



**NORTON NATIVE INTELLIGENCE | [WWW.NORTONINTELLIGENCE.COM](http://WWW.NORTONINTELLIGENCE.COM)  
434 GREEN STREET | GAINESVILLE, GA 30501 | (770) 532-0022**



# Population Consolidated Report

Jasper County, GA  
 Jasper County, GA (13159)  
 Geography: County

Prepared by Esri

Demographic Summary	Census 2010			2021			2026	
	Number	% of Total	% of 50+	Number	% of Total	% of 50+	Change	Annual Rate
Total Population	13,900			14,832			515	0.68%
Population 50+	4,771			5,797			467	1.56%
Median Age	39.0			40.9			1.7	0.82%
Households	5,044			5,415			198	0.72%
% Householders 55+	44.7%			51.8%			3.0	1.13%
Total Owner-Occupied Housing Units	3,927			4,441			180	0.80%
Total Renter-Occupied Housing Units	1,117			974			18	0.37%
Owner/Renter Ratio (per 100 renters)	352			456			10.0	0.43%
Median Home Value	-			\$191,535			\$51,841	4.91%
Average Home Value	-			\$246,324			\$52,123	3.91%
Median Household Income	-			\$51,577			\$4,359	1.64%
Median Household Income for Householder 55+	-			\$45,527			\$4,880	2.06%

## Population by Age and Sex

Male Population	Census 2010		2021		2026	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	2,256	100.0%	2,795	100.0%	3,005	100.0%
50-54	531	23.5%	518	18.5%	449	14.9%
55-59	500	22.2%	487	17.4%	544	18.1%
60-64	450	19.9%	529	18.9%	498	16.6%
65-69	295	13.1%	489	17.5%	514	17.1%
70-74	198	8.8%	390	14.0%	437	14.5%
75-79	154	6.8%	206	7.4%	324	10.8%
80-84	73	3.2%	104	3.7%	152	5.1%
85+	55	2.4%	72	2.6%	87	2.9%

Female Population	Census 2010		2021		2026	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	2,515	100.0%	3,002	100.0%	3,259	100.0%
50-54	545	21.7%	465	15.5%	498	15.3%
55-59	529	21.0%	512	17.1%	493	15.1%
60-64	452	18.0%	550	18.3%	523	16.0%
65-69	336	13.4%	529	17.6%	543	16.7%
70-74	236	9.4%	415	13.8%	477	14.6%
75-79	169	6.7%	252	8.4%	363	11.1%
80-84	128	5.1%	143	4.8%	204	6.3%
85+	120	4.8%	136	4.5%	158	4.8%

Total Population	Census 2010		2021		2026	
	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total(50+)	4,771	34.3%	5,797	39.1%	6,264	40.8%
50-54	1,076	7.7%	983	6.6%	947	6.2%
55-59	1,029	7.4%	999	6.7%	1,037	6.8%
60-64	902	6.5%	1,079	7.3%	1,021	6.7%
65-69	631	4.5%	1,018	6.9%	1,057	6.9%
70-74	434	3.1%	805	5.4%	914	6.0%
75-79	323	2.3%	458	3.1%	687	4.5%
80-84	201	1.4%	247	1.7%	356	2.3%
85+	175	1.3%	208	1.4%	245	1.6%
65+	1,764	12.7%	2,736	18.4%	3,259	21.2%
75+	699	5.0%	913	6.2%	1,288	8.4%

