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Population Consolidated Report

Morgan County, GA
 Morgan County, GA (13211)
 Geography: County

Prepared by Esri

Demographic Summary				2021-2026	2021-2026
	Census 2010	2021	2026	Change	Annual Rate
Total Population	17,868	19,828	20,813	985	0.97%
Population 50+	6,613	8,404	9,145	741	1.70%
Median Age	41.4	43.8	44.9	1.1	0.50%
Households	6,660	7,390	7,758	368	0.98%
% Householders 55+	46.9%	53.9%	56.3%	2.4	0.88%
Total Owner-Occupied Housing Units	5,125	5,687	6,027	340	1.17%
Total Renter-Occupied Housing Units	1,535	1,703	1,731	28	0.33%
Owner/Renter Ratio (per 100 renters)	334	334	348	14.0	0.82%
Median Home Value	-	\$280,063	\$316,531	\$36,468	2.48%
Average Home Value	-	\$357,179	\$398,474	\$41,295	2.21%
Median Household Income	-	\$67,089	\$75,365	\$8,276	2.35%
Median Household Income for Householder 55+	-	\$59,014	\$66,393	\$7,379	2.38%

Population by Age and Sex

Male Population	Census 2010		2021		2026	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	3,066	100.0%	3,995	100.0%	4,330	100.0%
50-54	673	22.0%	661	16.5%	613	14.2%
55-59	602	19.6%	762	19.1%	711	16.4%
60-64	566	18.5%	730	18.3%	789	18.2%
65-69	452	14.7%	641	16.0%	737	17.0%
70-74	315	10.3%	534	13.4%	596	13.8%
75-79	227	7.4%	346	8.7%	460	10.6%
80-84	133	4.3%	189	4.7%	262	6.1%
85+	98	3.2%	132	3.3%	162	3.7%

Female Population	Census 2010		2021		2026	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	3,547	100.0%	4,409	100.0%	4,815	100.0%
50-54	722	20.4%	696	15.8%	704	14.6%
55-59	695	19.6%	727	16.5%	749	15.6%
60-64	581	16.4%	785	17.8%	754	15.7%
65-69	505	14.2%	734	16.6%	798	16.6%
70-74	393	11.1%	573	13.0%	685	14.2%
75-79	267	7.5%	413	9.4%	515	10.7%
80-84	196	5.5%	262	5.9%	342	7.1%
85+	188	5.3%	219	5.0%	268	5.6%

Total Population	Census 2010		2021		2026	
	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total(50+)	6,613	37.0%	8,404	42.4%	9,145	43.9%
50-54	1,395	7.8%	1,357	6.8%	1,317	6.3%
55-59	1,297	7.3%	1,489	7.5%	1,460	7.0%
60-64	1,147	6.4%	1,515	7.6%	1,543	7.4%
65-69	957	5.4%	1,375	6.9%	1,535	7.4%
70-74	708	4.0%	1,107	5.6%	1,281	6.2%
75-79	494	2.8%	759	3.8%	975	4.7%
80-84	329	1.8%	451	2.3%	604	2.9%
85+	286	1.6%	351	1.8%	430	2.1%
65+	2,774	15.5%	4,043	20.4%	4,825	23.2%
75+	1,109	6.2%	1,561	7.9%	2,009	9.7%

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

Source: Esri, U.S. Census



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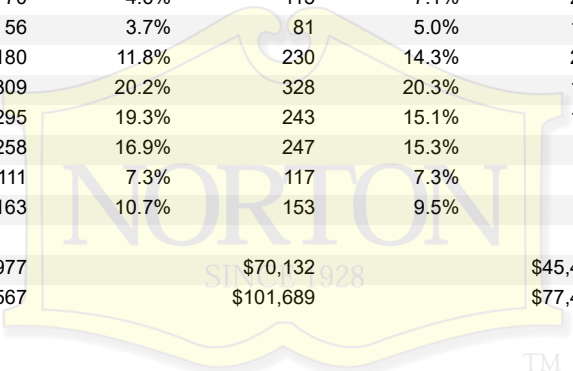
Prepared by Esri

