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Population Consolidated Report

Madison County, GA
 Madison County, GA (13195)
 Geography: County

Prepared by Esri

Demographic Summary				2021-2026	2021-2026
	Census 2010	2021	2026	Change	Annual Rate
Total Population	28,120	31,594	32,666	1,072	0.67%
Population 50+	9,542	12,448	13,554	1,106	1.72%
Median Age	39.3	41.7	43.4	1.7	0.80%
Households	10,508	11,809	12,215	406	0.68%
% Householders 55+	43.2%	50.4%	53.2%	2.8	1.09%
Total Owner-Occupied Housing Units	8,122	9,045	9,451	406	0.88%
Total Renter-Occupied Housing Units	2,386	2,764	2,764	0	0.00%
Owner/Renter Ratio (per 100 renters)	340	327	342	15.0	0.90%
Median Home Value	-	\$187,348	\$236,549	\$49,201	4.77%
Average Home Value	-	\$216,739	\$266,395	\$49,656	4.21%
Median Household Income	-	\$53,231	\$58,211	\$4,980	1.80%
Median Household Income for Householder 55+	-	\$44,595	\$49,947	\$5,352	2.29%

Population by Age and Sex

Male Population	Census 2010		2021		2026	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	4,511	100.0%	6,003	100.0%	6,555	100.0%
50-54	1,014	22.5%	1,035	17.2%	1,051	16.0%
55-59	993	22.0%	1,210	20.2%	1,098	16.8%
60-64	838	18.6%	1,081	18.0%	1,229	18.7%
65-69	674	14.9%	996	16.6%	1,060	16.2%
70-74	454	10.1%	799	13.3%	895	13.7%
75-79	269	6.0%	477	7.9%	669	10.2%
80-84	171	3.8%	257	4.3%	354	5.4%
85+	98	2.2%	148	2.5%	199	3.0%

Female Population	Census 2010		2021		2026	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	5,031	100.0%	6,445	100.0%	6,999	100.0%
50-54	1,096	21.8%	1,077	16.7%	1,054	15.1%
55-59	964	19.2%	1,147	17.8%	1,145	16.4%
60-64	883	17.6%	1,167	18.1%	1,168	16.7%
65-69	678	13.5%	1,056	16.4%	1,158	16.5%
70-74	516	10.3%	837	13.0%	952	13.6%
75-79	365	7.3%	549	8.5%	747	10.7%
80-84	281	5.6%	322	5.0%	438	6.3%
85+	248	4.9%	290	4.5%	337	4.8%

Total Population	Census 2010		2021		2026	
	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total(50+)	9,542	33.9%	12,448	39.4%	13,554	41.5%
50-54	2,110	7.5%	2,112	6.7%	2,105	6.4%
55-59	1,957	7.0%	2,357	7.5%	2,243	6.9%
60-64	1,721	6.1%	2,248	7.1%	2,397	7.3%
65-69	1,352	4.8%	2,052	6.5%	2,218	6.8%
70-74	970	3.4%	1,636	5.2%	1,847	5.7%
75-79	634	2.3%	1,026	3.2%	1,416	4.3%
80-84	452	1.6%	579	1.8%	792	2.4%
85+	346	1.2%	438	1.4%	536	1.6%
65+	3,754	13.3%	5,731	18.1%	6,809	20.8%
75+	1,432	5.1%	2,043	6.5%	2,744	8.4%

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

Source: Esri, U.S. Census



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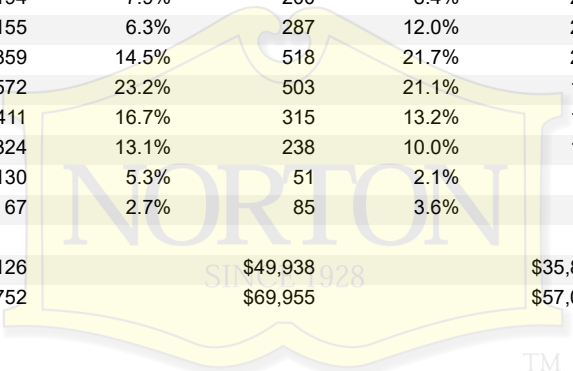
Prepared by Esri

