3.1%	255	3.9%

Total Population	Census 2010		2021		2026	
	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total(50+)	7,976	35.7%	11,521	41.8%	12,833	42.9%
50-54	1,598	7.2%	1,794	6.5%	1,851	6.2%
55-59	1,555	7.0%	2,098	7.6%	1,960	6.5%
60-64	1,691	7.6%	1,961	7.1%	2,197	7.3%
65-69	1,331	6.0%	1,953	7.1%	2,039	6.8%
70-74	807	3.6%	1,789	6.5%	1,856	6.2%
75-79	530	2.4%	1,078	3.9%	1,623	5.4%
80-84	295	1.3%	518	1.9%	849	2.8%
85+	169	0.8%	330	1.2%	458	1.5%
65+	3,132	14.0%	5,668	20.6%	6,825	22.8%
75+	994	4.5%	1,926	7.0%	2,930	9.8%

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

Source: Esri, U.S. Census



Population Consolidated Report

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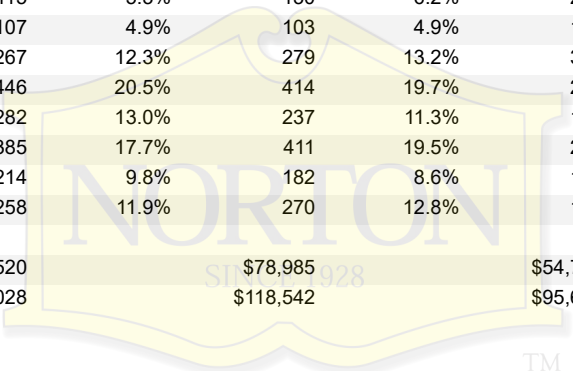
Prepared by Esri

2021 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	2,158	100%	2,068	100%	1,193	100%	5,419	100%
<\$15,000	132	6.1%	105	5.1%	103	8.6%	340	6.3%
\$15,000-\$24,999	142	6.6%	160	7.7%	171	14.3%	473	8.7%
\$25,000-\$34,999	118	5.5%	117	5.7%	140	11.7%	375	6.9%
\$35,000-\$49,999	302	14.0%	308	14.9%	237	19.9%	847	15.6%
\$50,000-\$74,999	444	20.6%	398	19.2%	162	13.6%	1,004	18.5%
\$75,000-\$99,999	278	12.9%	226	10.9%	113	9.5%	617	11.4%
\$100,000-\$149,999	326	15.1%	362	17.5%	126	10.6%	814	15.0%
\$150,000-\$199,999	172	8.0%	153	7.4%	55	4.6%	380	7.0%
\$200,000+	244	11.3%	239	11.6%	86	7.2%	569	10.5%
Median HH Income	\$70,414		\$70,364		\$45,505		\$64,593	
Average HH Income	\$104,458		\$106,233		\$78,232		\$99,362	

2026 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	2,177	100%	2,106	100%	1,774	100%	6,057	100%
<\$15,000	103	4.7%	80	3.8%	133	7.5%	316	5.2%
\$15,000-\$24,999	115	5.3%	130	6.2%	203	11.4%	448	7.4%
\$25,000-\$34,999	107	4.9%	103	4.9%	172	9.7%	382	6.3%
\$35,000-\$49,999	267	12.3%	279	13.2%	314	17.7%	860	14.2%
\$50,000-\$74,999	446	20.5%	414	19.7%	256	14.4%	1,116	18.4%
\$75,000-\$99,999	282	13.0%	237	11.3%	196	11.0%	715	11.8%
\$100,000-\$149,999	385	17.7%	411	19.5%	216	12.2%	1,012	16.7%
\$150,000-\$199,999	214	9.8%	182	8.6%	109	6.1%	505	8.3%
\$200,000+	258	11.9%	270	12.8%	175	9.9%	703	11.6%
Median HH Income	\$78,520		\$78,985		\$54,794		\$72,098	
Average HH Income	\$115,028		\$118,542		\$95,663		\$110,578	





