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# Population Consolidated Report

Forsyth County, GA  
 Forsyth County, GA (13117)  
 Geography: County

Prepared by Esri

Demographic Summary				2021-2026	2021-2026
	Census 2010	2021	2026	Change	Annual Rate
Total Population	175,511	262,022	308,498	46,476	3.32%
Population 50+	44,562	81,830	99,060	17,230	3.90%
Median Age	36.7	37.8	38.0	0.2	0.11%
Households	59,433	88,427	104,014	15,587	3.30%
% Householders 55+	31.3%	39.3%	41.1%	1.8	0.90%
Total Owner-Occupied Housing Units	50,876	76,147	90,056	13,909	3.41%
Total Renter-Occupied Housing Units	8,557	12,280	13,958	1,678	2.59%
Owner/Renter Ratio (per 100 renters)	595	620	645	25.0	0.79%
Median Home Value	-	\$366,580	\$387,525	\$20,945	1.12%
Average Home Value	-	\$405,943	\$432,076	\$26,133	1.26%
Median Household Income	-	\$112,209	\$121,272	\$9,063	1.57%
Median Household Income for Householder 55+	-	\$95,310	\$106,217	\$10,907	2.19%

## Population by Age and Sex

Male Population	Census 2010		2021		2026	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	21,376	100.0%	39,579	100.0%	47,633	100.0%
50-54	6,087	28.5%	9,437	23.8%	10,034	21.1%
55-59	4,319	20.2%	8,517	21.5%	9,301	19.5%
60-64	3,884	18.2%	6,929	17.5%	8,549	17.9%
65-69	2,868	13.4%	5,346	13.5%	7,141	15.0%
70-74	1,885	8.8%	4,248	10.7%	5,151	10.8%
75-79	1,221	5.7%	2,710	6.8%	3,968	8.3%
80-84	681	3.2%	1,445	3.7%	2,133	4.5%
85+	431	2.0%	947	2.4%	1,356	2.8%

Female Population	Census 2010		2021		2026	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	23,186	100.0%	42,251	100.0%	51,427	100.0%
50-54	5,728	24.7%	9,381	22.2%	9,972	19.4%
55-59	4,701	20.3%	8,454	20.0%	9,464	18.4%
60-64	4,205	18.1%	7,092	16.8%	8,878	17.3%
65-69	3,098	13.4%	6,026	14.3%	7,577	14.7%
70-74	2,088	9.0%	4,843	11.5%	6,057	11.8%
75-79	1,410	6.1%	3,075	7.3%	4,634	9.0%
80-84	1,030	4.4%	1,828	4.3%	2,740	5.3%
85+	926	4.0%	1,552	3.7%	2,105	4.1%

Total Population	Census 2010		2021		2026	
	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total(50+)	44,562	25.4%	81,830	31.2%	99,060	32.1%
50-54	11,815	6.7%	18,818	7.2%	20,006	6.5%
55-59	9,020	5.1%	16,971	6.5%	18,765	6.1%
60-64	8,089	4.6%	14,021	5.4%	17,427	5.6%
65-69	5,966	3.4%	11,372	4.3%	14,718	4.8%
70-74	3,973	2.3%	9,091	3.5%	11,208	3.6%
75-79	2,631	1.5%	5,785	2.2%	8,602	2.8%
80-84	1,711	1.0%	3,273	1.2%	4,873	1.6%
85+	1,357	0.8%	2,499	1.0%	3,461	1.1%
65+	15,638	8.9%	32,020	12.2%	42,862	13.9%
75+	5,699	3.2%	11,557	4.4%	16,936	5.5%

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

Source: Esri, U.S. Census



# Population Consolidated Report

Forsyth County, GA  
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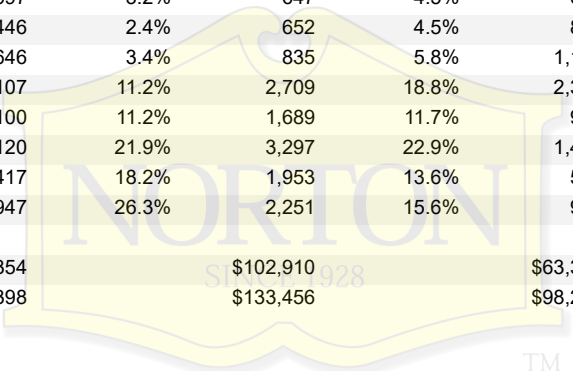
Prepared by Esri

## 2021 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	16,446	100%	11,594	100%	6,685	100%	34,725	100%
<\$15,000	529	3.2%	431	3.7%	525	7.9%	1,485	4.3%
\$15,000-\$24,999	701	4.3%	695	6.0%	597	8.9%	1,993	5.7%
\$25,000-\$34,999	518	3.1%	650	5.6%	664	9.9%	1,832	5.3%
\$35,000-\$49,999	762	4.6%	866	7.5%	969	14.5%	2,597	7.5%
\$50,000-\$74,999	2,106	12.8%	2,371	20.5%	1,689	25.3%	6,166	17.8%
\$75,000-\$99,999	1,928	11.7%	1,364	11.8%	591	8.8%	3,883	11.2%
\$100,000-\$149,999	3,407	20.7%	2,350	20.3%	831	12.4%	6,588	19.0%
\$150,000-\$199,999	2,523	15.3%	1,294	11.2%	300	4.5%	4,117	11.9%
\$200,000+	3,972	24.2%	1,573	13.6%	519	7.8%	6,064	17.5%
Median HH Income	\$119,560		\$87,759		\$56,199		\$95,310	
Average HH Income	\$153,421		\$117,195		\$83,111		\$127,790	