2021 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	1,563	100%	1,454	100%	969	100%	3,986	100%
<\$15,000	118	7.5%	112	7.7%	104	10.7%	334	8.4%
\$15,000-\$24,999	97	6.2%	128	8.8%	192	19.8%	417	10.5%
\$25,000-\$34,999	70	4.5%	90	6.2%	116	12.0%	276	6.9%
\$35,000-\$49,999	217	13.9%	227	15.6%	181	18.7%	625	15.7%
\$50,000-\$74,999	319	20.4%	295	20.3%	134	13.8%	748	18.8%
\$75,000-\$99,999	287	18.4%	206	14.2%	95	9.8%	588	14.8%
\$100,000-\$149,999	224	14.3%	189	13.0%	68	7.0%	481	12.1%
\$150,000-\$199,999	89	5.7%	86	5.9%	25	2.6%	200	5.0%
\$200,000+	142	9.1%	121	8.3%	54	5.6%	317	8.0%
Median HH Income	\$70,717		\$61,909		\$39,722		\$59,014	
Average HH Income	\$95,466		\$89,633		\$65,332		\$86,013	

2026 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	1,528	100%	1,613	100%	1,225	100%	4,366	100%
<\$15,000	86	5.6%	99	6.1%	117	9.6%	302	6.9%
\$15,000-\$24,999	70	4.6%	115	7.1%	200	16.3%	385	8.8%
\$25,000-\$34,999	56	3.7%	81	5.0%	129	10.5%	266	6.1%
\$35,000-\$49,999	180	11.8%	230	14.3%	218	17.8%	628	14.4%
\$50,000-\$74,999	309	20.2%	328	20.3%	182	14.9%	819	18.8%
\$75,000-\$99,999	295	19.3%	243	15.1%	138	11.3%	676	15.5%
\$100,000-\$149,999	258	16.9%	247	15.3%	111	9.1%	616	14.1%
\$150,000-\$199,999	111	7.3%	117	7.3%	45	3.7%	273	6.3%
\$200,000+	163	10.7%	153	9.5%	85	6.9%	401	9.2%
Median HH Income	\$78,977		\$70,132		\$45,449		\$66,393	
Average HH Income	\$109,567		\$101,689		\$77,400		\$97,631	





Demographic and Income Profile

Morgan County, GA
 Morgan County, GA (13211)
 Geography: County

Prepared by Esri

Summary	Census 2010	2021	2026
Population	17,868	19,828	20,813
Households	6,660	7,390	7,758
Families	5,073	5,546	5,795
Average Household Size	2.66	2.66	2.66
Owner Occupied Housing Units	5,125	5,687	6,027
Renter Occupied Housing Units	1,535	1,703	1,731
Median Age	41.4	43.8	44.9
Trends: 2021-2026 Annual Rate	Area	State	National
Population	0.97%	1.05%	0.71%
Households	0.98%	1.06%	0.71%
Families	0.88%	0.97%	0.64%
Owner HHs	1.17%	1.26%	0.91%
Median Household Income	2.35%	2.43%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	547	7.4%	471	6.1%
\$15,000 - \$24,999	599	8.1%	520	6.7%
\$25,000 - \$34,999	420	5.7%	387	5.0%
\$35,000 - \$49,999	1,020	13.8%	957	12.3%
\$50,000 - \$74,999	1,459	19.7%	1,516	19.5%
\$75,000 - \$99,999	1,252	16.9%	1,355	17.5%
\$100,000 - \$149,999	1,129	15.3%	1,352	17.4%
\$150,000 - \$199,999	388	5.3%	500	6.4%
\$200,000+	576	7.8%	700	9.0%
Median Household Income	\$67,089		\$75,365	
Average Household Income	\$90,279		\$101,812	
Per Capita Income	\$33,658		\$37,960	