Demographic and Income Profile

Dawson County, GA
 Dawson County, GA (13085)
 Geography: County

Prepared by Esri

Summary	Census 2010	2021	2026
Population	22,330	27,556	29,941
Households	8,433	10,481	11,383
Families	6,390	7,820	8,453
Average Household Size	2.61	2.62	2.62
Owner Occupied Housing Units	6,774	8,771	9,481
Renter Occupied Housing Units	1,659	1,710	1,902
Median Age	40.6	43.5	44.4
Trends: 2021-2026 Annual Rate	Area	State	National
Population	1.67%	1.05%	0.71%
Households	1.66%	1.06%	0.71%
Families	1.57%	0.97%	0.64%
Owner HHs	1.57%	1.26%	0.91%
Median Household Income	2.53%	2.43%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	569	5.4%	499	4.4%
\$15,000 - \$24,999	794	7.6%	704	6.2%
\$25,000 - \$34,999	740	7.1%	700	6.1%
\$35,000 - \$49,999	1,546	14.8%	1,486	13.1%
\$50,000 - \$74,999	2,053	19.6%	2,192	19.3%
\$75,000 - \$99,999	1,252	11.9%	1,389	12.2%
\$100,000 - \$149,999	1,818	17.3%	2,228	19.6%
\$150,000 - \$199,999	768	7.3%	1,015	8.9%
\$200,000+	941	9.0%	1,170	10.3%
Median Household Income	\$67,552		\$76,532	
Average Household Income	\$97,140		\$109,514	
Per Capita Income	\$36,952		\$41,640	

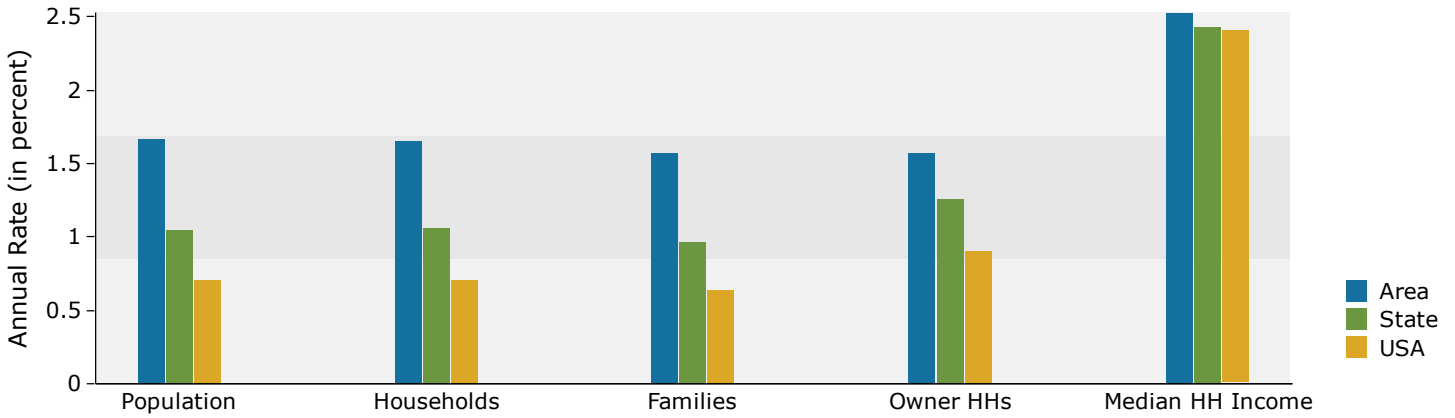
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,275	5.7%	1,397	5.1%	1,501	5.0%
5 - 9	1,445	6.5%	1,507	5.5%	1,624	5.4%
10 - 14	1,509	6.8%	1,626	5.9%	1,771	5.9%
15 - 19	1,335	6.0%	1,512	5.5%	1,649	5.5%
20 - 24	1,369	6.1%	1,364	4.9%	1,392	4.6%
25 - 34	2,576	11.5%	3,405	12.4%	3,192	10.7%
35 - 44	3,026	13.6%	3,456	12.5%	4,092	13.7%
45 - 54	3,417	15.3%	3,562	12.9%	3,738	12.5%
55 - 64	3,246	14.5%	4,059	14.7%	4,157	13.9%
65 - 74	2,138	9.6%	3,742	13.6%	3,895	13.0%
75 - 84	825	3.7%	1,596	5.8%	2,472	8.3%
85+	169	0.8%	330	1.2%	458	1.5%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	21,351	95.6%	25,761	93.5%	27,711	92.6%
Black Alone	105	0.5%	327	1.2%	425	1.4%
American Indian Alone	82	0.4%	116	0.4%	134	0.4%
Asian Alone	126	0.6%	295	1.1%	370	1.2%
Pacific Islander Alone	9	0.0%	13	0.0%	15	0.1%
Some Other Race Alone	354	1.6%	587	2.1%	729	2.4%
Two or More Races	303	1.4%	457	1.7%	557	1.9%
Hispanic Origin (Any Race)	920	4.1%	1,576	5.7%	1,987	6.6%