## 2026 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	18,789	100%	14,400	100%	9,573	100%	42,762	100%
<\$15,000	409	2.2%	367	2.5%	595	6.2%	1,371	3.2%
\$15,000-\$24,999	597	3.2%	647	4.5%	660	6.9%	1,904	4.5%
\$25,000-\$34,999	446	2.4%	652	4.5%	815	8.5%	1,913	4.5%
\$35,000-\$49,999	646	3.4%	835	5.8%	1,193	12.5%	2,674	6.3%
\$50,000-\$74,999	2,107	11.2%	2,709	18.8%	2,377	24.8%	7,193	16.8%
\$75,000-\$99,999	2,100	11.2%	1,689	11.7%	922	9.6%	4,711	11.0%
\$100,000-\$149,999	4,120	21.9%	3,297	22.9%	1,484	15.5%	8,901	20.8%
\$150,000-\$199,999	3,417	18.2%	1,953	13.6%	597	6.2%	5,967	14.0%
\$200,000+	4,947	26.3%	2,251	15.6%	930	9.7%	8,128	19.0%
Median HH Income	\$133,354		\$102,910		\$63,373		\$106,217	
Average HH Income	\$170,398		\$133,456		\$98,282		\$141,814	





# Demographic and Income Profile

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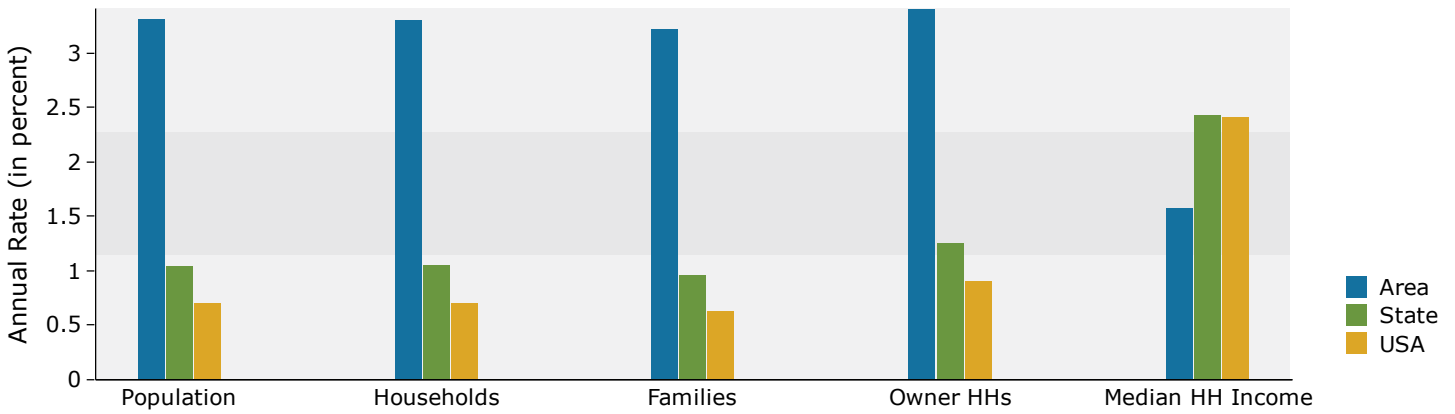
Prepared by Esri

