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Population Consolidated Report

Henry County, GA
 Henry County, GA (13151)
 Geography: County

Prepared by Esri

Demographic Summary				2021-2026	2021-2026
	Census 2010	2021	2026	Change	Annual Rate
Total Population	203,922	249,468	271,337	21,869	1.69%
Population 50+	51,163	80,536	88,299	7,763	1.86%
Median Age	35.2	36.8	36.5	-0.3	-0.16%
Households	70,255	85,502	92,874	7,372	1.67%
% Householders 55+	30.8%	39.4%	40.4%	1.0	0.50%
Total Owner-Occupied Housing Units	54,139	66,112	72,161	6,049	1.77%
Total Renter-Occupied Housing Units	16,116	19,390	20,713	1,323	1.33%
Owner/Renter Ratio (per 100 renters)	336	341	348	7.0	0.41%
Median Home Value	-	\$208,616	\$244,430	\$35,814	3.22%
Average Home Value	-	\$249,943	\$284,983	\$35,040	2.66%
Median Household Income	-	\$73,369	\$80,004	\$6,635	1.75%
Median Household Income for Householder 55+	-	\$65,296	\$71,621	\$6,325	1.87%

Population by Age and Sex

Male Population	Census 2010		2021		2026	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	23,510	100.0%	37,171	100.0%	40,055	100.0%
50-54	6,707	28.5%	8,509	22.9%	7,643	19.1%
55-59	5,161	22.0%	8,236	22.2%	8,134	20.3%
60-64	4,283	18.2%	6,763	18.2%	7,612	19.0%
65-69	2,986	12.7%	5,145	13.8%	6,142	15.3%
70-74	1,919	8.2%	4,000	10.8%	4,498	11.2%
75-79	1,305	5.6%	2,447	6.6%	3,249	8.1%
80-84	740	3.1%	1,234	3.3%	1,727	4.3%
85+	409	1.7%	837	2.3%	1,050	2.6%

Female Population	Census 2010		2021		2026	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	27,653	100.0%	43,365	100.0%	48,244	100.0%
50-54	7,191	26.0%	9,368	21.6%	9,285	19.2%
55-59	5,916	21.4%	9,228	21.3%	9,136	18.9%
60-64	4,857	17.6%	7,557	17.4%	8,792	18.2%
65-69	3,453	12.5%	6,184	14.3%	7,125	14.8%
70-74	2,411	8.7%	4,815	11.1%	5,617	11.6%
75-79	1,710	6.2%	3,014	7.0%	4,133	8.6%
80-84	1,171	4.2%	1,745	4.0%	2,383	4.9%
85+	944	3.4%	1,454	3.4%	1,773	3.7%

Total Population	Census 2010		2021		2026	
	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total(50+)	51,163	25.1%	80,536	32.3%	88,299	32.5%
50-54	13,898	6.8%	17,877	7.2%	16,928	6.2%
55-59	11,077	5.4%	17,464	7.0%	17,270	6.4%
60-64	9,140	4.5%	14,320	5.7%	16,404	6.0%
65-69	6,439	3.2%	11,329	4.5%	13,267	4.9%
70-74	4,330	2.1%	8,815	3.5%	10,115	3.7%
75-79	3,015	1.5%	5,461	2.2%	7,382	2.7%
80-84	1,911	0.9%	2,979	1.2%	4,110	1.5%
85+	1,353	0.7%	2,291	0.9%	2,823	1.0%
65+	17,048	8.4%	30,875	12.4%	37,697	13.9%
75+	6,279	3.1%	10,731	4.3%	14,315	5.3%

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

Source: Esri, U.S. Census



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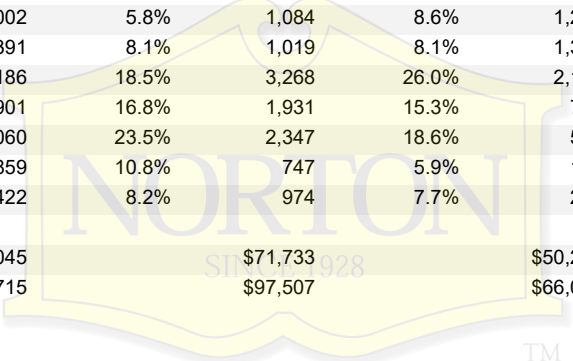
Prepared by Esri