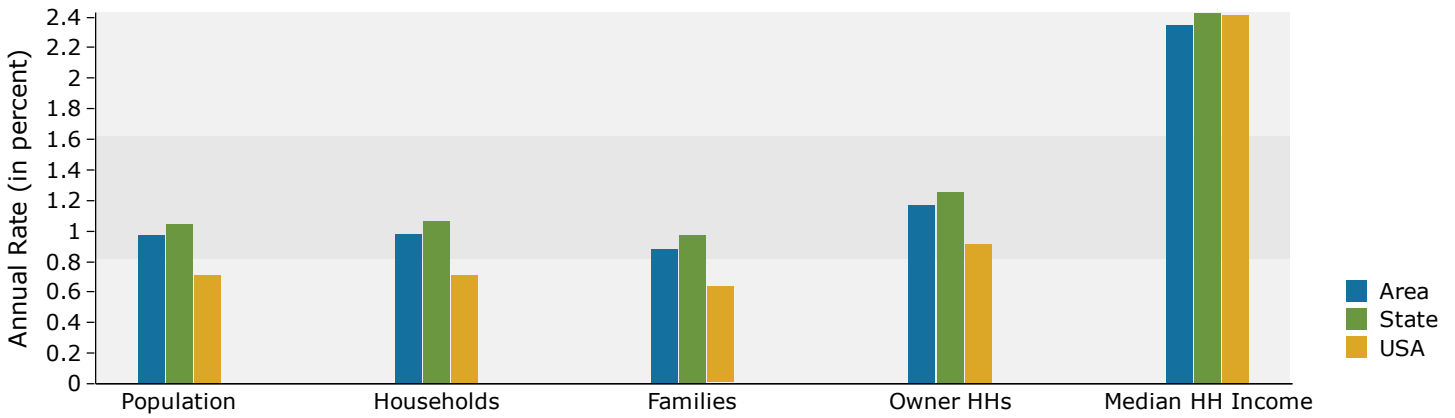
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,026	5.7%	1,044	5.3%	1,066	5.1%
5 - 9	1,218	6.8%	1,144	5.8%	1,174	5.6%
10 - 14	1,384	7.7%	1,173	5.9%	1,296	6.2%
15 - 19	1,239	6.9%	1,144	5.8%	1,165	5.6%
20 - 24	802	4.5%	1,036	5.2%	906	4.4%
25 - 34	1,792	10.0%	2,378	12.0%	2,359	11.3%
35 - 44	2,393	13.4%	2,261	11.4%	2,463	11.8%
45 - 54	2,796	15.6%	2,601	13.1%	2,556	12.3%
55 - 64	2,444	13.7%	3,004	15.2%	3,003	14.4%
65 - 74	1,665	9.3%	2,482	12.5%	2,816	13.5%
75 - 84	823	4.6%	1,210	6.1%	1,579	7.6%
85+	286	1.6%	351	1.8%	430	2.1%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	12,984	72.7%	14,617	73.7%	15,408	74.0%
Black Alone	4,208	23.6%	4,276	21.6%	4,301	20.7%
American Indian Alone	54	0.3%	68	0.3%	79	0.4%
Asian Alone	106	0.6%	140	0.7%	167	0.8%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	285	1.6%	360	1.8%	402	1.9%
Two or More Races	231	1.3%	367	1.9%	456	2.2%
Hispanic Origin (Any Race)	494	2.8%	610	3.1%	675	3.2%

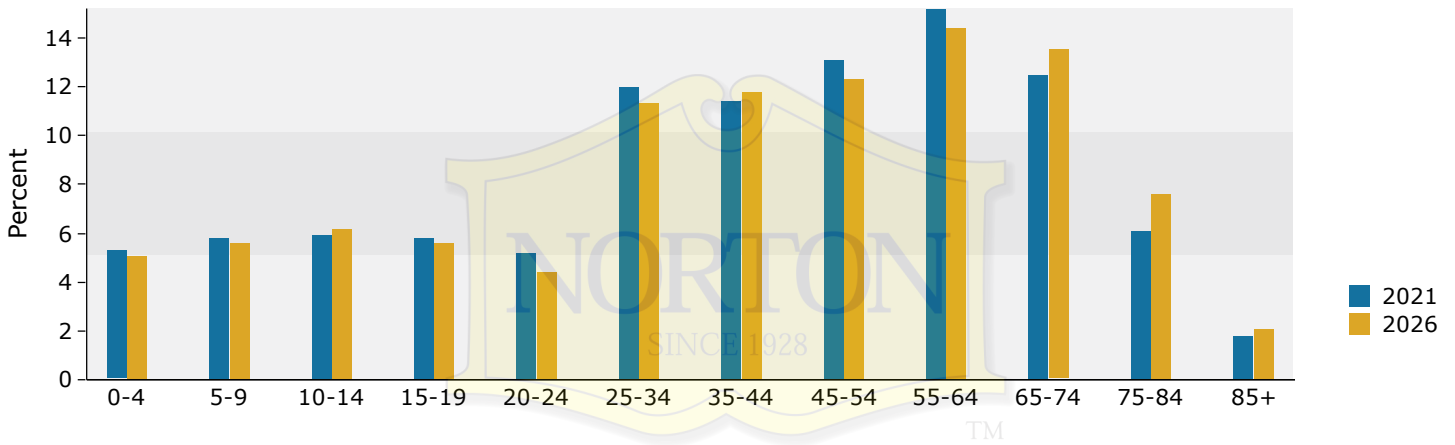
Data Note: Income is expressed in current dollars.