2021 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	2,495	100%	2,208	100%	1,244	100%	5,947	100%
<\$15,000	310	12.4%	211	9.6%	181	14.5%	702	11.8%
\$15,000-\$24,999	237	9.5%	227	10.3%	263	21.1%	727	12.2%
\$25,000-\$34,999	176	7.1%	304	13.8%	234	18.8%	714	12.0%
\$35,000-\$49,999	409	16.4%	517	23.4%	231	18.6%	1,157	19.5%
\$50,000-\$74,999	557	22.3%	422	19.1%	100	8.0%	1,079	18.1%
\$75,000-\$99,999	390	15.6%	254	11.5%	102	8.2%	746	12.5%
\$100,000-\$149,999	266	10.7%	175	7.9%	78	6.3%	519	8.7%
\$150,000-\$199,999	96	3.8%	37	1.7%	36	2.9%	169	2.8%
\$200,000+	54	2.2%	61	2.8%	19	1.5%	134	2.3%
Median HH Income	\$53,536		\$44,165		\$31,932		\$44,595	
Average HH Income	\$65,940		\$60,551		\$48,553		\$60,302	

2026 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	2,468	100%	2,387	100%	1,649	100%	6,504	100%
<\$15,000	256	10.4%	190	8.0%	222	13.5%	668	10.3%
\$15,000-\$24,999	194	7.9%	200	8.4%	295	17.9%	689	10.6%
\$25,000-\$34,999	155	6.3%	287	12.0%	282	17.1%	724	11.1%
\$35,000-\$49,999	359	14.5%	518	21.7%	297	18.0%	1,174	18.1%
\$50,000-\$74,999	572	23.2%	503	21.1%	157	9.5%	1,232	18.9%
\$75,000-\$99,999	411	16.7%	315	13.2%	161	9.8%	887	13.6%
\$100,000-\$149,999	324	13.1%	238	10.0%	138	8.4%	700	10.8%
\$150,000-\$199,999	130	5.3%	51	2.1%	65	3.9%	246	3.8%
\$200,000+	67	2.7%	85	3.6%	32	1.9%	184	2.8%
Median HH Income	\$59,126		\$49,938		\$35,896		\$49,947	
Average HH Income	\$75,752		\$69,955		\$57,032		\$68,878	





Demographic and Income Profile

Madison County, GA
 Madison County, GA (13195)
 Geography: County

Prepared by Esri

Summary	Census 2010	2021	2026
Population	28,120	31,594	32,666
Households	10,508	11,809	12,215
Families	7,804	8,628	8,880
Average Household Size	2.66	2.65	2.65
Owner Occupied Housing Units	8,122	9,045	9,451
Renter Occupied Housing Units	2,386	2,764	2,764
Median Age	39.3	41.7	43.4
Trends: 2021-2026 Annual Rate	Area	State	National
Population	0.67%	1.05%	0.71%
Households	0.68%	1.06%	0.71%
Families	0.58%	0.97%	0.64%
Owner HHs	0.88%	1.26%	0.91%
Median Household Income	1.80%	2.43%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	1,277	10.8%	1,119	9.2%
\$15,000 - \$24,999	1,140	9.7%	1,007	8.2%
\$25,000 - \$34,999	1,179	10.0%	1,111	9.1%
\$35,000 - \$49,999	1,853	15.7%	1,770	14.5%
\$50,000 - \$74,999	2,429	20.6%	2,574	21.1%
\$75,000 - \$99,999	1,707	14.5%	1,880	15.4%
\$100,000 - \$149,999	1,506	12.8%	1,835	15.0%
\$150,000 - \$199,999	393	3.3%	518	4.2%
\$200,000+	325	2.8%	401	3.3%
Median Household Income	\$53,231		\$58,211	
Average Household Income	\$67,840		\$76,559	
Per Capita Income	\$25,367		\$28,638	