2021 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	16,640	100%	11,084	100%	5,924	100%	33,648	100%
<\$15,000	982	5.9%	717	6.5%	472	8.0%	2,171	6.5%
\$15,000-\$24,999	781	4.7%	636	5.7%	591	10.0%	2,008	6.0%
\$25,000-\$34,999	1,173	7.0%	1,154	10.4%	1,108	18.7%	3,435	10.2%
\$35,000-\$49,999	1,604	9.6%	1,031	9.3%	1,086	18.3%	3,721	11.1%
\$50,000-\$74,999	3,208	19.3%	2,967	26.8%	1,608	27.1%	7,783	23.1%
\$75,000-\$99,999	2,751	16.5%	1,602	14.5%	491	8.3%	4,844	14.4%
\$100,000-\$149,999	3,525	21.2%	1,747	15.8%	325	5.5%	5,597	16.6%
\$150,000-\$199,999	1,409	8.5%	518	4.7%	87	1.5%	2,014	6.0%
\$200,000+	1,207	7.3%	712	6.4%	156	2.6%	2,075	6.2%
Median HH Income	\$78,977		\$64,236		\$44,812		\$65,296	
Average HH Income	\$96,485		\$85,283		\$57,799		\$85,984	

2026 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	17,240	100%	12,585	100%	7,716	100%	37,541	100%
<\$15,000	783	4.5%	638	5.1%	543	7.0%	1,964	5.2%
\$15,000-\$24,999	636	3.7%	577	4.6%	639	8.3%	1,852	4.9%
\$25,000-\$34,999	1,002	5.8%	1,084	8.6%	1,297	16.8%	3,383	9.0%
\$35,000-\$49,999	1,391	8.1%	1,019	8.1%	1,336	17.3%	3,746	10.0%
\$50,000-\$74,999	3,186	18.5%	3,268	26.0%	2,192	28.4%	8,646	23.0%
\$75,000-\$99,999	2,901	16.8%	1,931	15.3%	721	9.3%	5,553	14.8%
\$100,000-\$149,999	4,060	23.5%	2,347	18.6%	568	7.4%	6,975	18.6%
\$150,000-\$199,999	1,859	10.8%	747	5.9%	162	2.1%	2,768	7.4%
\$200,000+	1,422	8.2%	974	7.7%	258	3.3%	2,654	7.1%
Median HH Income	\$87,045		\$71,733		\$50,273		\$71,621	
Average HH Income	\$108,715		\$97,507		\$66,084		\$96,196	





Demographic and Income Profile

Henry County, GA
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Prepared by Esri

Summary	Census 2010	2021	2026
Population	203,922	249,468	271,337
Households	70,255	85,502	92,874
Families	54,445	65,326	70,646
Average Household Size	2.89	2.91	2.91
Owner Occupied Housing Units	54,139	66,112	72,161
Renter Occupied Housing Units	16,116	19,390	20,713
Median Age	35.2	36.8	36.5
Trends: 2021-2026 Annual Rate	Area	State	National
Population	1.69%	1.05%	0.71%
Households	1.67%	1.06%	0.71%
Families	1.58%	0.97%	0.64%
Owner HHs	1.77%	1.26%	0.91%
Median Household Income	1.75%	2.43%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	4,502	5.3%	3,925	4.2%
\$15,000 - \$24,999	3,983	4.7%	3,504	3.8%
\$25,000 - \$34,999	6,930	8.1%	6,508	7.0%
\$35,000 - \$49,999	9,375	11.0%	8,947	9.6%
\$50,000 - \$74,999	18,812	22.0%	19,911	21.4%
\$75,000 - \$99,999	13,016	15.2%	14,303	15.4%
\$100,000 - \$149,999	17,601	20.6%	21,387	23.0%
\$150,000 - \$199,999	6,043	7.1%	7,925	8.5%
\$200,000+	5,240	6.1%	6,464	7.0%
Median Household Income	\$73,369		\$80,004	
Average Household Income	\$91,163		\$101,507	
Per Capita Income	\$31,254		\$34,752	