Summary	Census 2010		2021		2026	
Population	175,511		262,022		308,498	
Households	59,433		88,427		104,014	
Families	47,623		69,964		81,975	
Average Household Size	2.94		2.96		2.96	
Owner Occupied Housing Units	50,876		76,147		90,056	
Renter Occupied Housing Units	8,557		12,280		13,958	
Median Age	36.7		37.8		38.0	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	3.32%		1.05%		0.71%	
Households	3.30%		1.06%		0.71%	
Families	3.22%		0.97%		0.64%	
Owner HHs	3.41%		1.26%		0.91%	
Median Household Income	1.57%		2.43%		2.41%	
Households by Income	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	2,666	3.0%	2,388	2.3%	2,388	2.3%
\$15,000 - \$24,999	3,653	4.1%	3,300	3.2%	3,300	3.2%
\$25,000 - \$34,999	3,581	4.0%	3,456	3.3%	3,456	3.3%
\$35,000 - \$49,999	5,510	6.2%	5,399	5.2%	5,399	5.2%
\$50,000 - \$74,999	12,777	14.4%	13,871	13.3%	13,871	13.3%
\$75,000 - \$99,999	9,585	10.8%	10,796	10.4%	10,796	10.4%
\$100,000 - \$149,999	19,271	21.8%	23,996	23.1%	23,996	23.1%
\$150,000 - \$199,999	13,963	15.8%	18,777	18.1%	18,777	18.1%
\$200,000+	17,421	19.7%	22,031	21.2%	22,031	21.2%
Median Household Income	\$112,209		\$121,272		\$121,272	
Average Household Income	\$140,909		\$154,613		\$154,613	
Per Capita Income	\$47,558		\$52,133		\$52,133	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	13,593	7.7%	17,841	6.8%	21,249	6.9%
5 - 9	16,640	9.5%	21,264	8.1%	24,440	7.9%
10 - 14	15,465	8.8%	22,253	8.5%	24,817	8.0%
15 - 19	10,984	6.3%	17,995	6.9%	20,461	6.6%
20 - 24	6,579	3.7%	11,993	4.6%	13,080	4.2%
25 - 34	19,264	11.0%	28,844	11.0%	35,843	11.6%
35 - 44	32,802	18.7%	39,845	15.2%	47,764	15.5%
45 - 54	27,437	15.6%	38,975	14.9%	41,790	13.5%
55 - 64	17,109	9.7%	30,992	11.8%	36,192	11.7%
65 - 74	9,939	5.7%	20,463	7.8%	25,926	8.4%
75 - 84	4,342	2.5%	9,058	3.5%	13,475	4.4%
85+	1,357	0.8%	2,499	1.0%	3,461	1.1%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	149,946	85.4%	213,606	81.5%	247,495	80.2%
Black Alone	4,510	2.6%	13,852	5.3%	18,320	5.9%
American Indian Alone	575	0.3%	1,051	0.4%	1,303	0.4%
Asian Alone	10,925	6.2%	14,109	5.4%	16,048	5.2%
Pacific Islander Alone	66	0.0%	171	0.1%	221	0.1%
Some Other Race Alone	6,613	3.8%	11,776	4.5%	15,317	5.0%
Two or More Races	2,876	1.6%	7,457	2.8%	9,794	3.2%
Hispanic Origin (Any Race)	16,550	9.4%	29,319	11.2%	38,059	12.3%

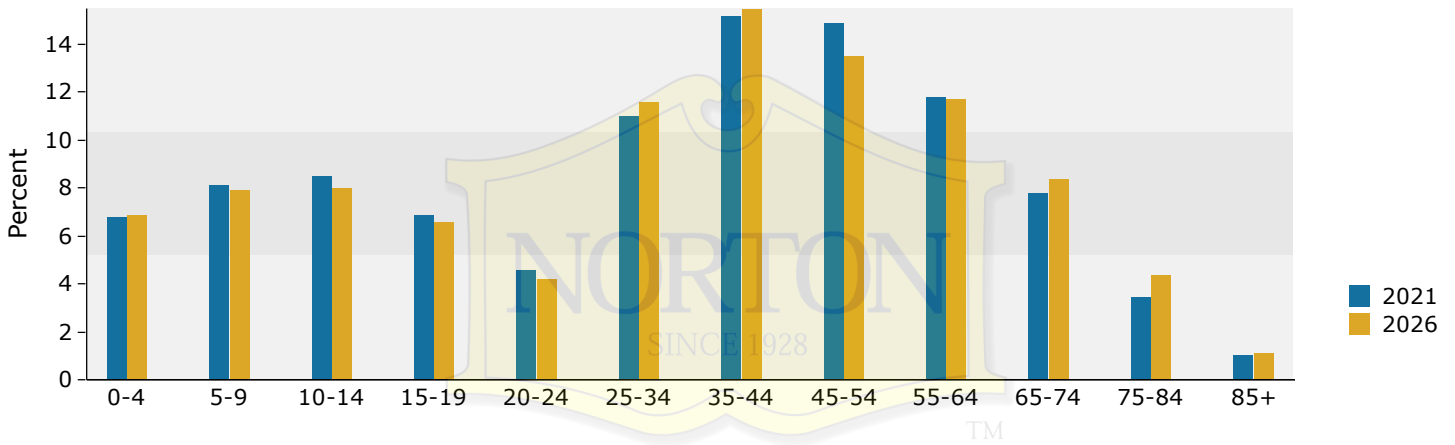
Data Note: Income is expressed in current dollars.