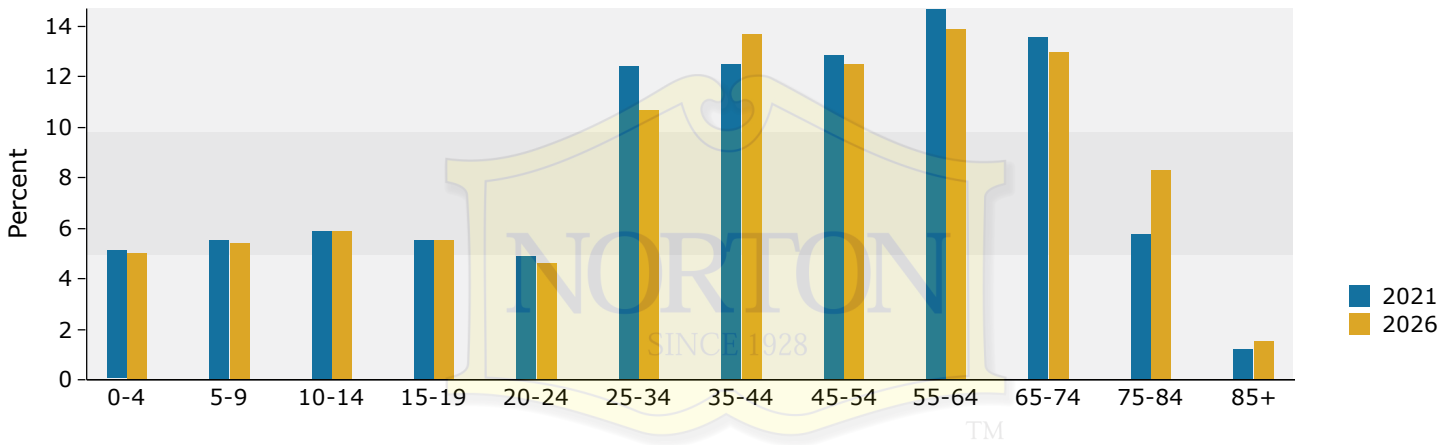
Data Note: Income is expressed in current dollars.

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

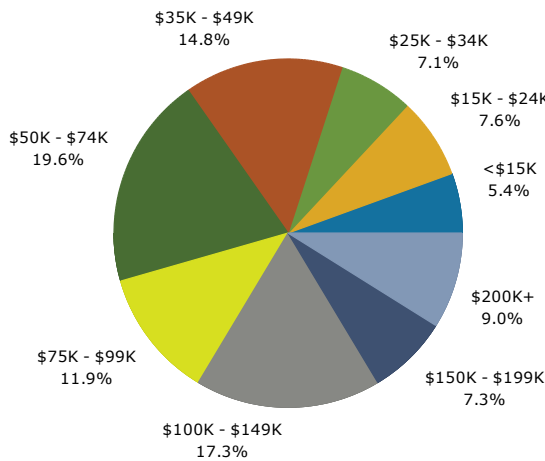
Trends 2021-2026



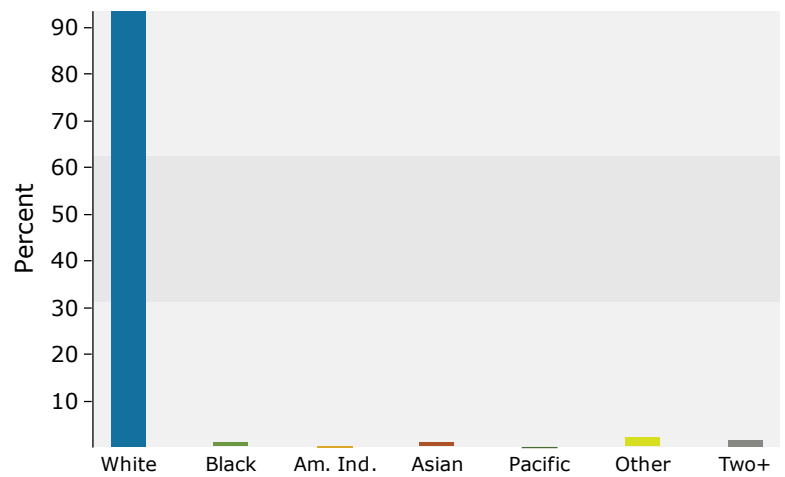
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 5.7%

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



Executive Summary

Dawson County, GA
Dawson County, GA (13085)
Geography: County

Prepared by Esri

Dawson County...