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

Source: Esri, U.S. Census



# Population Consolidated Report

Jasper County, GA  
 Jasper County, GA (13159)  
 Geography: County

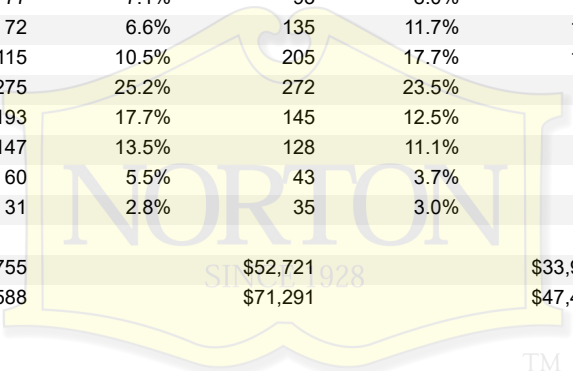
Prepared by Esri

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

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	1,120	100%	1,091	100%	595	100%	2,806	100%
<\$15,000	148	13.2%	119	10.9%	94	15.8%	361	12.9%
\$15,000-\$24,999	97	8.7%	111	10.2%	127	21.3%	335	11.9%
\$25,000-\$34,999	84	7.5%	145	13.3%	113	19.0%	342	12.2%
\$35,000-\$49,999	137	12.2%	207	19.0%	132	22.2%	476	17.0%
\$50,000-\$74,999	276	24.6%	229	21.0%	58	9.7%	563	20.1%
\$75,000-\$99,999	184	16.4%	123	11.3%	38	6.4%	345	12.3%
\$100,000-\$149,999	121	10.8%	102	9.3%	17	2.9%	240	8.6%
\$150,000-\$199,999	48	4.3%	30	2.7%	13	2.2%	91	3.2%
\$200,000+	25	2.2%	25	2.3%	3	0.5%	53	1.9%
Median HH Income	\$56,081		\$46,508		\$30,967		\$45,527	
Average HH Income	\$67,595		\$61,436		\$41,145		\$59,592	

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

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	1,092	100%	1,156	100%	829	100%	3,077	100%
<\$15,000	122	11.2%	100	8.7%	123	14.8%	345	11.2%
\$15,000-\$24,999	77	7.1%	93	8.0%	152	18.3%	322	10.5%
\$25,000-\$34,999	72	6.6%	135	11.7%	151	18.2%	358	11.6%
\$35,000-\$49,999	115	10.5%	205	17.7%	177	21.4%	497	16.2%
\$50,000-\$74,999	275	25.2%	272	23.5%	96	11.6%	643	20.9%
\$75,000-\$99,999	193	17.7%	145	12.5%	66	8.0%	404	13.1%
\$100,000-\$149,999	147	13.5%	128	11.1%	32	3.9%	307	10.0%
\$150,000-\$199,999	60	5.5%	43	3.7%	27	3.3%	130	4.2%
\$200,000+	31	2.8%	35	3.0%	5	0.6%	71	2.3%
Median HH Income	\$61,755		\$52,721		\$33,974		\$50,407	
Average HH Income	\$77,588		\$71,291		\$47,429		\$67,097	





# Demographic and Income Profile

Jasper County, GA  
 Jasper County, GA (13159)  
 Geography: County

Prepared by Esri

Summary	Census 2010	2021	2026
Population	13,900	14,832	15,347
Households	5,044	5,415	5,613
Families	3,778	3,992	4,116
Average Household Size	2.74	2.72	2.72
Owner Occupied Housing Units	3,927	4,441	4,621
Renter Occupied Housing Units	1,117	974	992
Median Age	39.0	40.9	42.6
Trends: 2021-2026 Annual Rate	Area	State	National
Population	0.68%	1.05%	0.71%
Households	0.72%	1.06%	0.71%
Families	0.61%	0.97%	0.64%
Owner HHs	0.80%	1.26%	0.91%
Median Household Income	1.64%	2.43%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	694	12.8%	613	10.9%
\$15,000 - \$24,999	511	9.4%	455	8.1%
\$25,000 - \$34,999	580	10.7%	549	9.8%
\$35,000 - \$49,999	810	15.0%	782	13.9%
\$50,000 - \$74,999	1,163	21.5%	1,245	22.2%
\$75,000 - \$99,999	807	14.9%	900	16.0%
\$100,000 - \$149,999	547	10.1%	674	12.0%
\$150,000 - \$199,999	185	3.4%	247	4.4%
\$200,000+	118	2.2%	148	2.6%
Median Household Income	\$51,577		\$55,936	
Average Household Income	\$64,062		\$72,438	
Per Capita Income	\$23,399		\$26,504	