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

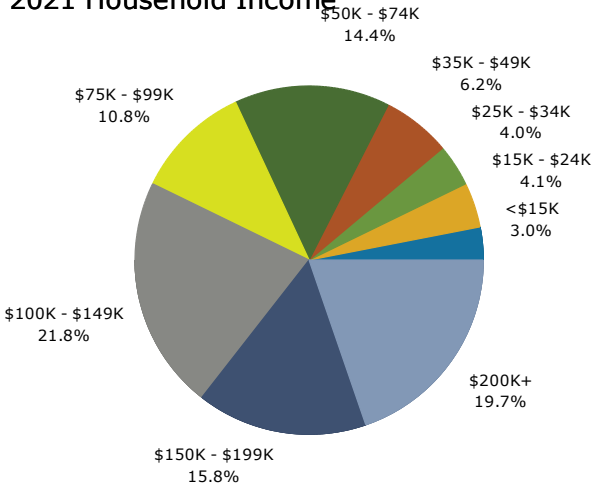
## Trends 2021-2026



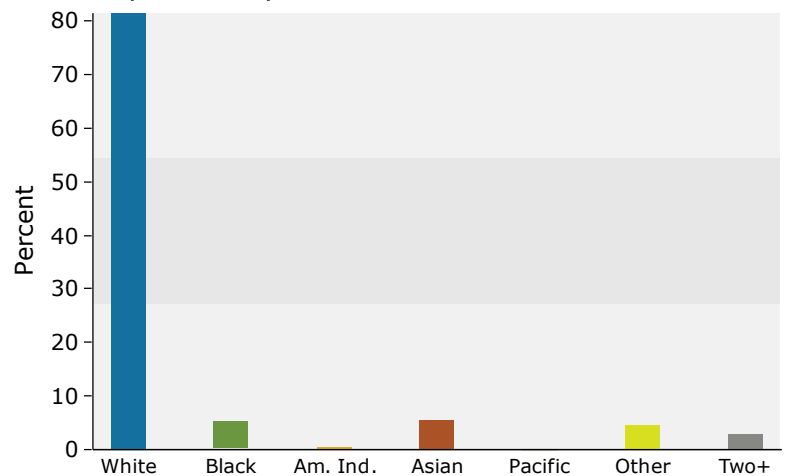
## Population by Age



## 2021 Household Income



## 2021 Population by Race



2021 Percent Hispanic Origin: 11.2%

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

Forsyth Count...

## Population

2000 Population	98,391
2010 Population	175,511
2021 Population	262,022
2026 Population	308,498
2000-2010 Annual Rate	5.96%
2010-2021 Annual Rate	3.63%
2021-2026 Annual Rate	3.32%
2021 Male Population	49.6%
2021 Female Population	50.4%
2021 Median Age	37.8

In the identified area, the current year population is 262,022. In 2010, the Census count in the area was 175,511. The rate of change since 2010 was 3.63% annually. The five-year projection for the population in the area is 308,498 representing a change of 3.32% annually from 2021 to 2026. Currently, the population is 49.6% male and 50.4% female.

## Median Age

The median age in this area is 37.8, compared to U.S. median age of 38.5.

## Race and Ethnicity

2021 White Alone	81.5%
2021 Black Alone	5.3%
2021 American Indian/Alaska Native Alone	0.4%
2021 Asian Alone	5.4%
2021 Pacific Islander Alone	0.1%
2021 Other Race	4.5%
2021 Two or More Races	2.8%
2021 Hispanic Origin (Any Race)	11.2%

Persons of Hispanic origin represent 11.2% 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 46.3 in the identified area, compared to 65.4 for the U.S. as a whole.

## Households

2021 Wealth Index	179
2000 Households	34,559
2010 Households	59,433
2021 Total Households	88,427
2026 Total Households	104,014
2000-2010 Annual Rate	5.57%
2010-2021 Annual Rate	3.59%
2021-2026 Annual Rate	3.30%
2021 Average Household Size	2.96

The household count in this area has changed from 59,433 in 2010 to 88,427 in the current year, a change of 3.59% annually. The five-year projection of households is 104,014, a change of 3.30% annually from the current year total. Average household size is currently 2.96, compared to 2.94 in the year 2010. The number of families in the current year is 69,964 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.



# Executive Summary

Forsyth County, GA  
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Prepared by Esri

Forsyth Count...

## Mortgage Income

2021 Percent of Income for Mortgage 13.7%

## Median Household Income

2021 Median Household Income \$112,209

2026 Median Household Income \$121,272

2021-2026 Annual Rate 1.57%

## Average Household Income

2021 Average Household Income \$140,909

2026 Average Household Income \$154,613

2021-2026 Annual Rate 1.87%

## Per Capita Income

2021 Per Capita Income \$47,558

2026 Per Capita Income \$52,133

2021-2026 Annual Rate 1.85%

## Households by Income

Current median household income is \$112,209 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$121,272 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$140,909 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$154,613 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$47,558 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$52,133 in five years, compared to \$39,378 for all U.S. households

## Housing

2021 Housing Affordability Index 172

2000 Total Housing Units 36,499

2000 Owner Occupied Housing Units 30,421

2000 Renter Occupied Housing Units 4,138

2000 Vacant Housing Units 1,940

2010 Total Housing Units 64,052

2010 Owner Occupied Housing Units 50,876

2010 Renter Occupied Housing Units 8,557

2010 Vacant Housing Units 4,619

2021 Total Housing Units 93,308

2021 Owner Occupied Housing Units 76,147

2021 Renter Occupied Housing Units 12,280

2021 Vacant Housing Units 4,881

2026 Total Housing Units 109,200

2026 Owner Occupied Housing Units 90,056

2026 Renter Occupied Housing Units 13,958

2026 Vacant Housing Units 5,186

Currently, 81.6% of the 93,308 housing units in the area are owner occupied; 13.2%, renter occupied; and 5.2% 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 64,052 housing units in the area - 79.4% owner occupied, 13.4% renter occupied, and 7.2% vacant. The annual rate of change in housing units since 2010 is 18.20%. Median home value in the area is \$366,580, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 1.12% annually to \$387,525.