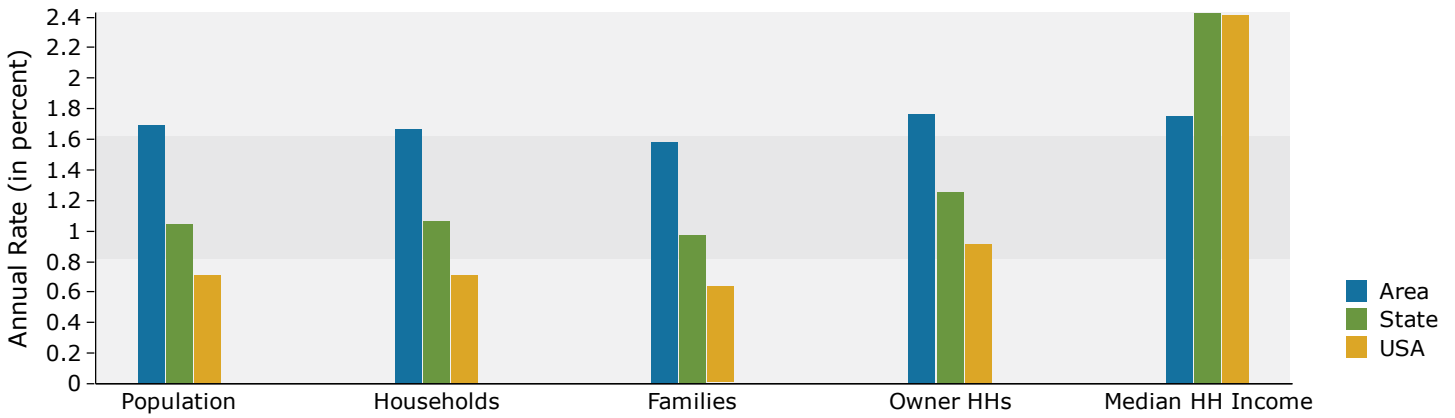
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	13,835	6.8%	15,143	6.1%	16,805	6.2%
5 - 9	16,514	8.1%	16,476	6.6%	17,573	6.5%
10 - 14	18,231	8.9%	16,731	6.7%	18,479	6.8%
15 - 19	16,891	8.3%	16,373	6.6%	16,091	5.9%
20 - 24	10,904	5.3%	15,594	6.3%	14,067	5.2%
25 - 34	24,777	12.2%	38,636	15.5%	46,239	17.0%
35 - 44	34,428	16.9%	32,111	12.9%	37,469	13.8%
45 - 54	31,077	15.2%	35,745	14.3%	33,243	12.3%
55 - 64	20,217	9.9%	31,784	12.7%	33,674	12.4%
65 - 74	10,769	5.3%	20,144	8.1%	23,382	8.6%
75 - 84	4,926	2.4%	8,440	3.4%	11,492	4.2%
85+	1,353	0.7%	2,291	0.9%	2,823	1.0%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	112,201	55.0%	100,001	40.1%	93,811	34.6%
Black Alone	75,277	36.9%	124,179	49.8%	148,186	54.6%
American Indian Alone	555	0.3%	699	0.3%	765	0.3%
Asian Alone	5,968	2.9%	9,129	3.7%	10,537	3.9%
Pacific Islander Alone	129	0.1%	161	0.1%	181	0.1%
Some Other Race Alone	4,815	2.4%	7,504	3.0%	8,757	3.2%
Two or More Races	4,977	2.4%	7,795	3.1%	9,100	3.4%
Hispanic Origin (Any Race)	11,813	5.8%	18,733	7.5%	21,965	8.1%

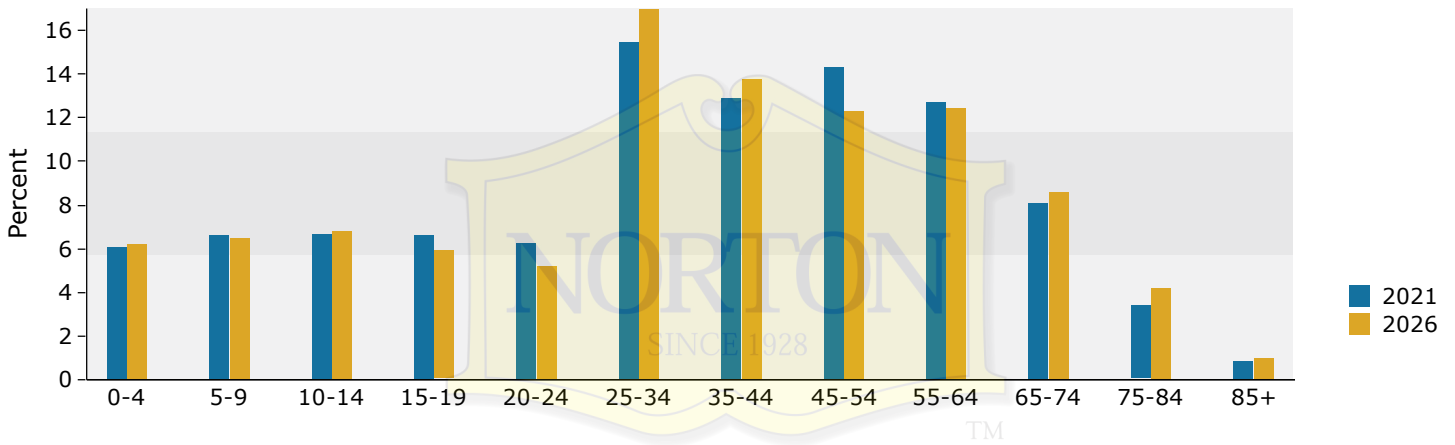
Data Note: Income is expressed in current dollars.