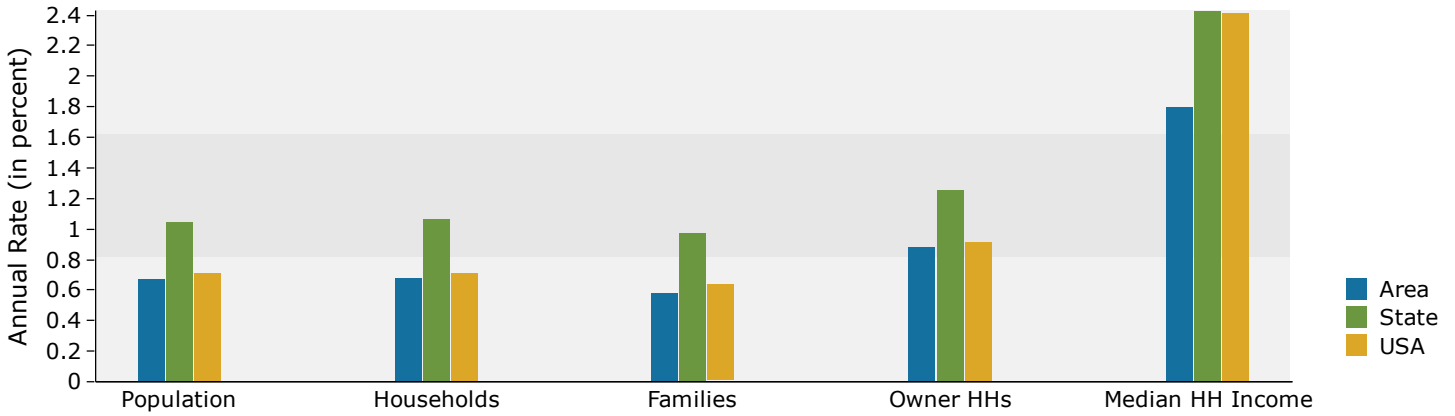
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,727	6.1%	1,736	5.5%	1,726	5.3%
5 - 9	1,888	6.7%	1,874	5.9%	1,872	5.7%
10 - 14	1,990	7.1%	1,929	6.1%	2,049	6.3%
15 - 19	2,063	7.3%	1,792	5.7%	1,932	5.9%
20 - 24	1,524	5.4%	1,647	5.2%	1,565	4.8%
25 - 34	3,256	11.6%	4,204	13.3%	3,733	11.4%
35 - 44	3,837	13.6%	3,951	12.5%	4,099	12.5%
45 - 54	4,403	15.7%	4,125	13.1%	4,241	13.0%
55 - 64	3,678	13.1%	4,605	14.6%	4,640	14.2%
65 - 74	2,322	8.3%	3,688	11.7%	4,065	12.4%
75 - 84	1,086	3.9%	1,605	5.1%	2,208	6.8%
85+	346	1.2%	438	1.4%	536	1.6%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	24,634	87.6%	26,485	83.8%	26,828	82.1%
Black Alone	2,355	8.4%	3,100	9.8%	3,357	10.3%
American Indian Alone	74	0.3%	125	0.4%	148	0.5%
Asian Alone	178	0.6%	204	0.6%	228	0.7%
Pacific Islander Alone	1	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	527	1.9%	956	3.0%	1,231	3.8%
Two or More Races	351	1.2%	723	2.3%	873	2.7%
Hispanic Origin (Any Race)	1,139	4.1%	2,137	6.8%	2,732	8.4%

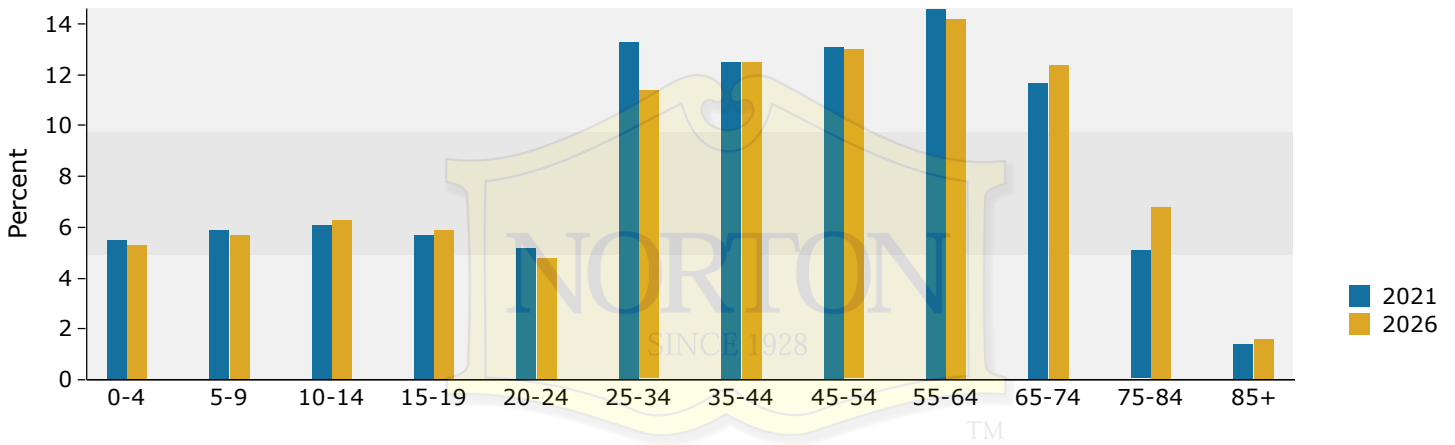
Data Note: Income is expressed in current dollars.

