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Population Consolidated Report

Jackson County, GA
 Jackson County, GA (13157)
 Geography: County

Prepared by Esri

Demographic Summary				2021-2026	2021-2026
	Census 2010	2021	2026	Change	Annual Rate
Total Population	60,485	76,402	83,374	6,972	1.76%
Population 50+	18,200	26,841	30,334	3,493	2.48%
Median Age	36.9	38.8	39.5	0.7	0.36%
Households	21,343	26,980	29,446	2,466	1.76%
% Householders 55+	38.2%	44.5%	46.9%	2.4	1.06%
Total Owner-Occupied Housing Units	16,429	22,166	24,596	2,430	2.10%
Total Renter-Occupied Housing Units	4,914	4,814	4,850	36	0.15%
Owner/Renter Ratio (per 100 renters)	334	460	507	47.0	1.96%
Median Home Value	-	\$230,347	\$243,186	\$12,839	1.09%
Average Home Value	-	\$237,973	\$252,644	\$14,671	1.20%
Median Household Income	-	\$65,612	\$74,042	\$8,430	2.45%
Median Household Income for Householder 55+	-	\$52,467	\$58,073	\$5,606	2.05%

Population by Age and Sex

Male Population	Census 2010		2021		2026	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	8,560	100.0%	12,833	100.0%	14,521	100.0%
50-54	2,137	25.0%	2,602	20.3%	2,608	18.0%
55-59	1,639	19.1%	2,520	19.6%	2,675	18.4%
60-64	1,634	19.1%	2,326	18.1%	2,549	17.6%
65-69	1,264	14.8%	1,795	14.0%	2,290	15.8%
70-74	864	10.1%	1,610	12.5%	1,679	11.6%
75-79	527	6.2%	1,053	8.2%	1,421	9.8%
80-84	284	3.3%	569	4.4%	805	5.5%
85+	211	2.5%	358	2.8%	494	3.4%

Female Population	Census 2010		2021		2026	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	9,640	100.0%	14,008	100.0%	15,813	100.0%
50-54	2,060	21.4%	2,610	18.6%	2,579	16.3%
55-59	1,778	18.4%	2,501	17.9%	2,728	17.3%
60-64	1,755	18.2%	2,350	16.8%	2,570	16.3%
65-69	1,367	14.2%	2,020	14.4%	2,385	15.1%
70-74	1,019	10.6%	1,846	13.2%	1,955	12.4%
75-79	681	7.1%	1,245	8.9%	1,703	10.8%
80-84	474	4.9%	773	5.5%	1,053	6.7%
85+	506	5.2%	663	4.7%	840	5.3%

Total Population	Census 2010		2021		2026	
	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total(50+)	18,200	30.1%	26,841	35.1%	30,334	36.4%
50-54	4,197	6.9%	5,212	6.8%	5,187	6.2%
55-59	3,417	5.6%	5,021	6.6%	5,403	6.5%
60-64	3,389	5.6%	4,676	6.1%	5,119	6.1%
65-69	2,631	4.3%	3,815	5.0%	4,675	5.6%
70-74	1,883	3.1%	3,456	4.5%	3,634	4.4%
75-79	1,208	2.0%	2,298	3.0%	3,124	3.7%
80-84	758	1.3%	1,342	1.8%	1,858	2.2%
85+	717	1.2%	1,021	1.3%	1,334	1.6%
65+	7,197	11.9%	11,932	15.6%	14,625	17.5%
75+	2,683	4.4%	4,661	6.1%	6,316	7.6%

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

Source: Esri, U.S. Census



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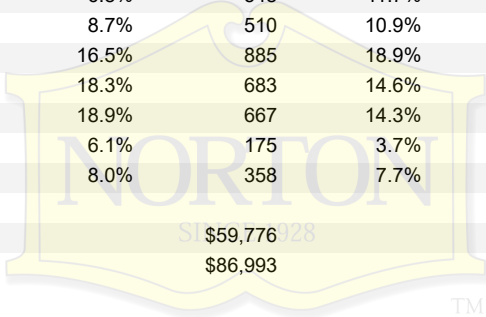
Prepared by Esri