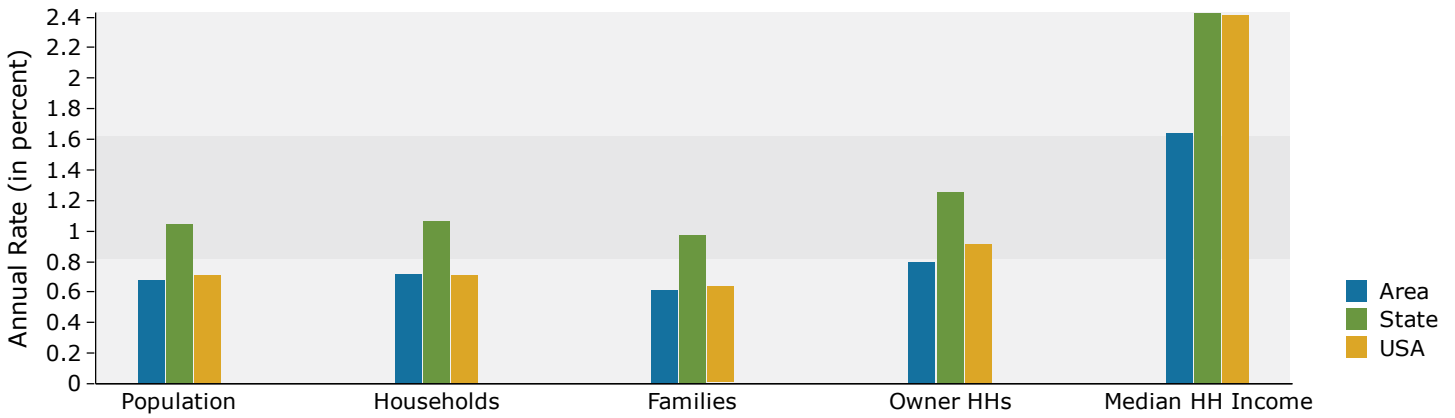
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	946	6.8%	882	5.9%	892	5.8%
5 - 9	976	7.0%	962	6.5%	945	6.2%
10 - 14	968	7.0%	982	6.6%	1,045	6.8%
15 - 19	937	6.7%	841	5.7%	972	6.3%
20 - 24	778	5.6%	718	4.8%	708	4.6%
25 - 34	1,634	11.8%	1,873	12.6%	1,568	10.2%
35 - 44	1,870	13.5%	1,864	12.6%	2,030	13.2%
45 - 54	2,096	15.1%	1,896	12.8%	1,870	12.2%
55 - 64	1,931	13.9%	2,078	14.0%	2,058	13.4%
65 - 74	1,065	7.7%	1,823	12.3%	1,971	12.8%
75 - 84	524	3.8%	705	4.8%	1,043	6.8%
85+	175	1.3%	208	1.4%	245	1.6%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	10,271	73.9%	11,275	76.0%	11,752	76.6%
Black Alone	3,037	21.8%	2,786	18.8%	2,703	17.6%
American Indian Alone	55	0.4%	66	0.4%	74	0.5%
Asian Alone	30	0.2%	44	0.3%	53	0.3%
Pacific Islander Alone	1	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	273	2.0%	324	2.2%	350	2.3%
Two or More Races	233	1.7%	336	2.3%	414	2.7%
Hispanic Origin (Any Race)	510	3.7%	602	4.1%	653	4.3%

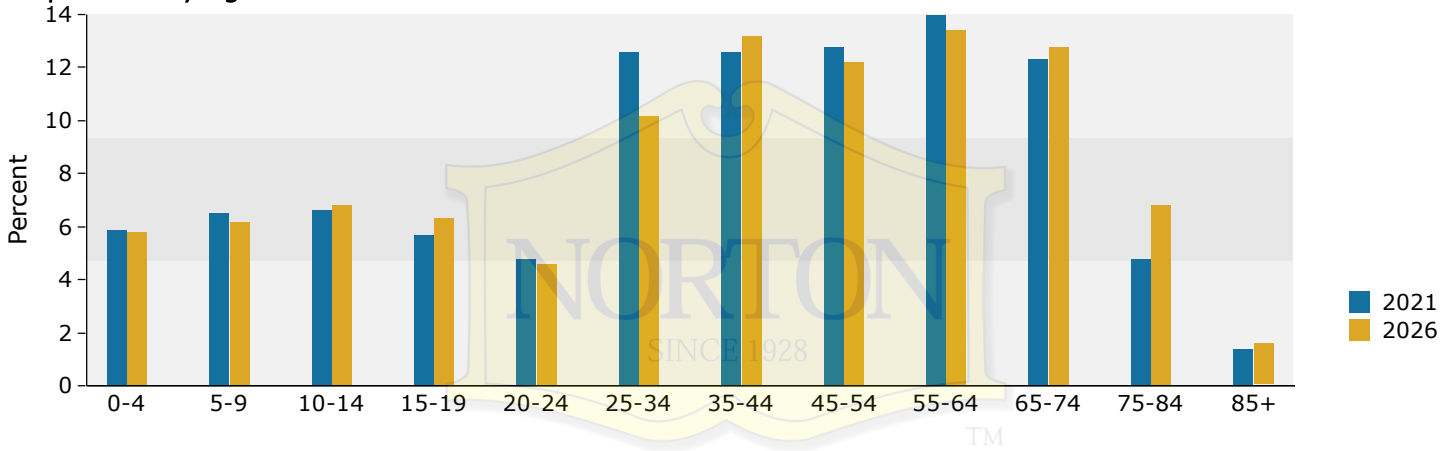
**Data Note:** Income is expressed in current dollars.