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

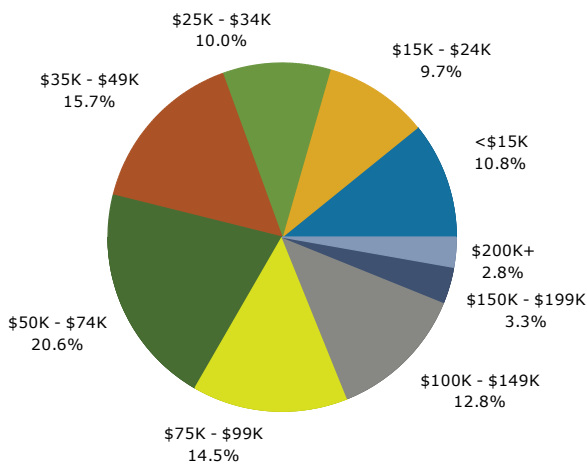
Trends 2021-2026



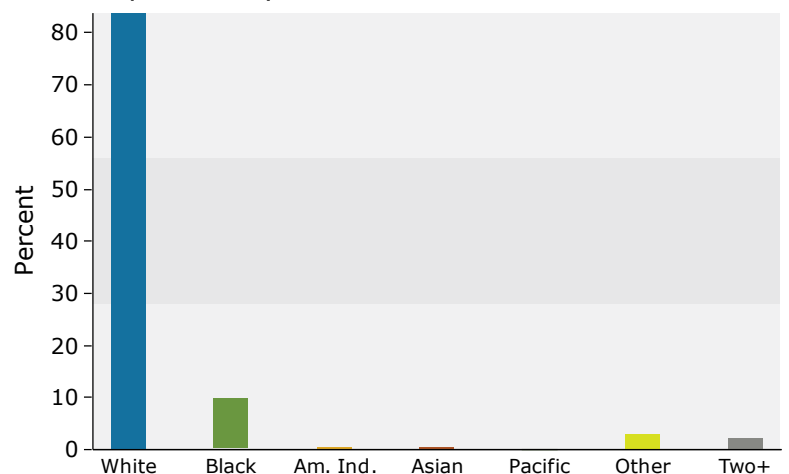
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 6.8%

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



Executive Summary

Madison County, GA
Madison County, GA (13195)
Geography: County

Prepared by Esri

Madison Count...

Population

2000 Population	25,730
2010 Population	28,120
2021 Population	31,594
2026 Population	32,666
2000-2010 Annual Rate	0.89%
2010-2021 Annual Rate	1.04%
2021-2026 Annual Rate	0.67%
2021 Male Population	49.6%
2021 Female Population	50.4%
2021 Median Age	41.7

In the identified area, the current year population is 31,594. In 2010, the Census count in the area was 28,120. The rate of change since 2010 was 1.04% annually. The five-year projection for the population in the area is 32,666 representing a change of 0.67% 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 41.7, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	83.8%
2021 Black Alone	9.8%
2021 American Indian/Alaska Native Alone	0.4%
2021 Asian Alone	0.6%
2021 Pacific Islander Alone	0.0%
2021 Other Race	3.0%
2021 Two or More Races	2.3%
2021 Hispanic Origin (Any Race)	6.8%

Persons of Hispanic origin represent 6.8% 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 37.7 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	63
2000 Households	9,800
2010 Households	10,508
2021 Total Households	11,809
2026 Total Households	12,215
2000-2010 Annual Rate	0.70%
2010-2021 Annual Rate	1.04%
2021-2026 Annual Rate	0.68%
2021 Average Household Size	2.65

The household count in this area has changed from 10,508 in 2010 to 11,809 in the current year, a change of 1.04% annually. The five-year projection of households is 12,215, a change of 0.68% annually from the current year total. Average household size is currently 2.65, compared to 2.66 in the year 2010. The number of families in the current year is 8,628 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.



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Madison Count...

Mortgage Income

2021 Percent of Income for Mortgage 14.8%

Median Household Income

2021 Median Household Income \$53,231

2026 Median Household Income \$58,211

2021-2026 Annual Rate 1.80%

Average Household Income

2021 Average Household Income \$67,840

2026 Average Household Income \$76,559

2021-2026 Annual Rate 2.45%

Per Capita Income

2021 Per Capita Income \$25,367

2026 Per Capita Income \$28,638

2021-2026 Annual Rate 2.46%

Households by Income

Current median household income is \$53,231 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$58,211 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$67,840 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$76,559 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$25,367 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$28,638 in five years, compared to \$39,378 for all U.S. households