2021 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	5,089	100%	4,159	100%	2,762	100%	12,010	100%
<\$15,000	678	13.3%	530	12.7%	467	16.9%	1,675	13.9%
\$15,000-\$24,999	339	6.7%	339	8.2%	412	14.9%	1,090	9.1%
\$25,000-\$34,999	390	7.7%	534	12.8%	595	21.5%	1,519	12.6%
\$35,000-\$49,999	514	10.1%	526	12.6%	417	15.1%	1,457	12.1%
\$50,000-\$74,999	834	16.4%	765	18.4%	306	11.1%	1,905	15.9%
\$75,000-\$99,999	868	17.1%	550	13.2%	232	8.4%	1,650	13.7%
\$100,000-\$149,999	827	16.3%	495	11.9%	195	7.1%	1,517	12.6%
\$150,000-\$199,999	267	5.2%	142	3.4%	76	2.8%	485	4.0%
\$200,000+	372	7.3%	278	6.7%	62	2.2%	712	5.9%
Median HH Income	\$66,879		\$53,488		\$32,904		\$52,467	
Average HH Income	\$86,394		\$77,021		\$52,029		\$75,245	

2026 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	5,450	100%	4,672	100%	3,690	100%	13,812	100%
<\$15,000	597	11.0%	508	10.9%	552	15.0%	1,657	12.0%
\$15,000-\$24,999	313	5.7%	338	7.2%	495	13.4%	1,146	8.3%
\$25,000-\$34,999	371	6.8%	548	11.7%	761	20.6%	1,680	12.2%
\$35,000-\$49,999	472	8.7%	510	10.9%	530	14.4%	1,512	10.9%
\$50,000-\$74,999	901	16.5%	885	18.9%	443	12.0%	2,229	16.1%
\$75,000-\$99,999	1,000	18.3%	683	14.6%	367	9.9%	2,050	14.8%
\$100,000-\$149,999	1,029	18.9%	667	14.3%	329	8.9%	2,025	14.7%
\$150,000-\$199,999	330	6.1%	175	3.7%	117	3.2%	622	4.5%
\$200,000+	437	8.0%	358	7.7%	96	2.6%	891	6.5%
Median HH Income	\$76,264		\$59,776		\$35,758		\$58,073	
Average HH Income	\$96,668		\$86,993		\$59,088		\$83,355	





Demographic and Income Profile

Jackson County, GA
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 Geography: County

Prepared by Esri

Summary	Census 2010	2021	2026
Population	60,485	76,402	83,374
Households	21,343	26,980	29,446
Families	16,479	20,534	22,311
Average Household Size	2.80	2.80	2.81
Owner Occupied Housing Units	16,429	22,166	24,596
Renter Occupied Housing Units	4,914	4,814	4,850
Median Age	36.9	38.8	39.5
Trends: 2021-2026 Annual Rate	Area	State	National
Population	1.76%	1.05%	0.71%
Households	1.76%	1.06%	0.71%
Families	1.67%	0.97%	0.64%
Owner HHs	2.10%	1.26%	0.91%
Median Household Income	2.45%	2.43%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	3,243	12.0%	3,014	10.2%
\$15,000 - \$24,999	1,814	6.7%	1,791	6.1%
\$25,000 - \$34,999	2,620	9.7%	2,716	9.2%
\$35,000 - \$49,999	2,912	10.8%	2,825	9.6%
\$50,000 - \$74,999	4,134	15.3%	4,502	15.3%
\$75,000 - \$99,999	4,038	15.0%	4,658	15.8%
\$100,000 - \$149,999	4,835	17.9%	5,977	20.3%
\$150,000 - \$199,999	1,603	5.9%	1,893	6.4%
\$200,000+	1,781	6.6%	2,070	7.0%
Median Household Income	\$65,612		\$74,042	
Average Household Income	\$85,424		\$93,642	
Per Capita Income	\$30,180		\$33,085	