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

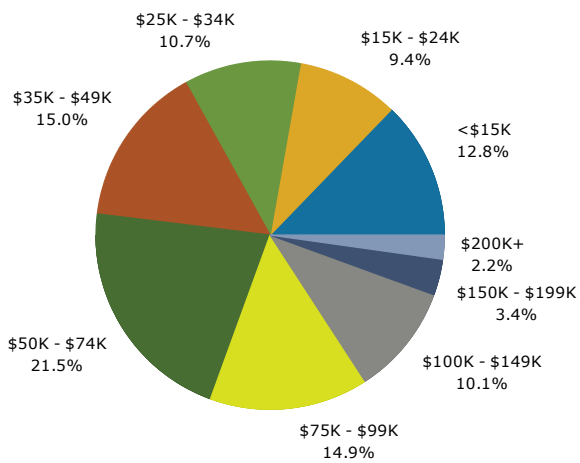
## Trends 2021-2026



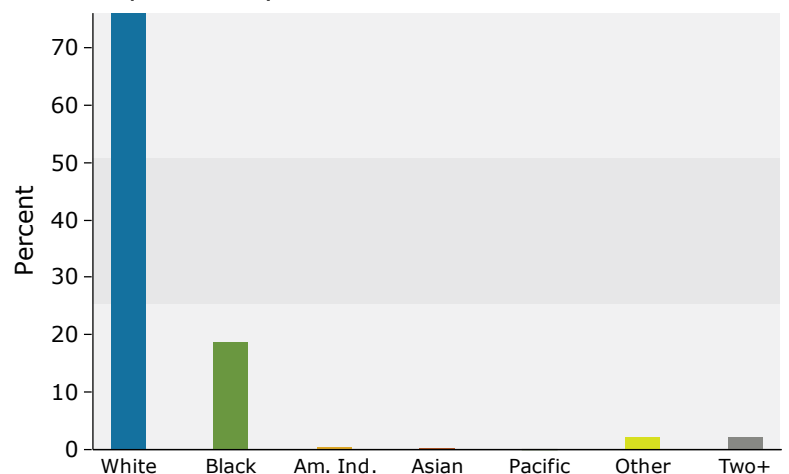
## Population by Age



## 2021 Household Income



## 2021 Population by Race



2021 Percent Hispanic Origin: 4.1%

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

Jasper County...

## Population

2000 Population	11,426
2010 Population	13,900
2021 Population	14,832
2026 Population	15,347
2000-2010 Annual Rate	1.98%
2010-2021 Annual Rate	0.58%
2021-2026 Annual Rate	0.68%
2021 Male Population	50.3%
2021 Female Population	49.7%
2021 Median Age	40.9

In the identified area, the current year population is 14,832. In 2010, the Census count in the area was 13,900. The rate of change since 2010 was 0.58% annually. The five-year projection for the population in the area is 15,347 representing a change of 0.68% annually from 2021 to 2026. Currently, the population is 50.3% male and 49.7% female.

## Median Age

The median age in this area is 40.9, compared to U.S. median age of 38.5.

## Race and Ethnicity

2021 White Alone	76.0%
2021 Black Alone	18.8%
2021 American Indian/Alaska Native Alone	0.4%
2021 Asian Alone	0.3%
2021 Pacific Islander Alone	0.0%
2021 Other Race	2.2%
2021 Two or More Races	2.3%
2021 Hispanic Origin (Any Race)	4.1%

Persons of Hispanic origin represent 4.1% 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 43.5 in the identified area, compared to 65.4 for the U.S. as a whole.

## Households

2021 Wealth Index	59
2000 Households	4,175
2010 Households	5,044
2021 Total Households	5,415
2026 Total Households	5,613
2000-2010 Annual Rate	1.91%
2010-2021 Annual Rate	0.63%
2021-2026 Annual Rate	0.72%
2021 Average Household Size	2.72

The household count in this area has changed from 5,044 in 2010 to 5,415 in the current year, a change of 0.63% annually. The five-year projection of households is 5,613, a change of 0.72% annually from the current year total. Average household size is currently 2.72, compared to 2.74 in the year 2010. The number of families in the current year is 3,992 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

Jasper County, GA  
Jasper County, GA (13159)  
Geography: County

Prepared by Esri

Jasper County...

### Mortgage Income

2021 Percent of Income for Mortgage 15.6%

### Median Household Income

2021 Median Household Income \$51,577

2026 Median Household Income \$55,936

2021-2026 Annual Rate 1.64%

### Average Household Income

2021 Average Household Income \$64,062

2026 Average Household Income \$72,438

2021-2026 Annual Rate 2.49%

### Per Capita Income

2021 Per Capita Income \$23,399

2026 Per Capita Income \$26,504

2021-2026 Annual Rate 2.52%

### Households by Income

Current median household income is \$51,577 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$55,936 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$64,062 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$72,438 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$23,399 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$26,504 in five years, compared to \$39,378 for all U.S. households