Housing

2021 Housing Affordability Index 154

2000 Total Housing Units 10,520

2000 Owner Occupied Housing Units 7,861

2000 Renter Occupied Housing Units 1,939

2000 Vacant Housing Units 720

2010 Total Housing Units 11,784

2010 Owner Occupied Housing Units 8,122

2010 Renter Occupied Housing Units 2,386

2010 Vacant Housing Units 1,276

2021 Total Housing Units 12,821

2021 Owner Occupied Housing Units 9,045

2021 Renter Occupied Housing Units 2,764

2021 Vacant Housing Units 1,012

2026 Total Housing Units 13,242

2026 Owner Occupied Housing Units 9,451

2026 Renter Occupied Housing Units 2,764

2026 Vacant Housing Units 1,027

Currently, 70.5% of the 12,821 housing units in the area are owner occupied; 21.6%, renter occupied; and 7.9% 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 11,784 housing units in the area - 68.9% owner occupied, 20.2% renter occupied, and 10.8% vacant. The annual rate of change in housing units since 2010 is 3.82%. Median home value in the area is \$187,348, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 4.77% annually to \$236,549.

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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December 16, 2021



Household Income Profile

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Households	11,809	12,215	406	0.68%
Median Age	41.7	43.4	1.7	0.80%
Average Household Size	2.65	2.65	0.00	0.00%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
Household	11,809	100%	12,215	100%
<\$15,000	1,277	10.8%	1,119	9.2%
\$15,000-\$24,999	1,140	9.7%	1,007	8.2%
\$25,000-\$34,999	1,179	10.0%	1,111	9.1%
\$35,000-\$49,999	1,853	15.7%	1,770	14.5%
\$50,000-\$74,999	2,429	20.6%	2,574	21.1%
\$75,000-\$99,999	1,707	14.5%	1,880	15.4%
\$100,000-\$149,999	1,506	12.8%	1,835	15.0%
\$150,000-\$199,999	393	3.3%	518	4.2%
\$200,000+	325	2.8%	401	3.3%
Median Household Income	\$53,231		\$58,211	
Average Household Income	\$67,840		\$76,559	
Per Capita Income	\$25,367		\$28,638	



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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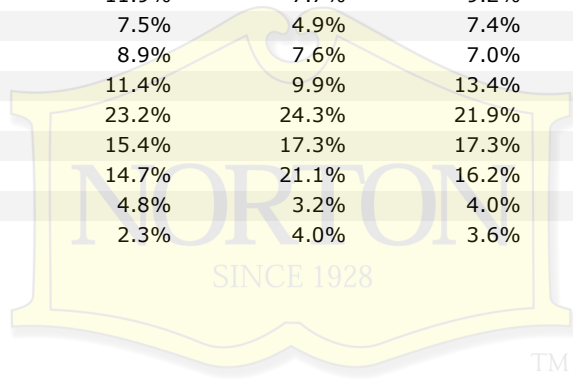


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2021 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	277	1,594	1,886	2,105	2,495	2,208	1,244
<\$15,000	47	189	146	193	310	211	181
\$15,000-\$24,999	46	119	92	156	237	227	263
\$25,000-\$34,999	31	142	144	148	176	304	234
\$35,000-\$49,999	45	182	186	283	409	517	231
\$50,000-\$74,999	62	370	458	460	557	422	100
\$75,000-\$99,999	24	245	327	365	390	254	102
\$100,000-\$149,999	15	234	398	340	266	175	78
\$150,000-\$199,999	4	76	60	84	96	37	36
\$200,000+	3	37	75	76	54	61	19
Median HH Income	\$38,757	\$58,508	\$68,716	\$62,237	\$53,536	\$44,165	\$31,932
Average HH Income	\$49,030	\$70,906	\$81,851	\$76,736	\$65,940	\$60,551	\$48,553
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	17.0%	11.9%	7.7%	9.2%	12.4%	9.6%	14.5%
\$15,000-\$24,999	16.6%	7.5%	4.9%	7.4%	9.5%	10.3%	21.1%
\$25,000-\$34,999	11.2%	8.9%	7.6%	7.0%	7.1%	13.8%	18.8%
\$35,000-\$49,999	16.2%	11.4%	9.9%	13.4%	16.4%	23.4%	18.6%
\$50,000-\$74,999	22.4%	23.2%	24.3%	21.9%	22.3%	19.1%	8.0%
\$75,000-\$99,999	8.7%	15.4%	17.3%	17.3%	15.6%	11.5%	8.2%
\$100,000-\$149,999	5.4%	14.7%	21.1%	16.2%	10.7%	7.9%	6.3%
\$150,000-\$199,999	1.4%	4.8%	3.2%	4.0%	3.8%	1.7%	2.9%
\$200,000+	1.1%	2.3%	4.0%	3.6%	2.2%	2.8%	1.5%



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.