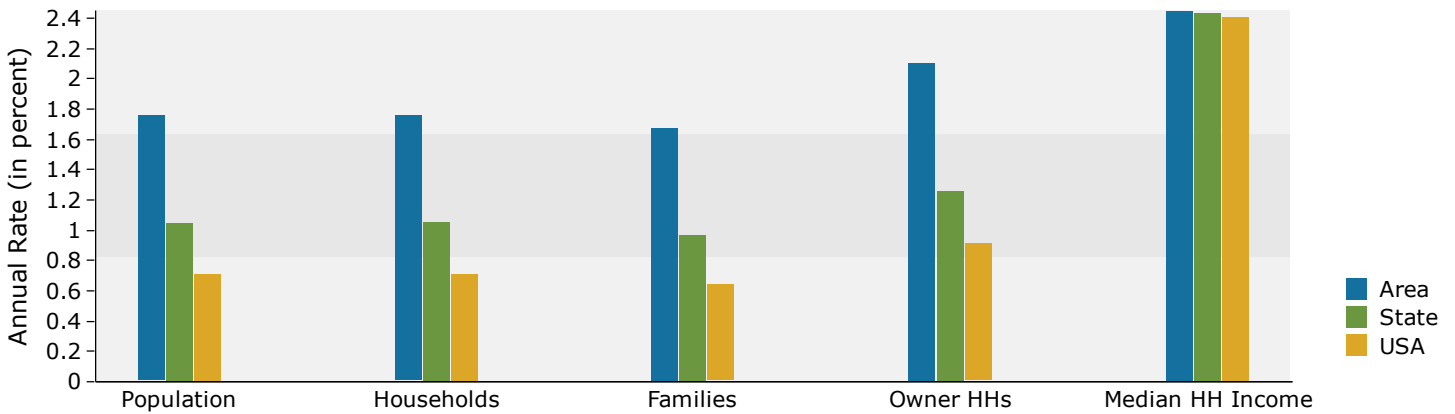
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,313	7.1%	4,911	6.4%	5,261	6.3%
5 - 9	4,675	7.7%	5,167	6.8%	5,548	6.7%
10 - 14	4,466	7.4%	5,219	6.8%	5,832	7.0%
15 - 19	4,101	6.8%	4,763	6.2%	5,231	6.3%
20 - 24	3,214	5.3%	4,049	5.3%	4,117	4.9%
25 - 34	7,754	12.8%	10,177	13.3%	10,496	12.6%
35 - 44	9,182	15.2%	10,190	13.3%	11,197	13.4%
45 - 54	8,777	14.5%	10,297	13.5%	10,545	12.6%
55 - 64	6,806	11.3%	9,697	12.7%	10,522	12.6%
65 - 74	4,514	7.5%	7,271	9.5%	8,309	10.0%
75 - 84	1,966	3.3%	3,640	4.8%	4,982	6.0%
85+	717	1.2%	1,021	1.3%	1,334	1.6%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	52,496	86.8%	63,949	83.7%	68,248	81.9%
Black Alone	4,103	6.8%	5,691	7.4%	6,447	7.7%
American Indian Alone	124	0.2%	221	0.3%	279	0.3%
Asian Alone	1,033	1.7%	1,757	2.3%	2,288	2.7%
Pacific Islander Alone	13	0.0%	32	0.0%	40	0.0%
Some Other Race Alone	1,649	2.7%	3,007	3.9%	3,861	4.6%
Two or More Races	1,067	1.8%	1,745	2.3%	2,211	2.7%
Hispanic Origin (Any Race)	3,736	6.2%	6,904	9.0%	8,568	10.3%

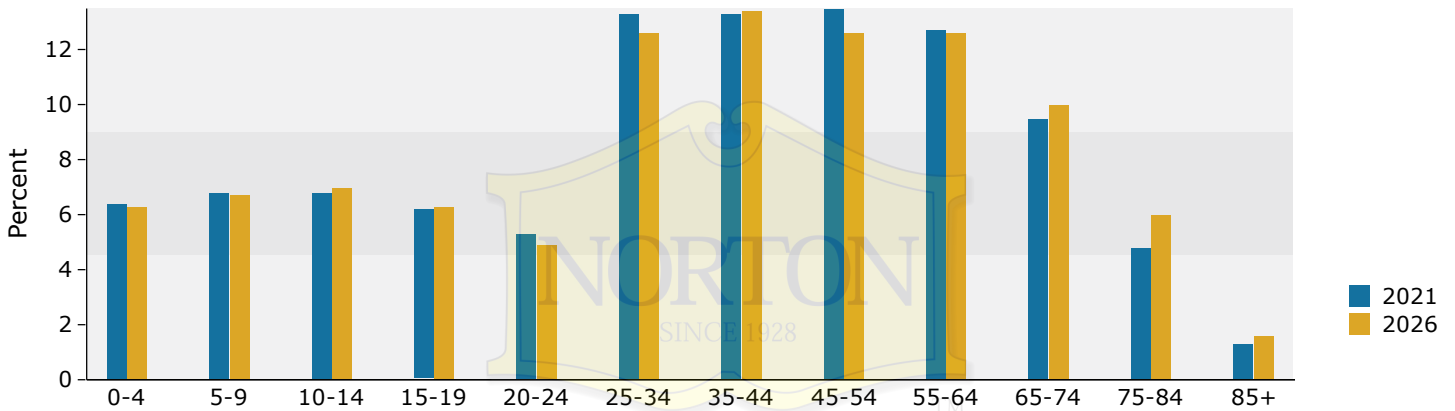
Data Note: Income is expressed in current dollars.