### Housing

2021 Housing Affordability Index 144

2000 Total Housing Units 4,806

2000 Owner Occupied Housing Units 3,300

2000 Renter Occupied Housing Units 875

2000 Vacant Housing Units 631

2010 Total Housing Units 6,153

2010 Owner Occupied Housing Units 3,927

2010 Renter Occupied Housing Units 1,117

2010 Vacant Housing Units 1,109

2021 Total Housing Units 6,636

2021 Owner Occupied Housing Units 4,441

2021 Renter Occupied Housing Units 974

2021 Vacant Housing Units 1,221

2026 Total Housing Units 6,942

2026 Owner Occupied Housing Units 4,621

2026 Renter Occupied Housing Units 992

2026 Vacant Housing Units 1,329

Currently, 66.9% of the 6,636 housing units in the area are owner occupied; 14.7%, renter occupied; and 18.4% 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 6,153 housing units in the area - 63.8% owner occupied, 18.2% renter occupied, and 18.0% vacant. The annual rate of change in housing units since 2010 is 3.42%. Median home value in the area is \$191,535, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 4.91% annually to \$243,376.

**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

Jasper County, GA  
 Jasper County, GA (13159)  
 Geography: County

Prepared by Esri

Summary	2021	2026	2021-2026 Change	2021-2026 Annual Rate
Population	14,832	15,347	515	0.68%
Households	5,415	5,613	198	0.72%
Median Age	40.9	42.6	1.7	0.82%
Average Household Size	2.72	2.72	0.00	0.00%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
Household	5,415	100%	5,613	100%
<\$15,000	694	12.8%	613	10.9%
\$15,000-\$24,999	511	9.4%	455	8.1%
\$25,000-\$34,999	580	10.7%	549	9.8%
\$35,000-\$49,999	810	15.0%	782	13.9%
\$50,000-\$74,999	1,163	21.5%	1,245	22.2%
\$75,000-\$99,999	807	14.9%	900	16.0%
\$100,000-\$149,999	547	10.1%	674	12.0%
\$150,000-\$199,999	185	3.4%	247	4.4%
\$200,000+	118	2.2%	148	2.6%
Median Household Income	\$51,577		\$55,936	
Average Household Income	\$64,062		\$72,438	
Per Capita Income	\$23,399		\$26,504	



**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.



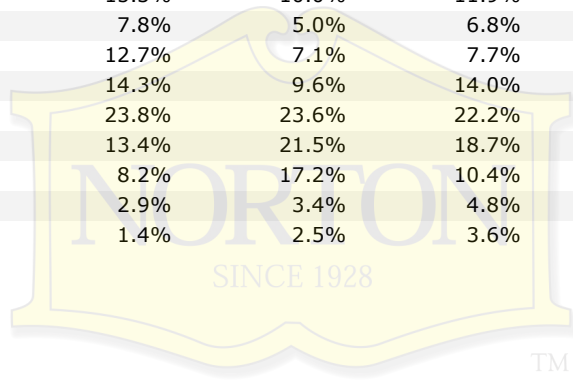


# Household Income Profile

Jasper County, GA  
 Jasper County, GA (13159)  
 Geography: County

Prepared by Esri

2021 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	120	692	873	924	1,120	1,091	595
<\$15,000	30	106	87	110	148	119	94
\$15,000-\$24,999	15	54	44	63	97	111	127
\$25,000-\$34,999	17	88	62	71	84	145	113
\$35,000-\$49,999	22	99	84	129	137	207	132
\$50,000-\$74,999	24	165	206	205	276	229	58
\$75,000-\$99,999	8	93	188	173	184	123	38
\$100,000-\$149,999	4	57	150	96	121	102	17
\$150,000-\$199,999	0	20	30	44	48	30	13
\$200,000+	0	10	22	33	25	25	3
Median HH Income	\$33,481	\$49,796	\$67,343	\$58,296	\$56,081	\$46,508	\$30,967
Average HH Income	\$38,844	\$58,835	\$76,096	\$73,455	\$67,595	\$61,436	\$41,145
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	25.0%	15.3%	10.0%	11.9%	13.2%	10.9%	15.8%
\$15,000-\$24,999	12.5%	7.8%	5.0%	6.8%	8.7%	10.2%	21.3%
\$25,000-\$34,999	14.2%	12.7%	7.1%	7.7%	7.5%	13.3%	19.0%
\$35,000-\$49,999	18.3%	14.3%	9.6%	14.0%	12.2%	19.0%	22.2%
\$50,000-\$74,999	20.0%	23.8%	23.6%	22.2%	24.6%	21.0%	9.7%
\$75,000-\$99,999	6.7%	13.4%	21.5%	18.7%	16.4%	11.3%	6.4%
\$100,000-\$149,999	3.3%	8.2%	17.2%	10.4%	10.8%	9.3%	2.9%
\$150,000-\$199,999	0.0%	2.9%	3.4%	4.8%	4.3%	2.7%	2.2%
\$200,000+	0.0%	1.4%	2.5%	3.6%	2.2%	2.3%	0.5%