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

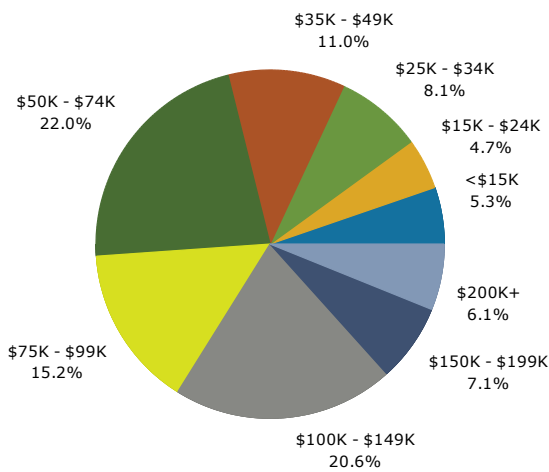
Trends 2021-2026



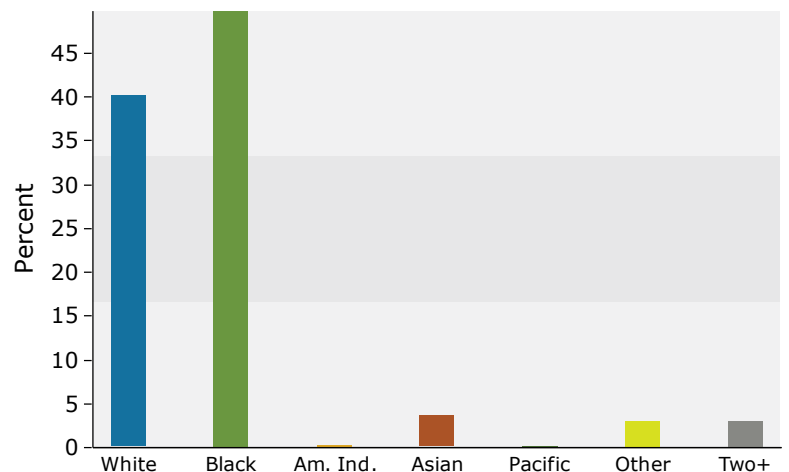
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 7.5%

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

Henry County,...

Population

2000 Population	119,403
2010 Population	203,922
2021 Population	249,468
2026 Population	271,337
2000-2010 Annual Rate	5.50%
2010-2021 Annual Rate	1.81%
2021-2026 Annual Rate	1.69%
2021 Male Population	48.0%
2021 Female Population	52.0%
2021 Median Age	36.8

In the identified area, the current year population is 249,468. In 2010, the Census count in the area was 203,922. The rate of change since 2010 was 1.81% annually. The five-year projection for the population in the area is 271,337 representing a change of 1.69% annually from 2021 to 2026. Currently, the population is 48.0% male and 52.0% female.

Median Age

The median age in this area is 36.8, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	40.1%
2021 Black Alone	49.8%
2021 American Indian/Alaska Native Alone	0.3%
2021 Asian Alone	3.7%
2021 Pacific Islander Alone	0.1%
2021 Other Race	3.0%
2021 Two or More Races	3.1%
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 64.7 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	94
2000 Households	41,394
2010 Households	70,255
2021 Total Households	85,502
2026 Total Households	92,874
2000-2010 Annual Rate	5.43%
2010-2021 Annual Rate	1.76%
2021-2026 Annual Rate	1.67%
2021 Average Household Size	2.91

The household count in this area has changed from 70,255 in 2010 to 85,502 in the current year, a change of 1.76% annually. The five-year projection of households is 92,874, a change of 1.67% annually from the current year total. Average household size is currently 2.91, compared to 2.89 in the year 2010. The number of families in the current year is 65,326 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

Henry County, GA
Henry County, GA (13151)
Geography: County

Prepared by Esri

Henry County,...

Mortgage Income

2021 Percent of Income for Mortgage 12.0%

Median Household Income

2021 Median Household Income \$73,369

2026 Median Household Income \$80,004

2021-2026 Annual Rate 1.75%

Average Household Income

2021 Average Household Income \$91,163

2026 Average Household Income \$101,507

2021-2026 Annual Rate 2.17%

Per Capita Income

2021 Per Capita Income \$31,254

2026 Per Capita Income \$34,752

2021-2026 Annual Rate 2.14%

Households by Income

Current median household income is \$73,369 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$80,004 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$91,163 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$101,507 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$31,254 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$34,752 in five years, compared to \$39,378 for all U.S. households

Housing

2021 Housing Affordability Index 187

2000 Total Housing Units 43,188

2000 Owner Occupied Housing Units 35,287

2000 Renter Occupied Housing Units 6,107

2000 Vacant Housing Units 1,794

2010 Total Housing Units 76,533

2010 Owner Occupied Housing Units 54,139

2010 Renter Occupied Housing Units 16,116

2010 Vacant Housing Units 6,278

2021 Total Housing Units 91,502

2021 Owner Occupied Housing Units 66,112

2021 Renter Occupied Housing Units 19,390

2021 Vacant Housing Units 6,000

2026 Total Housing Units 100,725

2026 Owner Occupied Housing Units 72,161

2026 Renter Occupied Housing Units 20,713

2026 Vacant Housing Units 7,851

Currently, 72.3% of the 91,502 housing units in the area are owner occupied; 21.2%, renter occupied; and 6.6% 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 76,533 housing units in the area - 70.7% owner occupied, 21.1% renter occupied, and 8.2% vacant. The annual rate of change in housing units since 2010 is 8.26%. Median home value in the area is \$208,616, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 3.22% annually to \$244,430.