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

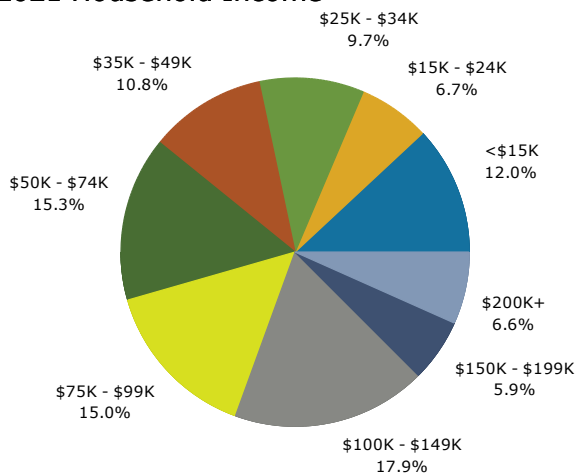
Trends 2021-2026



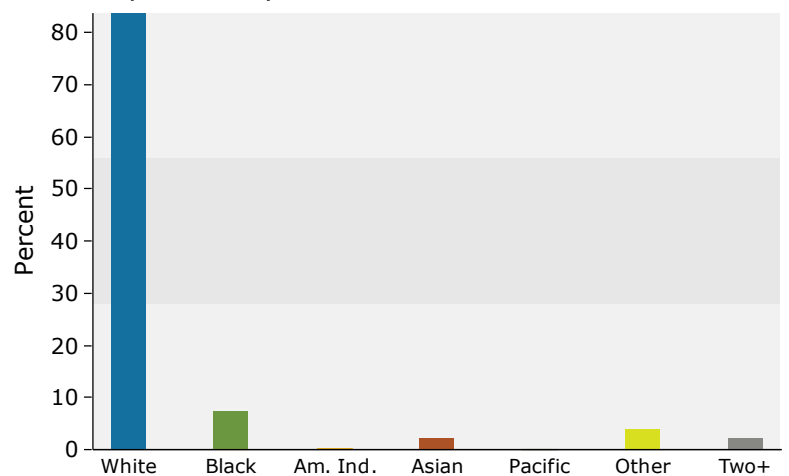
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 9.0%

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



Executive Summary

Jackson County, GA
Jackson County, GA (13157)
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Prepared by Esri

Jackson Count...

Population

2000 Population	41,589
2010 Population	60,485
2021 Population	76,402
2026 Population	83,374
2000-2010 Annual Rate	3.82%
2010-2021 Annual Rate	2.10%
2021-2026 Annual Rate	1.76%
2021 Male Population	49.6%
2021 Female Population	50.4%
2021 Median Age	38.8

In the identified area, the current year population is 76,402. In 2010, the Census count in the area was 60,485. The rate of change since 2010 was 2.10% annually. The five-year projection for the population in the area is 83,374 representing a change of 1.76% 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 38.8, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	83.7%
2021 Black Alone	7.4%
2021 American Indian/Alaska Native Alone	0.3%
2021 Asian Alone	2.3%
2021 Pacific Islander Alone	0.0%
2021 Other Race	3.9%
2021 Two or More Races	2.3%
2021 Hispanic Origin (Any Race)	9.0%

Persons of Hispanic origin represent 9.0% 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 41.0 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	91
2000 Households	15,057
2010 Households	21,343
2021 Total Households	26,980
2026 Total Households	29,446
2000-2010 Annual Rate	3.55%
2010-2021 Annual Rate	2.11%
2021-2026 Annual Rate	1.76%
2021 Average Household Size	2.80

The household count in this area has changed from 21,343 in 2010 to 26,980 in the current year, a change of 2.11% annually. The five-year projection of households is 29,446, a change of 1.76% annually from the current year total. Average household size is currently 2.80, compared to 2.80 in the year 2010. The number of families in the current year is 20,534 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.

November 17, 2021



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Jackson Count...

Mortgage Income

2021 Percent of Income for Mortgage 14.8%

Median Household Income

2021 Median Household Income \$65,612

2026 Median Household Income \$74,042

2021-2026 Annual Rate 2.45%

Average Household Income

2021 Average Household Income \$85,424

2026 Average Household Income \$93,642

2021-2026 Annual Rate 1.85%

Per Capita Income

2021 Per Capita Income \$30,180

2026 Per Capita Income \$33,085

2021-2026 Annual Rate 1.86%

Households by Income

Current median household income is \$65,612 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$74,042 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$85,424 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$93,642 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$30,180 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$33,085 in five years, compared to \$39,378 for all U.S. households

Housing

2021 Housing Affordability Index 154

2000 Total Housing Units 16,226

2000 Owner Occupied Housing Units 11,276

2000 Renter Occupied Housing Units 3,781

2000 Vacant Housing Units 1,169

2010 Total Housing Units 23,752

2010 Owner Occupied Housing Units 16,429

2010 Renter Occupied Housing Units 4,914

2010 Vacant Housing Units 2,409

2021 Total Housing Units 29,812

2021 Owner Occupied Housing Units 22,166

2021 Renter Occupied Housing Units 4,814

2021 Vacant Housing Units 2,832

2026 Total Housing Units 32,778

2026 Owner Occupied Housing Units 24,596

2026 Renter Occupied Housing Units 4,850

2026 Vacant Housing Units 3,332

Currently, 74.4% of the 29,812 housing units in the area are owner occupied; 16.1%, renter occupied; and 9.5% 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 23,752 housing units in the area - 69.2% owner occupied, 20.7% renter occupied, and 10.1% vacant. The annual rate of change in housing units since 2010 is 10.63%. Median home value in the area is \$230,347, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 1.09% annually to \$243,186.