**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.

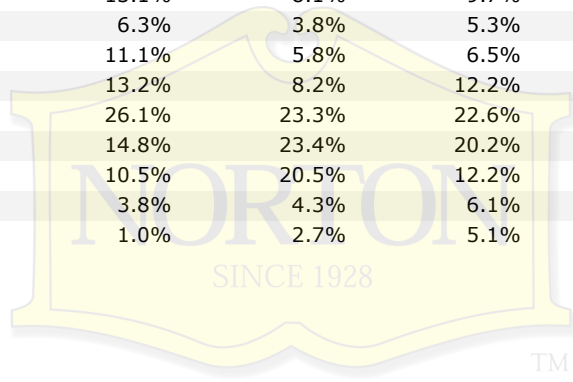


# Household Income Profile

Jasper County, GA  
 Jasper County, GA (13159)  
 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	126	574	937	899	1,092	1,156	829
<\$15,000	30	75	76	87	122	100	123
\$15,000-\$24,999	13	36	36	48	77	93	152
\$25,000-\$34,999	15	64	54	58	72	135	151
\$35,000-\$49,999	22	76	77	110	115	205	177
\$50,000-\$74,999	31	150	218	203	275	272	96
\$75,000-\$99,999	10	85	219	182	193	145	66
\$100,000-\$149,999	5	60	192	110	147	128	32
\$150,000-\$199,999	0	22	40	55	60	43	27
\$200,000+	0	6	25	46	31	35	5
Median HH Income	\$37,526	\$53,988	\$75,558	\$65,805	\$61,755	\$52,721	\$33,974
Average HH Income	\$43,566	\$65,130	\$84,890	\$86,457	\$77,588	\$71,291	\$47,429
Percent Distribution							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	23.8%	13.1%	8.1%	9.7%	11.2%	8.7%	14.8%
\$15,000-\$24,999	10.3%	6.3%	3.8%	5.3%	7.1%	8.0%	18.3%
\$25,000-\$34,999	11.9%	11.1%	5.8%	6.5%	6.6%	11.7%	18.2%
\$35,000-\$49,999	17.5%	13.2%	8.2%	12.2%	10.5%	17.7%	21.4%
\$50,000-\$74,999	24.6%	26.1%	23.3%	22.6%	25.2%	23.5%	11.6%
\$75,000-\$99,999	7.9%	14.8%	23.4%	20.2%	17.7%	12.5%	8.0%
\$100,000-\$149,999	4.0%	10.5%	20.5%	12.2%	13.5%	11.1%	3.9%
\$150,000-\$199,999	0.0%	3.8%	4.3%	6.1%	5.5%	3.7%	3.3%
\$200,000+	0.0%	1.0%	2.7%	5.1%	2.8%	3.0%	0.6%



**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

Jasper County, GA  
 Jasper County, GA (13159)  
 Geography: County

Prepared by Esri

Population		Households	
2010 Total Population	13,900	2021 Median Household Income	\$51,577
2021 Total Population	14,832	2026 Median Household Income	\$55,936
2026 Total Population	15,347	2021-2026 Annual Rate	1.64%
2021-2026 Annual Rate	0.68%		

Housing Units by Occupancy Status and Tenure	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	6,153	100.0%	6,636	100.0%	6,942	100.0%
Occupied	5,044	82.0%	5,415	81.6%	5,613	80.9%
Owner	3,927	63.8%	4,441	66.9%	4,621	66.6%
Renter	1,117	18.2%	974	14.7%	992	14.3%
Vacant	1,109	18.0%	1,221	18.4%	1,329	19.1%

Owner Occupied Housing Units by Value	2021		2026	
	Number	Percent	Number	Percent
Total	4,441	100.0%	4,621	100.0%
<\$50,000	340	7.7%	213	4.6%
\$50,000-\$99,999	409	9.2%	217	4.7%
\$100,000-\$149,999	576	13.0%	364	7.9%
\$150,000-\$199,999	1,078	24.3%	1,009	21.8%
\$200,000-\$249,999	490	11.0%	585	12.7%
\$250,000-\$299,999	449	10.1%	595	12.9%
\$300,000-\$399,999	659	14.8%	959	20.8%
\$400,000-\$499,999	223	5.0%	339	7.3%
\$500,000-\$749,999	117	2.6%	187	4.0%
\$750,000-\$999,999	42	0.9%	67	1.4%
\$1,000,000-\$1,499,999	11	0.2%	17	0.4%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	47	1.1%	69	1.5%