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



Household Income Profile

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Households	85,502	92,874	7,372	1.67%
Median Age	36.8	36.5	-0.3	-0.16%
Average Household Size	2.91	2.91	0.00	0.00%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
Household	85,502	100%	92,874	100%
<\$15,000	4,502	5.3%	3,925	4.2%
\$15,000-\$24,999	3,983	4.7%	3,504	3.8%
\$25,000-\$34,999	6,930	8.1%	6,508	7.0%
\$35,000-\$49,999	9,375	11.0%	8,947	9.6%
\$50,000-\$74,999	18,812	22.0%	19,911	21.4%
\$75,000-\$99,999	13,016	15.2%	14,303	15.4%
\$100,000-\$149,999	17,601	20.6%	21,387	23.0%
\$150,000-\$199,999	6,043	7.1%	7,925	8.5%
\$200,000+	5,240	6.1%	6,464	7.0%
Median Household Income	\$73,369		\$80,004	
Average Household Income	\$91,163		\$101,507	
Per Capita Income	\$31,254		\$34,752	



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.

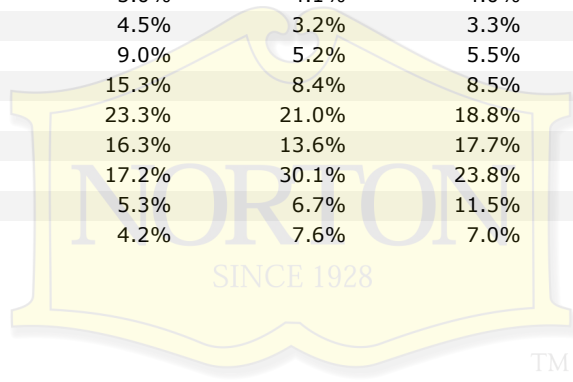


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2021 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	1,992	15,277	16,038	18,547	16,640	11,084	5,924
<\$15,000	180	758	651	742	982	717	472
\$15,000-\$24,999	169	681	520	605	781	636	591
\$25,000-\$34,999	270	1,375	831	1,019	1,173	1,154	1,108
\$35,000-\$49,999	384	2,330	1,355	1,585	1,604	1,031	1,086
\$50,000-\$74,999	618	3,560	3,372	3,479	3,208	2,967	1,608
\$75,000-\$99,999	223	2,486	2,182	3,281	2,751	1,602	491
\$100,000-\$149,999	128	2,633	4,834	4,409	3,525	1,747	325
\$150,000-\$199,999	15	811	1,078	2,125	1,409	518	87
\$200,000+	5	643	1,215	1,302	1,207	712	156
Median HH Income	\$49,618	\$65,154	\$88,072	\$87,063	\$78,977	\$64,236	\$44,812
Average HH Income	\$53,351	\$81,810	\$101,978	\$102,973	\$96,485	\$85,283	\$57,799
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	9.0%	5.0%	4.1%	4.0%	5.9%	6.5%	8.0%
\$15,000-\$24,999	8.5%	4.5%	3.2%	3.3%	4.7%	5.7%	10.0%
\$25,000-\$34,999	13.6%	9.0%	5.2%	5.5%	7.0%	10.4%	18.7%
\$35,000-\$49,999	19.3%	15.3%	8.4%	8.5%	9.6%	9.3%	18.3%
\$50,000-\$74,999	31.0%	23.3%	21.0%	18.8%	19.3%	26.8%	27.1%
\$75,000-\$99,999	11.2%	16.3%	13.6%	17.7%	16.5%	14.5%	8.3%
\$100,000-\$149,999	6.4%	17.2%	30.1%	23.8%	21.2%	15.8%	5.5%
\$150,000-\$199,999	0.8%	5.3%	6.7%	11.5%	8.5%	4.7%	1.5%
\$200,000+	0.3%	4.2%	7.6%	7.0%	7.3%	6.4%	2.6%



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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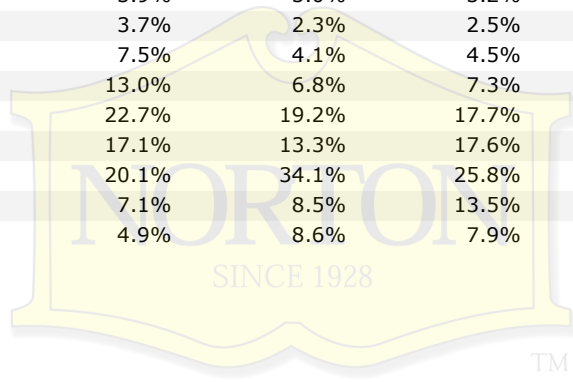