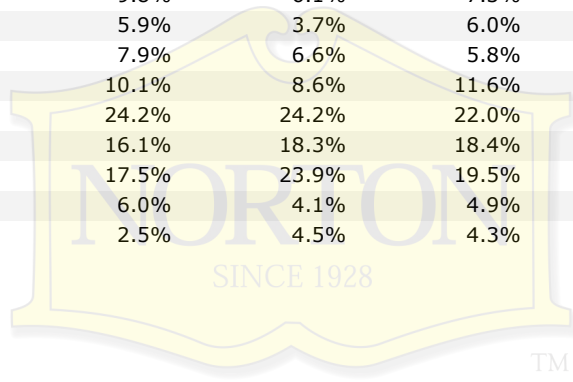


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2026 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	273	1,392	1,923	2,123	2,468	2,387	1,649
<\$15,000	41	136	118	156	256	190	222
\$15,000-\$24,999	37	82	72	127	194	200	295
\$25,000-\$34,999	26	110	127	124	155	287	282
\$35,000-\$49,999	42	141	166	247	359	518	297
\$50,000-\$74,999	74	337	465	466	572	503	157
\$75,000-\$99,999	27	224	351	391	411	315	161
\$100,000-\$149,999	17	243	460	415	324	238	138
\$150,000-\$199,999	5	84	78	105	130	51	65
\$200,000+	4	35	86	92	67	85	32
Median HH Income	\$45,694	\$64,325	\$75,677	\$70,616	\$59,126	\$49,938	\$35,896
Average HH Income	\$56,384	\$79,693	\$91,163	\$87,398	\$75,752	\$69,955	\$57,032
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	15.0%	9.8%	6.1%	7.3%	10.4%	8.0%	13.5%
\$15,000-\$24,999	13.6%	5.9%	3.7%	6.0%	7.9%	8.4%	17.9%
\$25,000-\$34,999	9.5%	7.9%	6.6%	5.8%	6.3%	12.0%	17.1%
\$35,000-\$49,999	15.4%	10.1%	8.6%	11.6%	14.5%	21.7%	18.0%
\$50,000-\$74,999	27.1%	24.2%	24.2%	22.0%	23.2%	21.1%	9.5%
\$75,000-\$99,999	9.9%	16.1%	18.3%	18.4%	16.7%	13.2%	9.8%
\$100,000-\$149,999	6.2%	17.5%	23.9%	19.5%	13.1%	10.0%	8.4%
\$150,000-\$199,999	1.8%	6.0%	4.1%	4.9%	5.3%	2.1%	3.9%
\$200,000+	1.5%	2.5%	4.5%	4.3%	2.7%	3.6%	1.9%



Data Note: Income is reported for households as of July 1, 2021 and represents annual income for the preceding year, expressed in 2019 dollars. Income is reported for households as of July 1, 2026 and represents annual income for the preceding year, expressed in 2024 dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri Forecasts for 2021 and 2026.



Housing Profile

Madison County, GA
 Madison County, GA (13195)
 Geography: County

Prepared by Esri

Population		Households	
2010 Total Population	28,120	2021 Median Household Income	\$53,231
2021 Total Population	31,594	2026 Median Household Income	\$58,211
2026 Total Population	32,666	2021-2026 Annual Rate	1.80%
2021-2026 Annual Rate	0.67%		

Housing Units by Occupancy Status and Tenure	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	11,784	100.0%	12,821	100.0%	13,242	100.0%
Occupied	10,508	89.2%	11,809	92.1%	12,215	92.2%
Owner	8,122	68.9%	9,045	70.5%	9,451	71.4%
Renter	2,386	20.2%	2,764	21.6%	2,764	20.9%
Vacant	1,276	10.8%	1,012	7.9%	1,027	7.8%

Owner Occupied Housing Units by Value	2021		2026	
	Number	Percent	Number	Percent
Total	9,045	100.0%	9,451	100.0%
<\$50,000	1,019	11.3%	661	7.0%
\$50,000-\$99,999	937	10.4%	516	5.5%
\$100,000-\$149,999	1,582	17.5%	1,042	11.0%
\$150,000-\$199,999	1,318	14.6%	1,277	13.5%
\$200,000-\$249,999	1,350	14.9%	1,682	17.8%
\$250,000-\$299,999	911	10.1%	1,261	13.3%
\$300,000-\$399,999	890	9.8%	1,351	14.3%
\$400,000-\$499,999	728	8.0%	1,154	12.2%
\$500,000-\$749,999	219	2.4%	362	3.8%
\$750,000-\$999,999	50	0.6%	83	0.9%
\$1,000,000-\$1,499,999	25	0.3%	40	0.4%
\$1,500,000-\$1,999,999	10	0.1%	14	0.1%
\$2,000,000+	6	0.1%	8	0.1%