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.

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Household Income Profile

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Households	26,980	29,446	2,466	1.76%
Median Age	38.8	39.5	0.7	0.36%
Average Household Size	2.80	2.81	0.01	0.07%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
Household	26,980	100%	29,446	100%
<\$15,000	3,243	12.0%	3,014	10.2%
\$15,000-\$24,999	1,814	6.7%	1,791	6.1%
\$25,000-\$34,999	2,620	9.7%	2,716	9.2%
\$35,000-\$49,999	2,912	10.8%	2,825	9.6%
\$50,000-\$74,999	4,134	15.3%	4,502	15.3%
\$75,000-\$99,999	4,038	15.0%	4,658	15.8%
\$100,000-\$149,999	4,835	17.9%	5,977	20.3%
\$150,000-\$199,999	1,603	5.9%	1,893	6.4%
\$200,000+	1,781	6.6%	2,070	7.0%
Median Household Income	\$65,612		\$74,042	
Average Household Income	\$85,424		\$93,642	
Per Capita Income	\$30,180		\$33,085	



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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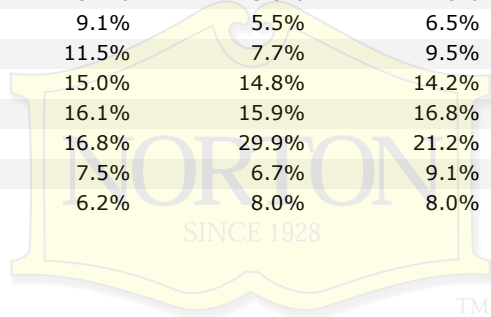


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2021 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	740	4,080	4,906	5,244	5,089	4,159	2,762
<\$15,000	158	498	391	521	678	530	467
\$15,000-\$24,999	68	233	173	250	339	339	412
\$25,000-\$34,999	121	371	268	341	390	534	595
\$35,000-\$49,999	111	469	376	499	514	526	417
\$50,000-\$74,999	149	610	727	743	834	765	306
\$75,000-\$99,999	72	656	778	882	868	550	232
\$100,000-\$149,999	50	687	1,469	1,112	827	495	195
\$150,000-\$199,999	6	305	330	477	267	142	76
\$200,000+	5	251	394	419	372	278	62
Median HH Income	\$37,343	\$67,575	\$89,928	\$80,994	\$66,879	\$53,488	\$32,904
Average HH Income	\$47,498	\$85,970	\$102,193	\$97,976	\$86,394	\$77,021	\$52,029
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	21.4%	12.2%	8.0%	9.9%	13.3%	12.7%	16.9%
\$15,000-\$24,999	9.2%	5.7%	3.5%	4.8%	6.7%	8.2%	14.9%
\$25,000-\$34,999	16.4%	9.1%	5.5%	6.5%	7.7%	12.8%	21.5%
\$35,000-\$49,999	15.0%	11.5%	7.7%	9.5%	10.1%	12.6%	15.1%
\$50,000-\$74,999	20.1%	15.0%	14.8%	14.2%	16.4%	18.4%	11.1%
\$75,000-\$99,999	9.7%	16.1%	15.9%	16.8%	17.1%	13.2%	8.4%
\$100,000-\$149,999	6.8%	16.8%	29.9%	21.2%	16.3%	11.9%	7.1%
\$150,000-\$199,999	0.8%	7.5%	6.7%	9.1%	5.2%	3.4%	2.8%
\$200,000+	0.7%	6.2%	8.0%	8.0%	7.3%	6.7%	2.2%



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
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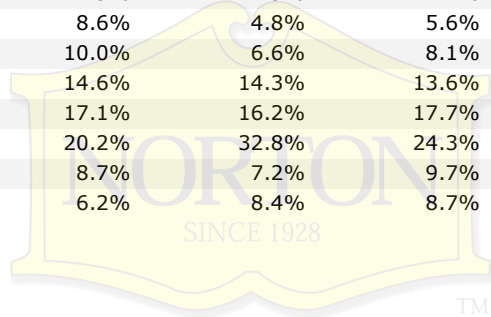