**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 17, 2021



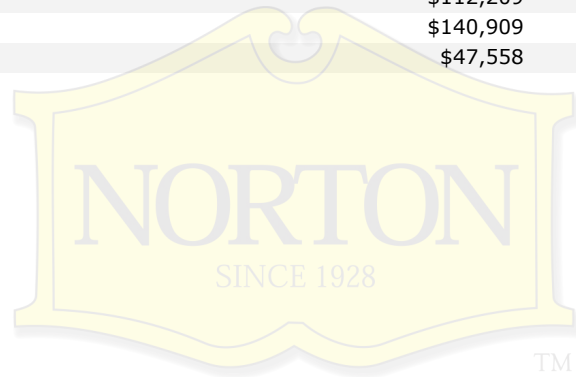
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Households	88,427	104,014	15,587	3.30%
Median Age	37.8	38.0	0.2	0.11%
Average Household Size	2.96	2.96	0.00	0.00%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
Household	88,427	100%	104,014	100%
<\$15,000	2,666	3.0%	2,388	2.3%
\$15,000-\$24,999	3,653	4.1%	3,300	3.2%
\$25,000-\$34,999	3,581	4.0%	3,456	3.3%
\$35,000-\$49,999	5,510	6.2%	5,399	5.2%
\$50,000-\$74,999	12,777	14.4%	13,871	13.3%
\$75,000-\$99,999	9,585	10.8%	10,796	10.4%
\$100,000-\$149,999	19,271	21.8%	23,996	23.1%
\$150,000-\$199,999	13,963	15.8%	18,777	18.1%
\$200,000+	17,421	19.7%	22,031	21.2%
Median Household Income	\$112,209		\$121,272	
Average Household Income	\$140,909		\$154,613	
Per Capita Income	\$47,558		\$52,133	



**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.



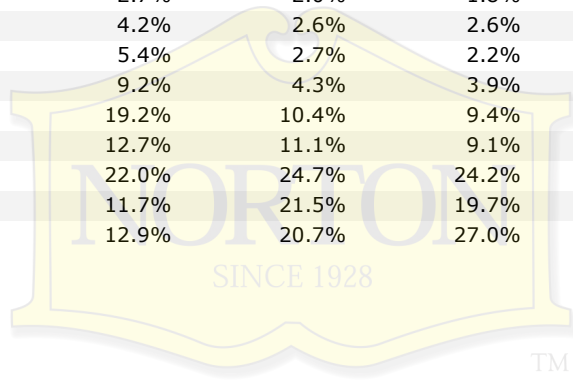


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2021 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	1,377	10,901	20,128	21,296	16,446	11,594	6,685
<\$15,000	93	293	407	388	529	431	525
\$15,000-\$24,999	125	456	520	559	701	695	597
\$25,000-\$34,999	136	591	545	477	518	650	664
\$35,000-\$49,999	217	1,003	861	832	762	866	969
\$50,000-\$74,999	435	2,089	2,086	2,001	2,106	2,371	1,689
\$75,000-\$99,999	137	1,381	2,237	1,947	1,928	1,364	591
\$100,000-\$149,999	170	2,400	4,970	5,143	3,407	2,350	831
\$150,000-\$199,999	44	1,277	4,334	4,191	2,523	1,294	300
\$200,000+	20	1,411	4,168	5,758	3,972	1,573	519
Median HH Income	\$54,291	\$92,086	\$129,291	\$140,410	\$119,560	\$87,759	\$56,199
Average HH Income	\$64,710	\$117,161	\$152,681	\$168,257	\$153,421	\$117,195	\$83,111
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	6.8%	2.7%	2.0%	1.8%	3.2%	3.7%	7.9%
\$15,000-\$24,999	9.1%	4.2%	2.6%	2.6%	4.3%	6.0%	8.9%
\$25,000-\$34,999	9.9%	5.4%	2.7%	2.2%	3.1%	5.6%	9.9%
\$35,000-\$49,999	15.8%	9.2%	4.3%	3.9%	4.6%	7.5%	14.5%
\$50,000-\$74,999	31.6%	19.2%	10.4%	9.4%	12.8%	20.5%	25.3%
\$75,000-\$99,999	9.9%	12.7%	11.1%	9.1%	11.7%	11.8%	8.8%
\$100,000-\$149,999	12.3%	22.0%	24.7%	24.2%	20.7%	20.3%	12.4%
\$150,000-\$199,999	3.2%	11.7%	21.5%	19.7%	15.3%	11.2%	4.5%
\$200,000+	1.5%	12.9%	20.7%	27.0%	24.2%	13.6%	7.8%