Population

2000 Population	15,999
2010 Population	22,330
2021 Population	27,556
2026 Population	29,941
2000-2010 Annual Rate	3.39%
2010-2021 Annual Rate	1.89%
2021-2026 Annual Rate	1.67%
2021 Male Population	50.0%
2021 Female Population	50.0%
2021 Median Age	43.5

In the identified area, the current year population is 27,556. In 2010, the Census count in the area was 22,330. The rate of change since 2010 was 1.89% annually. The five-year projection for the population in the area is 29,941 representing a change of 1.67% annually from 2021 to 2026. Currently, the population is 50.0% male and 50.0% female.

Median Age

The median age in this area is 43.5, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	93.5%
2021 Black Alone	1.2%
2021 American Indian/Alaska Native Alone	0.4%
2021 Asian Alone	1.1%
2021 Pacific Islander Alone	0.0%
2021 Other Race	2.1%
2021 Two or More Races	1.7%
2021 Hispanic Origin (Any Race)	5.7%

Persons of Hispanic origin represent 5.7% 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 22.0 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	125
2000 Households	6,069
2010 Households	8,433
2021 Total Households	10,481
2026 Total Households	11,383
2000-2010 Annual Rate	3.34%
2010-2021 Annual Rate	1.95%
2021-2026 Annual Rate	1.66%
2021 Average Household Size	2.62

The household count in this area has changed from 8,433 in 2010 to 10,481 in the current year, a change of 1.95% annually. The five-year projection of households is 11,383, a change of 1.66% annually from the current year total. Average household size is currently 2.62, compared to 2.61 in the year 2010. The number of families in the current year is 7,820 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.

December 04, 2021

Dawson County...

Mortgage Income

2021 Percent of Income for Mortgage 17.7%

Median Household Income

2021 Median Household Income \$67,552

2026 Median Household Income \$76,532

2021-2026 Annual Rate 2.53%

Average Household Income

2021 Average Household Income \$97,140

2026 Average Household Income \$109,514

2021-2026 Annual Rate 2.43%

Per Capita Income

2021 Per Capita Income \$36,952

2026 Per Capita Income \$41,640

2021-2026 Annual Rate 2.42%

Households by Income

Current median household income is \$67,552 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$76,532 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$97,140 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$109,514 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$36,952 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$41,640 in five years, compared to \$39,378 for all U.S. households

Housing

2021 Housing Affordability Index 134

2000 Total Housing Units 7,163

2000 Owner Occupied Housing Units 4,943

2000 Renter Occupied Housing Units 1,126

2000 Vacant Housing Units 1,094

2010 Total Housing Units 10,425

2010 Owner Occupied Housing Units 6,774

2010 Renter Occupied Housing Units 1,659

2010 Vacant Housing Units 1,992

2021 Total Housing Units 12,968

2021 Owner Occupied Housing Units 8,771

2021 Renter Occupied Housing Units 1,710

2021 Vacant Housing Units 2,487

2026 Total Housing Units 14,219

2026 Owner Occupied Housing Units 9,481

2026 Renter Occupied Housing Units 1,902

2026 Vacant Housing Units 2,836

Currently, 67.6% of the 12,968 housing units in the area are owner occupied; 13.2%, renter occupied; and 19.2% 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 10,425 housing units in the area - 65.0% owner occupied, 15.9% renter occupied, and 19.1% vacant. The annual rate of change in housing units since 2010 is 10.19%. Median home value in the area is \$284,609, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 4.02% annually to \$346,598.

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

Dawson County, GA
 Dawson County, GA (13085)
 Geography: County

Prepared by Esri

Summary	2021	2026	2021-2026 Change	2021-2026 Annual Rate
Population	27,556	29,941	2,385	1.67%
Households	10,481	11,383	902	1.66%
Median Age	43.5	44.4	0.9	0.41%
Average Household Size	2.62	2.62	0.00	0.00%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
Household	10,481	100%	11,383	100%
<\$15,000	569	5.4%	499	4.4%
\$15,000-\$24,999	794	7.6%	704	6.2%
\$25,000-\$34,999	740	7.1%	700	6.1%
\$35,000-\$49,999	1,546	14.8%	1,486	13.1%
\$50,000-\$74,999	2,053	19.6%	2,192	19.3%
\$75,000-\$99,999	1,252	11.9%	1,389	12.2%
\$100,000-\$149,999	1,818	17.3%	2,228	19.6%
\$150,000-\$199,999	768	7.3%	1,015	8.9%
\$200,000+	941	9.0%	1,170	10.3%
Median Household Income	\$67,552		\$76,532	
Average Household Income	\$97,140		\$109,514	
Per Capita Income	\$36,952		\$41,640	



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.