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2026 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	784	4,190	5,332	5,328	5,450	4,672	3,690
<\$15,000	153	408	361	435	597	508	552
\$15,000-\$24,999	68	205	156	216	313	338	495
\$25,000-\$34,999	118	360	258	300	371	548	761
\$35,000-\$49,999	112	420	350	431	472	510	530
\$50,000-\$74,999	175	610	761	727	901	885	443
\$75,000-\$99,999	82	717	865	944	1,000	683	367
\$100,000-\$149,999	63	845	1,747	1,297	1,029	667	329
\$150,000-\$199,999	7	364	385	515	330	175	117
\$200,000+	6	261	449	463	437	358	96
Median HH Income	\$40,909	\$77,371	\$96,826	\$87,737	\$76,264	\$59,776	\$35,758
Average HH Income	\$52,367	\$94,996	\$110,768	\$108,176	\$96,668	\$86,993	\$59,088
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	19.5%	9.7%	6.8%	8.2%	11.0%	10.9%	15.0%
\$15,000-\$24,999	8.7%	4.9%	2.9%	4.1%	5.7%	7.2%	13.4%
\$25,000-\$34,999	15.1%	8.6%	4.8%	5.6%	6.8%	11.7%	20.6%
\$35,000-\$49,999	14.3%	10.0%	6.6%	8.1%	8.7%	10.9%	14.4%
\$50,000-\$74,999	22.3%	14.6%	14.3%	13.6%	16.5%	18.9%	12.0%
\$75,000-\$99,999	10.5%	17.1%	16.2%	17.7%	18.3%	14.6%	9.9%
\$100,000-\$149,999	8.0%	20.2%	32.8%	24.3%	18.9%	14.3%	8.9%
\$150,000-\$199,999	0.9%	8.7%	7.2%	9.7%	6.1%	3.7%	3.2%
\$200,000+	0.8%	6.2%	8.4%	8.7%	8.0%	7.7%	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
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2021 and 2026.



Housing Profile

Jackson County, GA
 Jackson County, GA (13157)
 Geography: County

Prepared by Esri

Population		Households	
2010 Total Population	60,485	2021 Median Household Income	\$65,612
2021 Total Population	76,402	2026 Median Household Income	\$74,042
2026 Total Population	83,374	2021-2026 Annual Rate	2.45%
2021-2026 Annual Rate	1.76%		

Housing Units by Occupancy Status and Tenure	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	23,752	100.0%	29,812	100.0%	32,778	100.0%
Occupied	21,343	89.9%	26,980	90.5%	29,446	89.8%
Owner	16,429	69.2%	22,166	74.4%	24,596	75.0%
Renter	4,914	20.7%	4,814	16.1%	4,850	14.8%
Vacant	2,409	10.1%	2,832	9.5%	3,332	10.2%

Owner Occupied Housing Units by Value	2021		2026	
	Number	Percent	Number	Percent
Total	22,166	100.0%	24,596	100.0%
<\$50,000	1,641	7.4%	1,210	4.9%
\$50,000-\$99,999	1,870	8.4%	1,523	6.2%
\$100,000-\$149,999	2,546	11.5%	2,383	9.7%
\$150,000-\$199,999	2,401	10.8%	2,625	10.7%
\$200,000-\$249,999	4,325	19.5%	5,276	21.5%
\$250,000-\$299,999	4,059	18.3%	5,065	20.6%
\$300,000-\$399,999	3,462	15.6%	4,303	17.5%
\$400,000-\$499,999	1,147	5.2%	1,397	5.7%
\$500,000-\$749,999	542	2.4%	638	2.6%
\$750,000-\$999,999	88	0.4%	95	0.4%
\$1,000,000-\$1,499,999	61	0.3%	59	0.2%
\$1,500,000-\$1,999,999	16	0.1%	15	0.1%
\$2,000,000+	8	0.0%	7	0.0%



Median Value	\$230,347	\$243,186
Average Value	\$237,973	\$252,644

Census 2010 Housing Units	Number	Percent
Total	23,752	100.0%
In Urbanized Areas	2,715	11.4%
In Urban Clusters	6,657	28.0%
Rural Housing Units	14,380	60.5%