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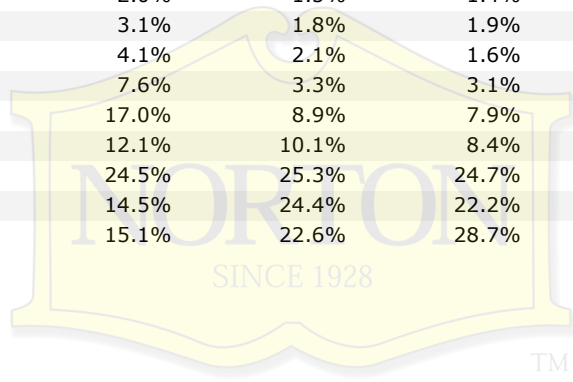


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 Geography: County

Prepared by Esri

2026 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	1,544	13,457	23,720	22,531	18,789	14,400	9,573
<\$15,000	90	270	345	312	409	367	595
\$15,000-\$24,999	119	415	432	430	597	647	660
\$25,000-\$34,999	136	551	488	368	446	652	815
\$35,000-\$49,999	226	1,019	792	688	646	835	1,193
\$50,000-\$74,999	502	2,289	2,102	1,785	2,107	2,709	2,377
\$75,000-\$99,999	152	1,632	2,406	1,895	2,100	1,689	922
\$100,000-\$149,999	223	3,295	6,002	5,575	4,120	3,297	1,484
\$150,000-\$199,999	68	1,951	5,781	5,010	3,417	1,953	597
\$200,000+	28	2,035	5,372	6,468	4,947	2,251	930
Median HH Income	\$56,903	\$105,455	\$141,565	\$151,413	\$133,354	\$102,910	\$63,373
Average HH Income	\$72,288	\$133,416	\$167,965	\$183,149	\$170,398	\$133,456	\$98,282
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	5.8%	2.0%	1.5%	1.4%	2.2%	2.5%	6.2%
\$15,000-\$24,999	7.7%	3.1%	1.8%	1.9%	3.2%	4.5%	6.9%
\$25,000-\$34,999	8.8%	4.1%	2.1%	1.6%	2.4%	4.5%	8.5%
\$35,000-\$49,999	14.6%	7.6%	3.3%	3.1%	3.4%	5.8%	12.5%
\$50,000-\$74,999	32.5%	17.0%	8.9%	7.9%	11.2%	18.8%	24.8%
\$75,000-\$99,999	9.8%	12.1%	10.1%	8.4%	11.2%	11.7%	9.6%
\$100,000-\$149,999	14.4%	24.5%	25.3%	24.7%	21.9%	22.9%	15.5%
\$150,000-\$199,999	4.4%	14.5%	24.4%	22.2%	18.2%	13.6%	6.2%
\$200,000+	1.8%	15.1%	22.6%	28.7%	26.3%	15.6%	9.7%



**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

Forsyth County, GA  
 Forsyth County, GA (13117)  
 Geography: County

Prepared by Esri

Population		Households	
2010 Total Population	175,511	2021 Median Household Income	\$112,209
2021 Total Population	262,022	2026 Median Household Income	\$121,272
2026 Total Population	308,498	2021-2026 Annual Rate	1.57%
2021-2026 Annual Rate	3.32%		

Housing Units by Occupancy Status and Tenure	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	64,052	100.0%	93,308	100.0%	109,200	100.0%
Occupied	59,433	92.8%	88,427	94.8%	104,014	95.3%
Owner	50,876	79.4%	76,147	81.6%	90,056	82.5%
Renter	8,557	13.4%	12,280	13.2%	13,958	12.8%
Vacant	4,619	7.2%	4,881	5.2%	5,186	4.7%

Owner Occupied Housing Units by Value	2021		2026	
	Number	Percent	Number	Percent
Total	76,147	100.0%	90,056	100.0%
<\$50,000	565	0.7%	297	0.3%
\$50,000-\$99,999	508	0.7%	229	0.3%
\$100,000-\$149,999	2,840	3.7%	1,535	1.7%
\$150,000-\$199,999	4,662	6.1%	3,722	4.1%
\$200,000-\$249,999	7,654	10.1%	7,827	8.7%
\$250,000-\$299,999	8,679	11.4%	9,864	11.0%
\$300,000-\$399,999	19,774	26.0%	24,626	27.3%
\$400,000-\$499,999	14,825	19.5%	19,286	21.4%
\$500,000-\$749,999	12,984	17.1%	17,728	19.7%
\$750,000-\$999,999	2,674	3.5%	3,694	4.1%
\$1,000,000-\$1,499,999	613	0.8%	765	0.8%
\$1,500,000-\$1,999,999	128	0.2%	167	0.2%
\$2,000,000+	241	0.3%	316	0.4%



Median Value	\$366,580	\$387,525
Average Value	\$405,943	\$432,076

Census 2010 Housing Units	Number	Percent
Total	64,052	100.0%
In Urbanized Areas	57,306	89.5%
In Urban Clusters	0	0.0%
Rural Housing Units	6,746	10.5%