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2026 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	1,915	18,196	18,288	16,934	17,240	12,585	7,716
<\$15,000	159	711	551	540	783	638	543
\$15,000-\$24,999	138	668	427	419	636	577	639
\$25,000-\$34,999	233	1,373	757	762	1,002	1,084	1,297
\$35,000-\$49,999	351	2,367	1,248	1,235	1,391	1,019	1,336
\$50,000-\$74,999	627	4,129	3,504	3,005	3,186	3,268	2,192
\$75,000-\$99,999	235	3,106	2,429	2,980	2,901	1,931	721
\$100,000-\$149,999	148	3,666	6,235	4,363	4,060	2,347	568
\$150,000-\$199,999	18	1,288	1,560	2,291	1,859	747	162
\$200,000+	6	888	1,577	1,339	1,422	974	258
Median HH Income	\$51,700	\$73,679	\$100,917	\$94,904	\$87,045	\$71,733	\$50,273
Average HH Income	\$58,382	\$92,334	\$114,417	\$114,071	\$108,715	\$97,507	\$66,084
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	8.3%	3.9%	3.0%	3.2%	4.5%	5.1%	7.0%
\$15,000-\$24,999	7.2%	3.7%	2.3%	2.5%	3.7%	4.6%	8.3%
\$25,000-\$34,999	12.2%	7.5%	4.1%	4.5%	5.8%	8.6%	16.8%
\$35,000-\$49,999	18.3%	13.0%	6.8%	7.3%	8.1%	8.1%	17.3%
\$50,000-\$74,999	32.7%	22.7%	19.2%	17.7%	18.5%	26.0%	28.4%
\$75,000-\$99,999	12.3%	17.1%	13.3%	17.6%	16.8%	15.3%	9.3%
\$100,000-\$149,999	7.7%	20.1%	34.1%	25.8%	23.5%	18.6%	7.4%
\$150,000-\$199,999	0.9%	7.1%	8.5%	13.5%	10.8%	5.9%	2.1%
\$200,000+	0.3%	4.9%	8.6%	7.9%	8.2%	7.7%	3.3%



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

Henry County, GA
 Henry County, GA (13151)
 Geography: County

Prepared by Esri

Population		Households	
2010 Total Population	203,922	2021 Median Household Income	\$73,369
2021 Total Population	249,468	2026 Median Household Income	\$80,004
2026 Total Population	271,337	2021-2026 Annual Rate	1.75%
2021-2026 Annual Rate	1.69%		

Housing Units by Occupancy Status and Tenure	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	76,533	100.0%	91,502	100.0%	100,725	100.0%
Occupied	70,255	91.8%	85,502	93.4%	92,874	92.2%
Owner	54,139	70.7%	66,112	72.3%	72,161	71.6%
Renter	16,116	21.1%	19,390	21.2%	20,713	20.6%
Vacant	6,278	8.2%	6,000	6.6%	7,851	7.8%

Owner Occupied Housing Units by Value	2021		2026	
	Number	Percent	Number	Percent
Total	66,112	100.0%	72,161	100.0%
<\$50,000	1,748	2.6%	1,079	1.5%
\$50,000-\$99,999	2,409	3.6%	1,269	1.8%
\$100,000-\$149,999	8,134	12.3%	5,122	7.1%
\$150,000-\$199,999	18,952	28.7%	17,534	24.3%
\$200,000-\$249,999	10,521	15.9%	12,465	17.3%
\$250,000-\$299,999	8,444	12.8%	11,138	15.4%
\$300,000-\$399,999	9,401	14.2%	13,574	18.8%
\$400,000-\$499,999	3,633	5.5%	5,476	7.6%
\$500,000-\$749,999	1,748	2.6%	2,761	3.8%
\$750,000-\$999,999	740	1.1%	1,182	1.6%
\$1,000,000-\$1,499,999	164	0.2%	246	0.3%
\$1,500,000-\$1,999,999	167	0.3%	250	0.3%
\$2,000,000+	51	0.1%	65	0.1%



Median Value	\$208,616	\$244,430
Average Value	\$249,943	\$284,983

Census 2010 Housing Units	Number	Percent
Total	76,533	100.0%
In Urbanized Areas	66,246	86.6%
In Urban Clusters	0	0.0%
Rural Housing Units	10,287	13.4%

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

Henry County, GA
 Henry County, GA (13151)
 Geography: County

Prepared by Esri

Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	54,139	100.0%
Owned with a Mortgage/Loan	46,376	85.7%
Owned Free and Clear	7,763	14.3%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	6,278	100.0%
For Rent	1,992	31.7%
Rented- Not Occupied	59	0.9%
For Sale Only	1,962	31.3%
Sold - Not Occupied	180	2.9%
Seasonal/Recreational/Occasional Use	290	4.6%
For Migrant Workers	1	0.0%
Other Vacant	1,794	28.6%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	70,255	54,139	77.1%
15-24	1,908	657	34.4%
25-34	10,815	6,467	59.8%
35-44	18,510	13,832	74.7%
45-54	17,397	14,304	82.2%
55-64	11,458	9,912	86.5%
65-74	6,403	5,694	88.9%
75-84	3,027	2,672	88.3%
85+	737	601	81.5%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	70,255	54,139	77.1%
White Alone	41,151	33,988	82.6%
Black/African American Alone	25,025	17,197	68.7%
American Indian/Alaska Native	200	138	69.0%
Asian Alone	1,547	1,288	83.3%
Pacific Islander Alone	39	25	64.1%
Other Race Alone	1,180	762	64.6%
Two or More Races	1,113	741	66.6%
Hispanic Origin	2,968	2,056	69.3%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	70,255	54,139	77.1%
1-Person	13,001	8,899	68.4%
2-Person	20,847	17,020	81.6%
3-Person	13,693	10,562	77.1%
4-Person	12,740	10,216	80.2%
5-Person	6,048	4,620	76.4%
6-Person	2,522	1,836	72.8%
7+ Person	1,404	986	70.2%