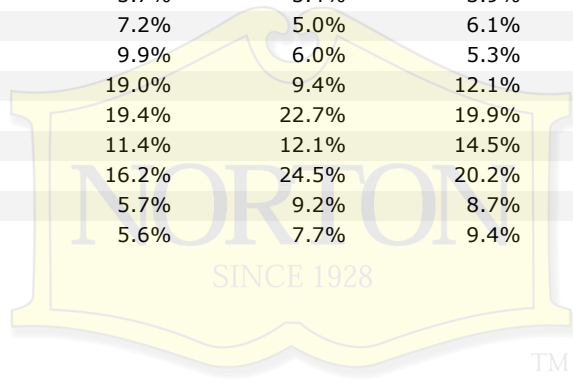


Household Income Profile

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2021 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	279	1,325	1,667	1,791	2,158	2,068	1,193
<\$15,000	26	76	57	70	132	105	103
\$15,000-\$24,999	34	95	83	109	142	160	171
\$25,000-\$34,999	39	131	100	95	118	117	140
\$35,000-\$49,999	73	252	157	217	302	308	237
\$50,000-\$74,999	57	257	378	357	444	398	162
\$75,000-\$99,999	24	151	201	259	278	226	113
\$100,000-\$149,999	20	214	409	361	326	362	126
\$150,000-\$199,999	4	75	154	155	172	153	55
\$200,000+	2	74	128	168	244	239	86
Median HH Income	\$41,685	\$58,189	\$80,957	\$78,554	\$70,414	\$70,364	\$45,505
Average HH Income	\$51,919	\$82,255	\$102,024	\$103,927	\$104,458	\$106,233	\$78,232
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	9.3%	5.7%	3.4%	3.9%	6.1%	5.1%	8.6%
\$15,000-\$24,999	12.2%	7.2%	5.0%	6.1%	6.6%	7.7%	14.3%
\$25,000-\$34,999	14.0%	9.9%	6.0%	5.3%	5.5%	5.7%	11.7%
\$35,000-\$49,999	26.2%	19.0%	9.4%	12.1%	14.0%	14.9%	19.9%
\$50,000-\$74,999	20.4%	19.4%	22.7%	19.9%	20.6%	19.2%	13.6%
\$75,000-\$99,999	8.6%	11.4%	12.1%	14.5%	12.9%	10.9%	9.5%
\$100,000-\$149,999	7.2%	16.2%	24.5%	20.2%	15.1%	17.5%	10.6%
\$150,000-\$199,999	1.4%	5.7%	9.2%	8.7%	8.0%	7.4%	4.6%
\$200,000+	0.7%	5.6%	7.7%	9.4%	11.3%	11.6%	7.2%



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.