**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

Forsyth County, GA  
 Forsyth County, GA (13117)  
 Geography: County

Prepared by Esri

Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	50,876	100.0%
Owned with a Mortgage/Loan	43,225	85.0%
Owned Free and Clear	7,651	15.0%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	4,619	100.0%
For Rent	846	18.3%
Rented- Not Occupied	38	0.8%
For Sale Only	1,498	32.4%
Sold - Not Occupied	192	4.2%
Seasonal/Recreational/Occasional Use	1,003	21.7%
For Migrant Workers	0	0.0%
Other Vacant	1,042	22.6%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	59,433	50,876	85.6%
15-24	929	353	38.0%
25-34	7,698	5,677	73.7%
35-44	16,847	14,555	86.4%
45-54	15,339	13,590	88.6%
55-64	9,412	8,517	90.5%
65-74	5,834	5,335	91.4%
75-84	2,650	2,316	87.4%
85+	724	533	73.6%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	59,433	50,876	85.6%
White Alone	52,703	45,592	86.5%
Black/African American Alone	1,486	1,132	76.2%
American Indian/Alaska Native	169	128	75.7%
Asian Alone	3,068	2,858	93.2%
Pacific Islander Alone	17	13	76.5%
Other Race Alone	1,373	664	48.4%
Two or More Races	617	489	79.3%
Hispanic Origin	3,671	2,211	60.2%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	59,433	50,876	85.6%
1-Person	9,427	7,348	77.9%
2-Person	18,317	16,296	89.0%
3-Person	10,827	9,302	85.9%
4-Person	12,711	11,313	89.0%
5-Person	5,377	4,526	84.2%
6-Person	1,788	1,429	79.9%
7+ Person	986	662	67.1%

2021 Housing Affordability	
Housing Affordability Index	172
Percent of Income for Mortgage	13.7%

**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.



# 2010 Census Profile

Forsyth County, GA  
 Forsyth County, GA (13117)  
 Geography: County

Prepared by Esri

	2000	2010	2000-2010 Annual Rate
Population	98,391	175,511	5.96%
Households	34,559	59,433	5.57%
Housing Units	36,499	64,052	5.79%
<b>Population by Race</b>			
		<b>Number</b>	<b>Percent</b>
Total		175,511	100.0%
Population Reporting One Race		172,635	98.4%
White		149,946	85.4%
Black		4,510	2.6%
American Indian		575	0.3%
Asian		10,925	6.2%
Pacific Islander		66	0.0%
Some Other Race		6,613	3.8%
Population Reporting Two or More Races		2,876	1.6%
Total Hispanic Population		16,550	9.4%
<b>Population by Sex</b>			
Male		87,194	49.7%
Female		88,317	50.3%
<b>Population by Age</b>			
Total		175,511	100.0%
Age 0 - 4		13,593	7.7%
Age 5 - 9		16,640	9.5%
Age 10 - 14		15,465	8.8%
Age 15 - 19		10,984	6.3%
Age 20 - 24		6,579	3.7%
Age 25 - 29		8,059	4.6%
Age 30 - 34		11,205	6.4%
Age 35 - 39		15,618	8.9%
Age 40 - 44		17,184	9.8%
Age 45 - 49		15,622	8.9%
Age 50 - 54		11,815	6.7%
Age 55 - 59		9,020	5.1%
Age 60 - 64		8,089	4.6%
Age 65 - 69		5,966	3.4%
Age 70 - 74		3,973	2.3%
Age 75 - 79		2,631	1.5%
Age 80 - 84		1,711	1.0%
Age 85+		1,357	0.8%
Age 18+		122,106	69.6%
Age 65+		15,638	8.9%



**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	59,433	100.0%
Households with 1 Person	9,427	15.9%
Households with 2+ People	50,006	84.1%
Family Households	47,623	80.1%
Husband-wife Families	40,711	68.5%
With Own Children	22,388	37.7%
Other Family (No Spouse Present)	6,912	11.6%
With Own Children	4,002	6.7%
Nonfamily Households	2,383	4.0%
All Households with Children	27,875	46.9%
Multigenerational Households	2,252	3.8%
Unmarried Partner Households	2,439	4.1%
Male-female	1,986	3.3%
Same-sex	453	0.8%
Average Household Size	2.94	

Family Households by Size		
Total	47,623	100.0%
2 People	16,420	34.5%
3 People	10,562	22.2%
4 People	12,582	26.4%
5 People	5,327	11.2%
6 People	1,764	3.7%
7+ People	968	2.0%
Average Family Size	3.29	

Nonfamily Households by Size		
Total	11,810	100.0%
1 Person	9,427	79.8%
2 People	1,897	16.1%
3 People	265	2.2%
4 People	129	1.1%
5 People	50	0.4%
6 People	24	0.2%
7+ People	18	0.2%
Average Nonfamily Size	1.28	

Population by Relationship and Household Type		
Total	175,511	100.0%
In Households	174,869	99.6%
In Family Households	159,797	91.0%
Householder	47,623	27.1%
Spouse	40,711	23.2%
Child	62,077	35.4%
Other relative	6,314	3.6%
Nonrelative	3,072	1.8%
In Nonfamily Households	15,072	8.6%
In Group Quarters	642	0.4%
Institutionalized Population	512	0.3%
Noninstitutionalized Population	130	0.1%