2021 Housing Affordability	
Housing Affordability Index	187
Percent of Income for Mortgage	12.0%

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

Henry County, GA
 Henry County, GA (13151)
 Geography: County

Prepared by Esri

	2000	2010	2000-2010 Annual Rate
Population	119,403	203,922	5.50%
Households	41,394	70,255	5.43%
Housing Units	43,188	76,533	5.89%
Population by Race			
		Number	Percent
Total		203,922	100.0%
Population Reporting One Race		198,945	97.6%
White		112,201	55.0%
Black		75,277	36.9%
American Indian		555	0.3%
Asian		5,968	2.9%
Pacific Islander		129	0.1%
Some Other Race		4,815	2.4%
Population Reporting Two or More Races		4,977	2.4%
Total Hispanic Population		11,813	5.8%
Population by Sex			
Male		97,859	48.0%
Female		106,063	52.0%
Population by Age			
Total		203,922	100.0%
Age 0 - 4		13,835	6.8%
Age 5 - 9		16,514	8.1%
Age 10 - 14		18,231	8.9%
Age 15 - 19		16,891	8.3%
Age 20 - 24		10,904	5.3%
Age 25 - 29		11,205	5.5%
Age 30 - 34		13,572	6.7%
Age 35 - 39		16,891	8.3%
Age 40 - 44		17,537	8.6%
Age 45 - 49		17,179	8.4%
Age 50 - 54		13,898	6.8%
Age 55 - 59		11,077	5.4%
Age 60 - 64		9,140	4.5%
Age 65 - 69		6,439	3.2%
Age 70 - 74		4,330	2.1%
Age 75 - 79		3,015	1.5%
Age 80 - 84		1,911	0.9%
Age 85+		1,353	0.7%
Age 18+		144,265	70.7%
Age 65+		17,048	8.4%



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	70,255	100.0%
Households with 1 Person	13,001	18.5%
Households with 2+ People	57,254	81.5%
Family Households	54,445	77.5%
Husband-wife Families	39,275	55.9%
With Own Children	19,508	27.8%
Other Family (No Spouse Present)	15,170	21.6%
With Own Children	9,083	12.9%
Nonfamily Households	2,809	4.0%
All Households with Children	32,041	45.6%
Multigenerational Households	4,624	6.6%
Unmarried Partner Households	3,783	5.4%
Male-female	3,300	4.7%
Same-sex	483	0.7%
Average Household Size	2.89	
Family Households by Size		
Total	54,445	100.0%
2 People	18,535	34.0%
3 People	13,359	24.5%
4 People	12,626	23.2%
5 People	6,012	11.0%
6 People	2,514	4.6%
7+ People	1,399	2.6%
Average Family Size	3.29	
Nonfamily Households by Size		
Total	15,810	100.0%
1 Person	13,001	82.2%
2 People	2,312	14.6%
3 People	334	2.1%
4 People	114	0.7%
5 People	36	0.2%
6 People	8	0.1%
7+ People	5	0.0%
Average Nonfamily Size	1.22	
Population by Relationship and Household Type		
Total	203,922	100.0%
In Households	202,989	99.5%
In Family Households	183,635	90.1%
Householder	54,445	26.7%
Spouse	39,275	19.3%
Child	75,229	36.9%
Other relative	10,035	4.9%
Nonrelative	4,651	2.3%
In Nonfamily Households	19,354	9.5%
In Group Quarters	933	0.5%
Institutionalized Population	865	0.4%
Noninstitutionalized Population	68	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.

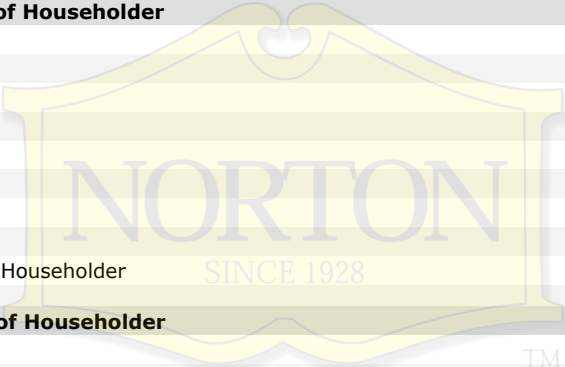
Source: U.S. Census Bureau, Census 2010 Summary File 1.