Median Value	\$187,348	\$236,549
Average Value	\$216,739	\$266,395

Census 2010 Housing Units	Number	Percent
Total	11,784	100.0%
In Urbanized Areas	949	8.1%
In Urban Clusters	1	0.0%
Rural Housing Units	10,834	91.9%

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

Madison County, GA
 Madison County, GA (13195)
 Geography: County

Prepared by Esri

Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	8,122	100.0%
Owned with a Mortgage/Loan	5,154	63.5%
Owned Free and Clear	2,968	36.5%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	1,276	100.0%
For Rent	320	25.1%
Rented- Not Occupied	12	0.9%
For Sale Only	231	18.1%
Sold - Not Occupied	42	3.3%
Seasonal/Recreational/Occasional Use	116	9.1%
For Migrant Workers	1	0.1%
Other Vacant	554	43.4%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	10,508	8,122	77.3%
15-24	311	112	36.0%
25-34	1,310	787	60.1%
35-44	1,952	1,446	74.1%
45-54	2,391	1,922	80.4%
55-64	2,123	1,795	84.6%
65-74	1,486	1,271	85.5%
75-84	714	611	85.6%
85+	221	178	80.5%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	10,508	8,122	77.3%
White Alone	9,442	7,356	77.9%
Black/African American Alone	821	587	71.5%
American Indian/Alaska Native	24	18	75.0%
Asian Alone	42	38	90.5%
Pacific Islander Alone	0	0	0.0%
Other Race Alone	103	74	71.8%
Two or More Races	76	49	64.5%
Hispanic Origin	230	154	67.0%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	10,508	8,122	77.3%
1-Person	2,263	1,612	71.2%
2-Person	3,680	3,035	82.5%
3-Person	1,911	1,483	77.6%
4-Person	1,509	1,151	76.3%
5-Person	682	502	73.6%
6-Person	275	201	73.1%
7+ Person	188	138	73.4%

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

Madison County, GA
 Madison County, GA (13195)
 Geography: County

Prepared by Esri

	2000	2010	2000-2010 Annual Rate
Population	25,730	28,120	0.89%
Households	9,800	10,508	0.70%
Housing Units	10,520	11,784	1.14%
Population by Race			
		Number	Percent
Total		28,120	100.0%
Population Reporting One Race		27,769	98.8%
White		24,634	87.6%
Black		2,355	8.4%
American Indian		74	0.3%
Asian		178	0.6%
Pacific Islander		1	0.0%
Some Other Race		527	1.9%
Population Reporting Two or More Races		351	1.2%
Total Hispanic Population		1,139	4.1%
Population by Sex			
Male		13,898	49.4%
Female		14,222	50.6%
Population by Age			
Total		28,120	100.0%
Age 0 - 4		1,727	6.1%
Age 5 - 9		1,888	6.7%
Age 10 - 14		1,990	7.1%
Age 15 - 19		2,063	7.3%
Age 20 - 24		1,524	5.4%
Age 25 - 29		1,587	5.6%
Age 30 - 34		1,669	5.9%
Age 35 - 39		1,855	6.6%
Age 40 - 44		1,982	7.0%
Age 45 - 49		2,293	8.2%
Age 50 - 54		2,110	7.5%
Age 55 - 59		1,957	7.0%
Age 60 - 64		1,721	6.1%
Age 65 - 69		1,352	4.8%
Age 70 - 74		970	3.4%
Age 75 - 79		634	2.3%
Age 80 - 84		452	1.6%
Age 85+		346	1.2%
Age 18+		21,246	75.6%
Age 65+		3,754	13.3%



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	10,508	100.0%
Households with 1 Person	2,263	21.5%
Households with 2+ People	8,245	78.5%
Family Households	7,804	74.3%
Husband-wife Families	5,974	56.9%
With Own Children	2,308	22.0%
Other Family (No Spouse Present)	1,830	17.4%
With Own Children	899	8.6%
Nonfamily Households	441	4.2%
All Households with Children	3,724	35.4%
Multigenerational Households	488	4.6%
Unmarried Partner Households	611	5.8%
Male-female	538	5.1%
Same-sex	73	0.7%
Average Household Size	2.66	
Family Households by Size		
Total	7,804	100.0%
2 People	3,322	42.6%
3 People	1,860	23.8%
4 People	1,486	19.0%
5 People	677	8.7%
6 People	273	3.5%
7+ People	186	2.4%
Average Family Size	3.07	
Nonfamily Households by Size		
Total	2,704	100.0%
1 Person	2,263	83.7%
2 People	358	13.2%
3 People	51	1.9%
4 People	23	0.9%
5 People	5	0.2%
6 People	2	0.1%
7+ People	2	0.1%
Average Nonfamily Size	1.21	
Population by Relationship and Household Type		
Total	28,120	100.0%
In Households	27,916	99.3%
In Family Households	24,640	87.6%
Householder	7,804	27.8%
Spouse	5,974	21.2%
Child	9,140	32.5%
Other relative	1,051	3.7%
Nonrelative	671	2.4%
In Nonfamily Households	3,276	11.7%
In Group Quarters	204	0.7%
Institutionalized Population	150	0.5%
Noninstitutionalized Population	54	0.2%