**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	47,623	100.0%
Householder Age 15 - 44	21,735	45.6%
Householder Age 45 - 54	12,749	26.8%
Householder Age 55 - 64	7,144	15.0%
Householder Age 65 - 74	4,178	8.8%
Householder Age 75+	1,817	3.8%
Nonfamily Households by Age of Householder		
Total	11,810	100.0%
Householder Age 15 - 44	3,739	31.7%
Householder Age 45 - 54	2,590	21.9%
Householder Age 55 - 64	2,268	19.2%
Householder Age 65 - 74	1,656	14.0%
Householder Age 75+	1,557	13.2%
Households by Race of Householder		
Total	59,433	100.0%
Householder is White Alone	52,703	88.7%
Householder is Black Alone	1,486	2.5%
Householder is American Indian Alone	169	0.3%
Householder is Asian Alone	3,068	5.2%
Householder is Pacific Islander Alone	17	0.0%
Householder is Some Other Race Alone	1,373	2.3%
Householder is Two or More Races	617	1.0%
Households with Hispanic Householder	3,671	6.2%
Husband-wife Families by Race of Householder		
Total	40,711	100.0%
Householder is White Alone	35,817	88.0%
Householder is Black Alone	842	2.1%
Householder is American Indian Alone	105	0.3%
Householder is Asian Alone	2,652	6.5%
Householder is Pacific Islander Alone	11	0.0%
Householder is Some Other Race Alone	888	2.2%
Householder is Two or More Races	396	1.0%
Husband-wife Families with Hispanic Householder	2,445	6.0%
Other Families (No Spouse) by Race of Householder		
Total	6,912	100.0%
Householder is White Alone	5,889	85.2%
Householder is Black Alone	333	4.8%
Householder is American Indian Alone	34	0.5%
Householder is Asian Alone	221	3.2%
Householder is Pacific Islander Alone	2	0.0%
Householder is Some Other Race Alone	338	4.9%
Householder is Two or More Races	95	1.4%
Other Families with Hispanic Householder	767	11.1%
Nonfamily Households by Race of Householder		
Total	11,810	100.0%
Householder is White Alone	10,997	93.1%
Householder is Black Alone	311	2.6%
Householder is American Indian Alone	30	0.3%
Householder is Asian Alone	195	1.7%
Householder is Pacific Islander Alone	4	0.0%
Householder is Some Other Race Alone	147	1.2%
Householder is Two or More Races	126	1.1%
Nonfamily Households with Hispanic Householder	459	3.9%

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

## Total Housing Units by Occupancy

Total	64,052	100.0%
Occupied Housing Units	59,433	92.8%
Vacant Housing Units		
For Rent	846	1.3%
Rented, not Occupied	38	0.1%
For Sale Only	1,498	2.3%
Sold, not Occupied	192	0.3%
For Seasonal/Recreational/Occasional Use	1,003	1.6%
For Migrant Workers	0	0.0%
Other Vacant	1,042	1.6%
Total Vacancy Rate	7.2%	

## Households by Tenure and Mortgage Status

Total	59,433	100.0%
Owner Occupied	50,876	85.6%
Owned with a Mortgage/Loan	43,225	72.7%
Owned Free and Clear	7,651	12.9%
Average Household Size	2.94	
Renter Occupied	8,557	14.4%
Average Household Size	2.97	

## Owner-occupied Housing Units by Race of Householder

Total	50,876	100.0%
Householder is White Alone	45,592	89.6%
Householder is Black Alone	1,132	2.2%
Householder is American Indian Alone	128	0.3%
Householder is Asian Alone	2,858	5.6%
Householder is Pacific Islander Alone	13	0.0%
Householder is Some Other Race Alone	664	1.3%
Householder is Two or More Races	489	1.0%
Owner-occupied Housing Units with Hispanic Householder	2,211	4.3%

## Renter-occupied Housing Units by Race of Householder

Total	8,557	100.0%
Householder is White Alone	7,111	83.1%
Householder is Black Alone	354	4.1%
Householder is American Indian Alone	41	0.5%
Householder is Asian Alone	210	2.5%
Householder is Pacific Islander Alone	4	0.0%
Householder is Some Other Race Alone	709	8.3%
Householder is Two or More Races	128	1.5%
Renter-occupied Housing Units with Hispanic Householder	1,460	17.1%

## Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.86
Householder is Black Alone	3.08
Householder is American Indian Alone	3.31
Householder is Asian Alone	3.48
Householder is Pacific Islander Alone	3.47
Householder is Some Other Race Alone	4.71
Householder is Two or More Races	3.26
Householder is Hispanic	4.25

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



## SERVICES

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  - RAW ACREAGE
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- REO

## DATA PRODUCTS

- COUNTY DEMOGRAPHICS
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- MONTHLY INDICATORS
- TEMPERATURE GAUGES
- MARKET WATCH
- LAKE REPORTS
- RESIDENTIAL REPORTS
- COUNTY DASHBOARDS
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