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

Jackson County, GA
 Jackson County, GA (13157)
 Geography: County

Prepared by Esri

Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	16,429	100.0%
Owned with a Mortgage/Loan	12,314	75.0%
Owned Free and Clear	4,115	25.0%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	2,409	100.0%
For Rent	576	23.9%
Rented- Not Occupied	21	0.9%
For Sale Only	670	27.8%
Sold - Not Occupied	115	4.8%
Seasonal/Recreational/Occasional Use	152	6.3%
For Migrant Workers	2	0.1%
Other Vacant	873	36.2%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	21,343	16,429	77.0%
15-24	671	258	38.5%
25-34	3,260	2,167	66.5%
35-44	4,592	3,493	76.1%
45-54	4,674	3,745	80.1%
55-64	3,763	3,136	83.3%
65-74	2,722	2,336	85.8%
75-84	1,264	1,034	81.8%
85+	397	260	65.5%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	21,343	16,429	77.0%
White Alone	19,107	15,007	78.5%
Black/African American Alone	1,375	888	64.6%
American Indian/Alaska Native	41	26	63.4%
Asian Alone	223	171	76.7%
Pacific Islander Alone	7	5	71.4%
Other Race Alone	367	189	51.5%
Two or More Races	223	143	64.1%
Hispanic Origin	868	526	60.6%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	21,343	16,429	77.0%
1-Person	3,994	2,686	67.3%
2-Person	7,119	5,902	82.9%
3-Person	3,978	3,091	77.7%
4-Person	3,548	2,807	79.1%
5-Person	1,590	1,161	73.0%
6-Person	696	495	71.1%
7+ Person	418	287	68.7%

2021 Housing Affordability	
Housing Affordability Index	154
Percent of Income for Mortgage	14.8%

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

Jackson County, GA
 Jackson County, GA (13157)
 Geography: County

Prepared by Esri

	2000	2010	2000-2010 Annual Rate
Population	41,589	60,485	3.82%
Households	15,057	21,343	3.55%
Housing Units	16,226	23,752	3.88%
Population by Race			
		Number	Percent
Total		60,485	100.0%
Population Reporting One Race		59,418	98.2%
White		52,496	86.8%
Black		4,103	6.8%
American Indian		124	0.2%
Asian		1,033	1.7%
Pacific Islander		13	0.0%
Some Other Race		1,649	2.7%
Population Reporting Two or More Races		1,067	1.8%
Total Hispanic Population		3,736	6.2%
Population by Sex			
Male		30,002	49.6%
Female		30,483	50.4%
Population by Age			
Total		60,485	100.0%
Age 0 - 4		4,313	7.1%
Age 5 - 9		4,675	7.7%
Age 10 - 14		4,466	7.4%
Age 15 - 19		4,101	6.8%
Age 20 - 24		3,214	5.3%
Age 25 - 29		3,670	6.1%
Age 30 - 34		4,084	6.8%
Age 35 - 39		4,470	7.4%
Age 40 - 44		4,712	7.8%
Age 45 - 49		4,580	7.6%
Age 50 - 54		4,197	6.9%
Age 55 - 59		3,417	5.6%
Age 60 - 64		3,389	5.6%
Age 65 - 69		2,631	4.3%
Age 70 - 74		1,883	3.1%
Age 75 - 79		1,208	2.0%
Age 80 - 84		758	1.3%
Age 85+		717	1.2%
Age 18+		44,440	73.5%
Age 65+		7,197	11.9%



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	21,343	100.0%
Households with 1 Person	3,994	18.7%
Households with 2+ People	17,349	81.3%
Family Households	16,479	77.2%
Husband-wife Families	12,988	60.9%
With Own Children	5,798	27.2%
Other Family (No Spouse Present)	3,491	16.4%
With Own Children	1,758	8.2%
Nonfamily Households	870	4.1%
All Households with Children	8,576	40.2%
Multigenerational Households	1,199	5.6%
Unmarried Partner Households	1,219	5.7%
Male-female	1,107	5.2%
Same-sex	112	0.5%
Average Household Size	2.80	

Family Households by Size		
Total	16,479	100.0%
2 People	6,413	38.9%
3 People	3,867	23.5%
4 People	3,510	21.3%
5 People	1,581	9.6%
6 People	693	4.2%
7+ People	415	2.5%
Average Family Size	3.18	

Nonfamily Households by Size		
Total	4,864	100.0%
1 Person	3,994	82.1%
2 People	706	14.5%
3 People	111	2.3%
4 People	38	0.8%
5 People	9	0.2%
6 People	3	0.1%
7+ People	3	0.1%
Average Nonfamily Size	1.23	

Population by Relationship and Household Type		
Total	60,485	100.0%
In Households	59,728	98.7%
In Family Households	53,753	88.9%
Householder	16,479	27.2%
Spouse	12,988	21.5%
Child	20,245	33.5%
Other relative	2,728	4.5%
Nonrelative	1,313	2.2%
In Nonfamily Households	5,975	9.9%
In Group Quarters	757	1.3%
Institutionalized Population	597	1.0%
Noninstitutionalized Population	160	0.3%