Median Value	\$191,535	\$243,376
Average Value	\$246,324	\$298,447

Census 2010 Housing Units	Number	Percent
Total	6,153	100.0%
In Urbanized Areas	0	0.0%
In Urban Clusters	1,102	17.9%
Rural Housing Units	5,051	82.1%

**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

Jasper County, GA  
 Jasper County, GA (13159)  
 Geography: County

Prepared by Esri

Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	3,927	100.0%
Owned with a Mortgage/Loan	2,762	70.3%
Owned Free and Clear	1,165	29.7%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	1,109	100.0%
For Rent	131	11.8%
Rented- Not Occupied	2	0.2%
For Sale Only	169	15.2%
Sold - Not Occupied	25	2.3%
Seasonal/Recreational/Occasional Use	495	44.6%
For Migrant Workers	2	0.2%
Other Vacant	285	25.7%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	5,044	3,927	77.9%
15-24	140	59	42.1%
25-34	644	406	63.0%
35-44	921	695	75.5%
45-54	1,084	861	79.4%
55-64	1,102	929	84.3%
65-74	673	576	85.6%
75-84	374	322	86.1%
85+	106	79	74.5%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	5,044	3,927	77.9%
White Alone	3,845	3,162	82.2%
Black/African American Alone	1,066	691	64.8%
American Indian/Alaska Native	18	12	66.7%
Asian Alone	5	3	60.0%
Pacific Islander Alone	0	0	0.0%
Other Race Alone	53	22	41.5%
Two or More Races	57	37	64.9%
Hispanic Origin	118	65	55.1%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	5,044	3,927	77.9%
1-Person	1,050	771	73.4%
2-Person	1,728	1,453	84.1%
3-Person	900	689	76.6%
4-Person	731	562	76.9%
5-Person	364	274	75.3%
6-Person	153	97	63.4%
7+ Person	118	81	68.6%

2021 Housing Affordability	
Housing Affordability Index	144
Percent of Income for Mortgage	15.6%

**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	11,426	13,900	1.98%
Households	4,175	5,044	1.91%
Housing Units	4,806	6,153	2.50%
<b>Population by Race</b>			
		<b>Number</b>	<b>Percent</b>
Total		13,900	100.0%
Population Reporting One Race		13,667	98.3%
White		10,271	73.9%
Black		3,037	21.8%
American Indian		55	0.4%
Asian		30	0.2%
Pacific Islander		1	0.0%
Some Other Race		273	2.0%
Population Reporting Two or More Races		233	1.7%
Total Hispanic Population		510	3.7%
<b>Population by Sex</b>			
Male		6,916	49.8%
Female		6,984	50.2%
<b>Population by Age</b>			
Total		13,900	100.0%
Age 0 - 4		946	6.8%
Age 5 - 9		976	7.0%
Age 10 - 14		968	7.0%
Age 15 - 19		937	6.7%
Age 20 - 24		778	5.6%
Age 25 - 29		845	6.1%
Age 30 - 34		789	5.7%
Age 35 - 39		884	6.4%
Age 40 - 44		986	7.1%
Age 45 - 49		1,020	7.3%
Age 50 - 54		1,076	7.7%
Age 55 - 59		1,029	7.4%
Age 60 - 64		902	6.5%
Age 65 - 69		631	4.5%
Age 70 - 74		434	3.1%
Age 75 - 79		323	2.3%
Age 80 - 84		201	1.4%
Age 85+		175	1.3%
Age 18+		10,425	75.0%
Age 65+		1,764	12.7%



**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.

<b>Households by Type</b>		
Total	5,044	100.0%
Households with 1 Person	1,050	20.8%
Households with 2+ People	3,994	79.2%
Family Households	3,778	74.9%
Husband-wife Families	2,810	55.7%
With Own Children	1,075	21.3%
Other Family (No Spouse Present)	968	19.2%
With Own Children	434	8.6%
Nonfamily Households	216	4.3%
All Households with Children	1,826	36.2%
Multigenerational Households	340	6.7%
Unmarried Partner Households	309	6.1%
Male-female	283	5.6%
Same-sex	26	0.5%
Average Household Size	2.74	
<b>Family Households by Size</b>		
Total	3,778	100.0%
2 People	1,548	41.0%
3 People	876	23.2%
4 People	723	19.1%
5 People	360	9.5%
6 People	153	4.0%
7+ People	118	3.1%
Average Family Size	3.15	
<b>Nonfamily Households by Size</b>		
Total	1,266	100.0%
1 Person	1,050	82.9%
2 People	180	14.2%
3 People	24	1.9%
4 People	8	0.6%
5 People	4	0.3%
6 People	0	0.0%
7+ People	0	0.0%
Average Nonfamily Size	1.21	
<b>Population by Relationship and Household Type</b>		
Total	13,900	100.0%
In Households	13,806	99.3%
In Family Households	12,272	88.3%
Householder	3,778	27.2%
Spouse	2,810	20.2%
Child	4,723	34.0%
Other relative	605	4.4%
Nonrelative	356	2.6%
In Nonfamily Households	1,534	11.0%
In Group Quarters	94	0.7%
Institutionalized Population	94	0.7%
Noninstitutionalized Population	0	0.0%