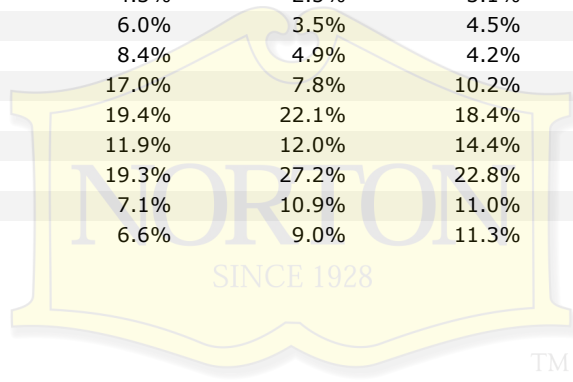


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2026 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	299	1,231	1,951	1,845	2,177	2,106	1,774
<\$15,000	24	53	49	57	103	80	133
\$15,000-\$24,999	30	74	69	83	115	130	203
\$25,000-\$34,999	40	104	96	78	107	103	172
\$35,000-\$49,999	75	209	153	189	267	279	314
\$50,000-\$74,999	65	239	432	340	446	414	256
\$75,000-\$99,999	28	146	234	266	282	237	196
\$100,000-\$149,999	28	237	530	421	385	411	216
\$150,000-\$199,999	6	88	213	203	214	182	109
\$200,000+	3	81	175	208	258	270	175
Median HH Income	\$44,817	\$66,338	\$92,591	\$89,846	\$78,520	\$78,985	\$54,794
Average HH Income	\$58,811	\$93,876	\$114,602	\$119,292	\$115,028	\$118,542	\$95,663
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	8.0%	4.3%	2.5%	3.1%	4.7%	3.8%	7.5%
\$15,000-\$24,999	10.0%	6.0%	3.5%	4.5%	5.3%	6.2%	11.4%
\$25,000-\$34,999	13.4%	8.4%	4.9%	4.2%	4.9%	4.9%	9.7%
\$35,000-\$49,999	25.1%	17.0%	7.8%	10.2%	12.3%	13.2%	17.7%
\$50,000-\$74,999	21.7%	19.4%	22.1%	18.4%	20.5%	19.7%	14.4%
\$75,000-\$99,999	9.4%	11.9%	12.0%	14.4%	13.0%	11.3%	11.0%
\$100,000-\$149,999	9.4%	19.3%	27.2%	22.8%	17.7%	19.5%	12.2%
\$150,000-\$199,999	2.0%	7.1%	10.9%	11.0%	9.8%	8.6%	6.1%
\$200,000+	1.0%	6.6%	9.0%	11.3%	11.9%	12.8%	9.9%



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

Dawson County, GA
 Dawson County, GA (13085)
 Geography: County

Prepared by Esri

Population		Households	
2010 Total Population	22,330	2021 Median Household Income	\$67,552
2021 Total Population	27,556	2026 Median Household Income	\$76,532
2026 Total Population	29,941	2021-2026 Annual Rate	2.53%
2021-2026 Annual Rate	1.67%		

Housing Units by Occupancy Status and Tenure	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	10,425	100.0%	12,968	100.0%	14,219	100.0%
Occupied	8,433	80.9%	10,481	80.8%	11,383	80.1%
Owner	6,774	65.0%	8,771	67.6%	9,481	66.7%
Renter	1,659	15.9%	1,710	13.2%	1,902	13.4%
Vacant	1,992	19.1%	2,487	19.2%	2,836	19.9%

Owner Occupied Housing Units by Value	2021		2026	
	Number	Percent	Number	Percent
Total	8,771	100.0%	9,481	100.0%
<\$50,000	236	2.7%	126	1.3%
\$50,000-\$99,999	162	1.8%	74	0.8%
\$100,000-\$149,999	510	5.8%	278	2.9%
\$150,000-\$199,999	1,471	16.8%	1,176	12.4%
\$200,000-\$249,999	1,405	16.0%	1,439	15.2%
\$250,000-\$299,999	869	9.9%	990	10.4%
\$300,000-\$399,999	1,129	12.9%	1,411	14.9%
\$400,000-\$499,999	1,039	11.8%	1,354	14.3%
\$500,000-\$749,999	1,064	12.1%	1,458	15.4%
\$750,000-\$999,999	365	4.2%	506	5.3%
\$1,000,000-\$1,499,999	51	0.6%	53	0.6%
\$1,500,000-\$1,999,999	268	3.1%	347	3.7%
\$2,000,000+	202	2.3%	269	2.8%



Median Value	\$284,609	\$346,598
Average Value	\$425,111	\$483,195

Census 2010 Housing Units	Number	Percent
Total	10,425	100.0%
In Urbanized Areas	1,764	16.9%
In Urban Clusters	0	0.0%
Rural Housing Units	8,661	83.1%