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		16,479 100.0%
Householder Age 15 - 44	7,237	43.9%
Householder Age 45 - 54	3,708	22.5%
Householder Age 55 - 64	2,803	17.0%
Householder Age 65 - 74	1,897	11.5%
Householder Age 75+	834	5.1%
Nonfamily Households by Age of Householder		
Total	4,864	100.0%
Householder Age 15 - 44	1,286	26.4%
Householder Age 45 - 54	966	19.9%
Householder Age 55 - 64	960	19.7%
Householder Age 65 - 74	825	17.0%
Householder Age 75+	827	17.0%
Households by Race of Householder		
Total	21,343	100.0%
Householder is White Alone	19,107	89.5%
Householder is Black Alone	1,375	6.4%
Householder is American Indian Alone	41	0.2%
Householder is Asian Alone	223	1.0%
Householder is Pacific Islander Alone	7	0.0%
Householder is Some Other Race Alone	367	1.7%
Householder is Two or More Races	223	1.0%
Households with Hispanic Householder	868	4.1%
Husband-wife Families by Race of Householder		
Total	12,988	100.0%
Householder is White Alone	11,842	91.2%
Householder is Black Alone	586	4.5%
Householder is American Indian Alone	27	0.2%
Householder is Asian Alone	168	1.3%
Householder is Pacific Islander Alone	4	0.0%
Householder is Some Other Race Alone	239	1.8%
Householder is Two or More Races	122	0.9%
Husband-wife Families with Hispanic Householder	575	4.4%
Other Families (No Spouse) by Race of Householder		
Total	3,491	100.0%
Householder is White Alone	2,823	80.9%
Householder is Black Alone	476	13.6%
Householder is American Indian Alone	7	0.2%
Householder is Asian Alone	38	1.1%
Householder is Pacific Islander Alone	2	0.1%
Householder is Some Other Race Alone	83	2.4%
Householder is Two or More Races	62	1.8%
Other Families with Hispanic Householder	175	5.0%
Nonfamily Households by Race of Householder		
Total	4,864	100.0%
Householder is White Alone	4,442	91.3%
Householder is Black Alone	313	6.4%
Householder is American Indian Alone	7	0.1%
Householder is Asian Alone	17	0.3%
Householder is Pacific Islander Alone	1	0.0%
Householder is Some Other Race Alone	45	0.9%
Householder is Two or More Races	39	0.8%
Nonfamily Households with Hispanic Householder	118	2.4%

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

Total Housing Units by Occupancy

Total	23,752	100.0%
Occupied Housing Units	21,343	89.9%
Vacant Housing Units		
For Rent	576	2.4%
Rented, not Occupied	21	0.1%
For Sale Only	670	2.8%
Sold, not Occupied	115	0.5%
For Seasonal/Recreational/Occasional Use	152	0.6%
For Migrant Workers	2	0.0%
Other Vacant	873	3.7%
Total Vacancy Rate	10.1%	

Households by Tenure and Mortgage Status

Total	21,343	100.0%
Owner Occupied	16,429	77.0%
Owned with a Mortgage/Loan	12,314	57.7%
Owned Free and Clear	4,115	19.3%
Average Household Size	2.80	
Renter Occupied	4,914	23.0%
Average Household Size	2.80	

Owner-occupied Housing Units by Race of Householder

Total	16,429	100.0%
Householder is White Alone	15,007	91.3%
Householder is Black Alone	888	5.4%
Householder is American Indian Alone	26	0.2%
Householder is Asian Alone	171	1.0%
Householder is Pacific Islander Alone	5	0.0%
Householder is Some Other Race Alone	189	1.2%
Householder is Two or More Races	143	0.9%
Owner-occupied Housing Units with Hispanic Householder	526	3.2%

Renter-occupied Housing Units by Race of Householder

Total	4,914	100.0%
Householder is White Alone	4,100	83.4%
Householder is Black Alone	487	9.9%
Householder is American Indian Alone	15	0.3%
Householder is Asian Alone	52	1.1%
Householder is Pacific Islander Alone	2	0.0%
Householder is Some Other Race Alone	178	3.6%
Householder is Two or More Races	80	1.6%
Renter-occupied Housing Units with Hispanic Householder	342	7.0%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.74
Householder is Black Alone	2.88
Householder is American Indian Alone	3.27
Householder is Asian Alone	4.30
Householder is Pacific Islander Alone	2.57
Householder is Some Other Race Alone	4.22
Householder is Two or More Races	3.21
Householder is Hispanic	3.96

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

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 - RAW ACREAGE
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- HOME SERVICES
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- RESEARCH
- MORTGAGE
- DEVELOPMENT
- REO

DATA PRODUCTS

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- MONTHLY INDICATORS
- TEMPERATURE GAUGES
- MARKET WATCH
- LAKE REPORTS
- RESIDENTIAL REPORTS
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