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

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

Family Households by Age of Householder		
Total	3,778	100.0%
Householder Age 15 - 44	1,449	38.4%
Householder Age 45 - 54	848	22.4%
Householder Age 55 - 64	778	20.6%
Householder Age 65 - 74	435	11.5%
Householder Age 75+	268	7.1%
Nonfamily Households by Age of Householder		
Total	1,266	100.0%
Householder Age 15 - 44	256	20.2%
Householder Age 45 - 54	236	18.6%
Householder Age 55 - 64	324	25.6%
Householder Age 65 - 74	238	18.8%
Householder Age 75+	212	16.7%
Households by Race of Householder		
Total	5,044	100.0%
Householder is White Alone	3,845	76.2%
Householder is Black Alone	1,066	21.1%
Householder is American Indian Alone	18	0.4%
Householder is Asian Alone	5	0.1%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	53	1.1%
Householder is Two or More Races	57	1.1%
Households with Hispanic Householder	118	2.3%
Husband-wife Families by Race of Householder		
Total	2,810	100.0%
Householder is White Alone	2,382	84.8%
Householder is Black Alone	356	12.7%
Householder is American Indian Alone	9	0.3%
Householder is Asian Alone	4	0.1%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	31	1.1%
Householder is Two or More Races	28	1.0%
Husband-wife Families with Hispanic Householder	78	2.8%
Other Families (No Spouse) by Race of Householder		
Total	968	100.0%
Householder is White Alone	529	54.6%
Householder is Black Alone	413	42.7%
Householder is American Indian Alone	3	0.3%
Householder is Asian Alone	1	0.1%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	14	1.4%
Householder is Two or More Races	8	0.8%
Other Families with Hispanic Householder	21	2.2%
Nonfamily Households by Race of Householder		
Total	1,266	100.0%
Householder is White Alone	934	73.8%
Householder is Black Alone	297	23.5%
Householder is American Indian Alone	6	0.5%
Householder is Asian Alone	0	0.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	8	0.6%
Householder is Two or More Races	21	1.7%
Nonfamily Households with Hispanic Householder	19	1.5%

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

### Total Housing Units by Occupancy

Total	6,153	100.0%
Occupied Housing Units	5,044	82.0%
Vacant Housing Units		
For Rent	131	2.1%
Rented, not Occupied	2	0.0%
For Sale Only	169	2.7%
Sold, not Occupied	25	0.4%
For Seasonal/Recreational/Occasional Use	495	8.0%
For Migrant Workers	2	0.0%
Other Vacant	285	4.6%
Total Vacancy Rate	18.0%	

### Households by Tenure and Mortgage Status

Total	5,044	100.0%
Owner Occupied	3,927	77.9%
Owned with a Mortgage/Loan	2,762	54.8%
Owned Free and Clear	1,165	23.1%
Average Household Size	2.69	
Renter Occupied	1,117	22.1%
Average Household Size	2.89	

### Owner-occupied Housing Units by Race of Householder

Total	3,927	100.0%
Householder is White Alone	3,162	80.5%
Householder is Black Alone	691	17.6%
Householder is American Indian Alone	12	0.3%
Householder is Asian Alone	3	0.1%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	22	0.6%
Householder is Two or More Races	37	0.9%
Owner-occupied Housing Units with Hispanic Householder	65	1.7%

### Renter-occupied Housing Units by Race of Householder

Total	1,117	100.0%
Householder is White Alone	683	61.1%
Householder is Black Alone	375	33.6%
Householder is American Indian Alone	6	0.5%
Householder is Asian Alone	2	0.2%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	31	2.8%
Householder is Two or More Races	20	1.8%
Renter-occupied Housing Units with Hispanic Householder	53	4.7%

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

Householder is White Alone	2.67
Householder is Black Alone	2.84
Householder is American Indian Alone	2.44
Householder is Asian Alone	3.60
Householder is Pacific Islander Alone	0.00
Householder is Some Other Race Alone	5.11
Householder is Two or More Races	2.91
Householder is Hispanic	4.33

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



## SERVICES

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

## DATA PRODUCTS

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



GA400 770.887.0053 | GAINESVILLE 770.532.0022  
HABERSHAM 706.754.5700 | GA316 770.307.0087  
ANDERSON, SC 864.608.0678