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

Dawson County, GA
 Dawson County, GA (13085)
 Geography: County

Prepared by Esri

Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	6,774	100.0%
Owned with a Mortgage/Loan	4,880	72.0%
Owned Free and Clear	1,894	28.0%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	1,992	100.0%
For Rent	151	7.6%
Rented- Not Occupied	33	1.7%
For Sale Only	291	14.6%
Sold - Not Occupied	24	1.2%
Seasonal/Recreational/Occasional Use	1,204	60.4%
For Migrant Workers	0	0.0%
Other Vacant	289	14.5%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	8,433	6,774	80.3%
15-24	277	105	37.9%
25-34	1,049	691	65.9%
35-44	1,537	1,160	75.5%
45-54	1,825	1,498	82.1%
55-64	1,827	1,606	87.9%
65-74	1,258	1,138	90.5%
75-84	557	488	87.6%
85+	103	88	85.4%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	8,433	6,774	80.3%
White Alone	8,210	6,642	80.9%
Black/African American Alone	20	11	55.0%
American Indian/Alaska Native	24	18	75.0%
Asian Alone	23	19	82.6%
Pacific Islander Alone	3	0	0.0%
Other Race Alone	69	24	34.8%
Two or More Races	84	60	71.4%
Hispanic Origin	192	88	45.8%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	8,433	6,774	80.3%
1-Person	1,659	1,198	72.2%
2-Person	3,346	2,909	86.9%
3-Person	1,402	1,108	79.0%
4-Person	1,180	932	79.0%
5-Person	537	406	75.6%
6-Person	186	136	73.1%
7+ Person	123	85	69.1%

2021 Housing Affordability	
Housing Affordability Index	134
Percent of Income for Mortgage	17.7%

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.

	2000	2010	2000-2010 Annual Rate
Population	15,999	22,330	3.39%
Households	6,069	8,433	3.34%
Housing Units	7,163	10,425	3.82%
Population by Race			
		Number	Percent
Total		22,330	100.0%
Population Reporting One Race		22,027	98.6%
White		21,351	95.6%
Black		105	0.5%
American Indian		82	0.4%
Asian		126	0.6%
Pacific Islander		9	0.0%
Some Other Race		354	1.6%
Population Reporting Two or More Races		303	1.4%
Total Hispanic Population		920	4.1%
Population by Sex			
Male		11,164	50.0%
Female		11,166	50.0%
Population by Age			
Total		22,330	100.0%
Age 0 - 4		1,275	5.7%
Age 5 - 9		1,445	6.5%
Age 10 - 14		1,509	6.8%
Age 15 - 19		1,335	6.0%
Age 20 - 24		1,369	6.1%
Age 25 - 29		1,282	5.7%
Age 30 - 34		1,294	5.8%
Age 35 - 39		1,477	6.6%
Age 40 - 44		1,549	6.9%
Age 45 - 49		1,819	8.1%
Age 50 - 54		1,598	7.2%
Age 55 - 59		1,555	7.0%
Age 60 - 64		1,691	7.6%
Age 65 - 69		1,331	6.0%
Age 70 - 74		807	3.6%
Age 75 - 79		530	2.4%
Age 80 - 84		295	1.3%
Age 85+		169	0.8%
Age 18+		17,247	77.2%
Age 65+		3,132	14.0%



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	8,433	100.0%
Households with 1 Person	1,659	19.7%
Households with 2+ People	6,774	80.3%
Family Households	6,390	75.8%
Husband-wife Families	5,204	61.7%
With Own Children	1,862	22.1%
Other Family (No Spouse Present)	1,186	14.1%
With Own Children	592	7.0%
Nonfamily Households	384	4.6%
All Households with Children	2,787	33.0%
Multigenerational Households	385	4.6%
Unmarried Partner Households	425	5.0%
Male-female	365	4.3%
Same-sex	60	0.7%
Average Household Size	2.61	
Family Households by Size		
Total	6,390	100.0%
2 People	3,034	47.5%
3 People	1,364	21.3%
4 People	1,162	18.2%
5 People	528	8.3%
6 People	180	2.8%
7+ People	122	1.9%
Average Family Size	2.97	
Nonfamily Households by Size		
Total	2,043	100.0%
1 Person	1,659	81.2%
2 People	312	15.3%
3 People	38	1.9%
4 People	18	0.9%
5 People	9	0.4%
6 People	6	0.3%
7+ People	1	0.0%
Average Nonfamily Size	1.25	
Population by Relationship and Household Type		
Total	22,330	100.0%
In Households	22,031	98.7%
In Family Households	19,474	87.2%
Householder	6,390	28.6%
Spouse	5,204	23.3%
Child	6,600	29.6%
Other relative	810	3.6%
Nonrelative	470	2.1%
In Nonfamily Households	2,557	11.5%
In Group Quarters	299	1.3%
Institutionalized Population	137	0.6%
Noninstitutionalized Population	162	0.7%