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	7,804	100.0%
Householder Age 15 - 44	2,935	37.6%
Householder Age 45 - 54	1,827	23.4%
Householder Age 55 - 64	1,588	20.3%
Householder Age 65 - 74	982	12.6%
Householder Age 75+	472	6.0%

Nonfamily Households by Age of Householder		
Total	2,704	100.0%
Householder Age 15 - 44	638	23.6%
Householder Age 45 - 54	564	20.9%
Householder Age 55 - 64	535	19.8%
Householder Age 65 - 74	504	18.6%
Householder Age 75+	463	17.1%

Households by Race of Householder		
Total	10,508	100.0%
Householder is White Alone	9,442	89.9%
Householder is Black Alone	821	7.8%
Householder is American Indian Alone	24	0.2%
Householder is Asian Alone	42	0.4%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	103	1.0%
Householder is Two or More Races	76	0.7%
Households with Hispanic Householder	230	2.2%

Husband-wife Families by Race of Householder		
Total	5,974	100.0%
Householder is White Alone	5,499	92.0%
Householder is Black Alone	329	5.5%
Householder is American Indian Alone	11	0.2%
Householder is Asian Alone	29	0.5%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	71	1.2%
Householder is Two or More Races	35	0.6%
Husband-wife Families with Hispanic Householder	149	2.5%

Other Families (No Spouse) by Race of Householder		
Total	1,830	100.0%
Householder is White Alone	1,492	81.5%
Householder is Black Alone	275	15.0%
Householder is American Indian Alone	4	0.2%
Householder is Asian Alone	10	0.5%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	27	1.5%
Householder is Two or More Races	22	1.2%
Other Families with Hispanic Householder	61	3.3%

Nonfamily Households by Race of Householder		
Total	2,704	100.0%
Householder is White Alone	2,451	90.6%
Householder is Black Alone	217	8.0%
Householder is American Indian Alone	9	0.3%
Householder is Asian Alone	3	0.1%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	5	0.2%
Householder is Two or More Races	19	0.7%
Nonfamily Households with Hispanic Householder	20	0.7%

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



Total Housing Units by Occupancy

Total	11,784	100.0%
Occupied Housing Units	10,508	89.2%
Vacant Housing Units		
For Rent	320	2.7%
Rented, not Occupied	12	0.1%
For Sale Only	231	2.0%
Sold, not Occupied	42	0.4%
For Seasonal/Recreational/Occasional Use	116	1.0%
For Migrant Workers	1	0.0%
Other Vacant	554	4.7%
Total Vacancy Rate	10.8%	

Households by Tenure and Mortgage Status

Total	10,508	100.0%
Owner Occupied	8,122	77.3%
Owned with a Mortgage/Loan	5,154	49.0%
Owned Free and Clear	2,968	28.2%
Average Household Size	2.65	
Renter Occupied	2,386	22.7%
Average Household Size	2.68	

Owner-occupied Housing Units by Race of Householder

Total	8,122	100.0%
Householder is White Alone	7,356	90.6%
Householder is Black Alone	587	7.2%
Householder is American Indian Alone	18	0.2%
Householder is Asian Alone	38	0.5%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	74	0.9%
Householder is Two or More Races	49	0.6%
Owner-occupied Housing Units with Hispanic Householder	154	1.9%

Renter-occupied Housing Units by Race of Householder

Total	2,386	100.0%
Householder is White Alone	2,086	87.4%
Householder is Black Alone	234	9.8%
Householder is American Indian Alone	6	0.3%
Householder is Asian Alone	4	0.2%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	29	1.2%
Householder is Two or More Races	27	1.1%
Renter-occupied Housing Units with Hispanic Householder	76	3.2%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.62
Householder is Black Alone	2.83
Householder is American Indian Alone	2.38
Householder is Asian Alone	3.45
Householder is Pacific Islander Alone	0.00
Householder is Some Other Race Alone	4.57
Householder is Two or More Races	2.88
Householder is Hispanic	4.20

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

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 - 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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