Family Households by Age of Householder		
Total		54,445 100.0%
Householder Age 15 - 44		25,474 46.8%
Householder Age 45 - 54		13,919 25.6%
Householder Age 55 - 64		8,432 15.5%
Householder Age 65 - 74		4,485 8.2%
Householder Age 75+		2,135 3.9%
Nonfamily Households by Age of Householder		
Total		15,810 100.0%
Householder Age 15 - 44		5,759 36.4%
Householder Age 45 - 54		3,478 22.0%
Householder Age 55 - 64		3,026 19.1%
Householder Age 65 - 74		1,918 12.1%
Householder Age 75+		1,629 10.3%
Households by Race of Householder		
Total		70,255 100.0%
Householder is White Alone		41,151 58.6%
Householder is Black Alone		25,025 35.6%
Householder is American Indian Alone		200 0.3%
Householder is Asian Alone		1,547 2.2%
Householder is Pacific Islander Alone		39 0.1%
Householder is Some Other Race Alone		1,180 1.7%
Householder is Two or More Races		1,113 1.6%
Households with Hispanic Householder		2,968 4.2%
Husband-wife Families by Race of Householder		
Total		39,275 100.0%
Householder is White Alone		25,309 64.4%
Householder is Black Alone		11,508 29.3%
Householder is American Indian Alone		102 0.3%
Householder is Asian Alone		1,139 2.9%
Householder is Pacific Islander Alone		24 0.1%
Householder is Some Other Race Alone		676 1.7%
Householder is Two or More Races		517 1.3%
Husband-wife Families with Hispanic Householder		1,804 4.6%
Other Families (No Spouse) by Race of Householder		
Total		15,170 100.0%
Householder is White Alone		6,286 41.4%
Householder is Black Alone		7,937 52.3%
Householder is American Indian Alone		36 0.2%
Householder is Asian Alone		236 1.6%
Householder is Pacific Islander Alone		7 0.0%
Householder is Some Other Race Alone		316 2.1%
Householder is Two or More Races		352 2.3%
Other Families with Hispanic Householder		705 4.6%
Nonfamily Households by Race of Householder		
Total		15,810 100.0%
Householder is White Alone		9,556 60.4%
Householder is Black Alone		5,580 35.3%
Householder is American Indian Alone		62 0.4%
Householder is Asian Alone		172 1.1%
Householder is Pacific Islander Alone		8 0.1%
Householder is Some Other Race Alone		188 1.2%
Householder is Two or More Races		244 1.5%
Nonfamily Households with Hispanic Householder		459 2.9%

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



Total Housing Units by Occupancy		
Total	76,533	100.0%
Occupied Housing Units	70,255	91.8%
Vacant Housing Units		
For Rent	1,992	2.6%
Rented, not Occupied	59	0.1%
For Sale Only	1,962	2.6%
Sold, not Occupied	180	0.2%
For Seasonal/Recreational/Occasional Use	290	0.4%
For Migrant Workers	1	0.0%
Other Vacant	1,794	2.3%
Total Vacancy Rate	8.2%	
Households by Tenure and Mortgage Status		
Total	70,255	100.0%
Owner Occupied	54,139	77.1%
Owned with a Mortgage/Loan	46,376	66.0%
Owned Free and Clear	7,763	11.0%
Average Household Size	2.90	
Renter Occupied	16,116	22.9%
Average Household Size	2.84	
Owner-occupied Housing Units by Race of Householder		
Total	54,139	100.0%
Householder is White Alone	33,988	62.8%
Householder is Black Alone	17,197	31.8%
Householder is American Indian Alone	138	0.3%
Householder is Asian Alone	1,288	2.4%
Householder is Pacific Islander Alone	25	0.0%
Householder is Some Other Race Alone	762	1.4%
Householder is Two or More Races	741	1.4%
Owner-occupied Housing Units with Hispanic Householder	2,056	3.8%
Renter-occupied Housing Units by Race of Householder		
Total	16,116	100.0%
Householder is White Alone	7,163	44.4%
Householder is Black Alone	7,828	48.6%
Householder is American Indian Alone	62	0.4%
Householder is Asian Alone	259	1.6%
Householder is Pacific Islander Alone	14	0.1%
Householder is Some Other Race Alone	418	2.6%
Householder is Two or More Races	372	2.3%
Renter-occupied Housing Units with Hispanic Householder	912	5.7%
Average Household Size by Race/Hispanic Origin of Householder		
Householder is White Alone	2.75	
Householder is Black Alone	3.01	
Householder is American Indian Alone	2.85	
Householder is Asian Alone	3.63	
Householder is Pacific Islander Alone	3.15	
Householder is Some Other Race Alone	3.87	
Householder is Two or More Races	3.16	
Householder is Hispanic	3.61	



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

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- INSURANCE
- REAL ESTATE
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 - RECREATIONAL TOURISM
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 - 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
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