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	6,390	100.0%
Householder Age 15 - 44	2,263	35.4%
Householder Age 45 - 54	1,458	22.8%
Householder Age 55 - 64	1,336	20.9%
Householder Age 65 - 74	933	14.6%
Householder Age 75+	400	6.3%
Nonfamily Households by Age of Householder		
Total	2,043	100.0%
Householder Age 15 - 44	600	29.4%
Householder Age 45 - 54	367	18.0%
Householder Age 55 - 64	491	24.0%
Householder Age 65 - 74	325	15.9%
Householder Age 75+	260	12.7%
Households by Race of Householder		
Total	8,433	100.0%
Householder is White Alone	8,210	97.4%
Householder is Black Alone	20	0.2%
Householder is American Indian Alone	24	0.3%
Householder is Asian Alone	23	0.3%
Householder is Pacific Islander Alone	3	0.0%
Householder is Some Other Race Alone	69	0.8%
Householder is Two or More Races	84	1.0%
Households with Hispanic Householder	192	2.3%
Husband-wife Families by Race of Householder		
Total	5,204	100.0%
Householder is White Alone	5,073	97.5%
Householder is Black Alone	8	0.2%
Householder is American Indian Alone	14	0.3%
Householder is Asian Alone	18	0.3%
Householder is Pacific Islander Alone	1	0.0%
Householder is Some Other Race Alone	44	0.8%
Householder is Two or More Races	46	0.9%
Husband-wife Families with Hispanic Householder	129	2.5%
Other Families (No Spouse) by Race of Householder		
Total	1,186	100.0%
Householder is White Alone	1,140	96.1%
Householder is Black Alone	8	0.7%
Householder is American Indian Alone	7	0.6%
Householder is Asian Alone	1	0.1%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	13	1.1%
Householder is Two or More Races	17	1.4%
Other Families with Hispanic Householder	27	2.3%
Nonfamily Households by Race of Householder		
Total	2,043	100.0%
Householder is White Alone	1,997	97.7%
Householder is Black Alone	4	0.2%
Householder is American Indian Alone	3	0.1%
Householder is Asian Alone	4	0.2%
Householder is Pacific Islander Alone	2	0.1%
Householder is Some Other Race Alone	12	0.6%
Householder is Two or More Races	21	1.0%
Nonfamily Households with Hispanic Householder	36	1.8%

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



2010 Census Profile

Dawson County, GA
 Dawson County, GA (13085)
 Geography: County

Prepared by Esri

Total Housing Units by Occupancy

Total	10,425	100.0%
Occupied Housing Units	8,433	80.9%
Vacant Housing Units		
For Rent	151	1.4%
Rented, not Occupied	33	0.3%
For Sale Only	291	2.8%
Sold, not Occupied	24	0.2%
For Seasonal/Recreational/Occasional Use	1,204	11.5%
For Migrant Workers	0	0.0%
Other Vacant	289	2.8%
Total Vacancy Rate	19.1%	

Households by Tenure and Mortgage Status

Total	8,433	100.0%
Owner Occupied	6,774	80.3%
Owned with a Mortgage/Loan	4,880	57.9%
Owned Free and Clear	1,894	22.5%
Average Household Size	2.59	
Renter Occupied	1,659	19.7%
Average Household Size	2.69	

Owner-occupied Housing Units by Race of Householder

Total	6,774	100.0%
Householder is White Alone	6,642	98.1%
Householder is Black Alone	11	0.2%
Householder is American Indian Alone	18	0.3%
Householder is Asian Alone	19	0.3%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	24	0.4%
Householder is Two or More Races	60	0.9%
Owner-occupied Housing Units with Hispanic Householder	88	1.3%

Renter-occupied Housing Units by Race of Householder

Total	1,659	100.0%
Householder is White Alone	1,568	94.5%
Householder is Black Alone	9	0.5%
Householder is American Indian Alone	6	0.4%
Householder is Asian Alone	4	0.2%
Householder is Pacific Islander Alone	3	0.2%
Householder is Some Other Race Alone	45	2.7%
Householder is Two or More Races	24	1.4%
Renter-occupied Housing Units with Hispanic Householder	104	6.3%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.59
Householder is Black Alone	3.70
Householder is American Indian Alone	2.79
Householder is Asian Alone	3.39
Householder is Pacific Islander Alone	2.00
Householder is Some Other Race Alone	4.30
Householder is Two or More Races	3.01
Householder is Hispanic	3.92

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

SERVICES

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

DATA PRODUCTS

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- ANNUAL FORECASTS
- DEEP DIVE
- MONTHLY INDICATORS
- TEMPERATURE GAUGES
- MARKET WATCH
- LAKE REPORTS
- RESIDENTIAL REPORTS
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