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

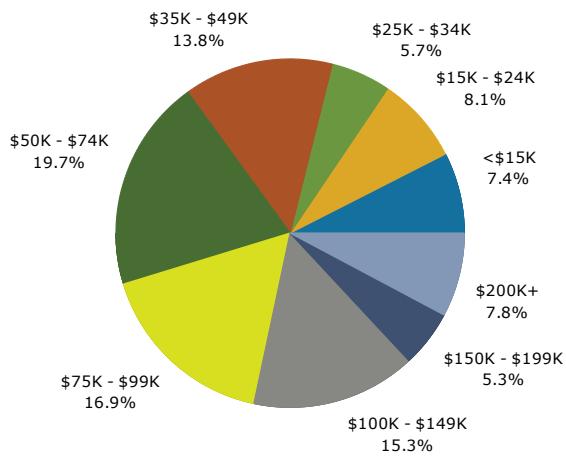
Trends 2021-2026



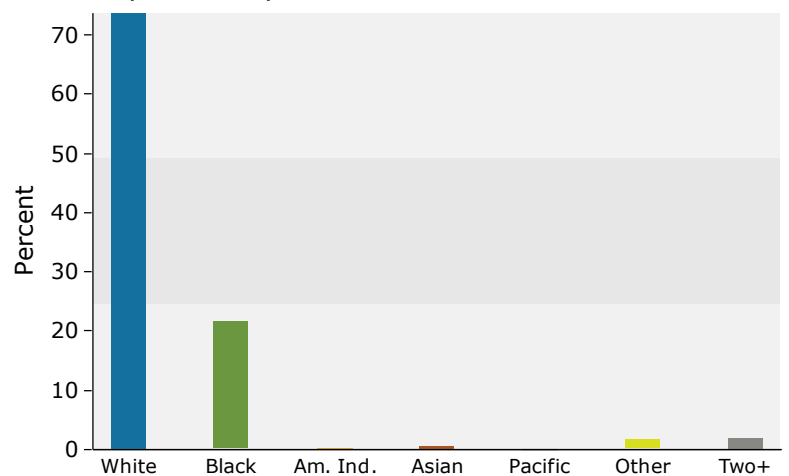
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 3.1%



Executive Summary

Morgan County, GA
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Geography: County

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Morgan County...

Population

2000 Population	15,457
2010 Population	17,868
2021 Population	19,828
2026 Population	20,813
2000-2010 Annual Rate	1.46%
2010-2021 Annual Rate	0.93%
2021-2026 Annual Rate	0.97%
2021 Male Population	48.4%
2021 Female Population	51.6%
2021 Median Age	43.8

In the identified area, the current year population is 19,828. In 2010, the Census count in the area was 17,868. The rate of change since 2010 was 0.93% annually. The five-year projection for the population in the area is 20,813 representing a change of 0.97% annually from 2021 to 2026. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 43.8, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	73.7%
2021 Black Alone	21.6%
2021 American Indian/Alaska Native Alone	0.3%
2021 Asian Alone	0.7%
2021 Pacific Islander Alone	0.0%
2021 Other Race	1.8%
2021 Two or More Races	1.9%
2021 Hispanic Origin (Any Race)	3.1%

Persons of Hispanic origin represent 3.1% 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 44.5 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	109
2000 Households	5,558
2010 Households	6,660
2021 Total Households	7,390
2026 Total Households	7,758
2000-2010 Annual Rate	1.83%
2010-2021 Annual Rate	0.93%
2021-2026 Annual Rate	0.98%
2021 Average Household Size	2.66

The household count in this area has changed from 6,660 in 2010 to 7,390 in the current year, a change of 0.93% annually. The five-year projection of households is 7,758, a change of 0.98% annually from the current year total. Average household size is currently 2.66, compared to 2.66 in the year 2010. The number of families in the current year is 5,546 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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Morgan County...

Mortgage Income

2021 Percent of Income for Mortgage 17.6%

Median Household Income

2021 Median Household Income \$67,089

2026 Median Household Income \$75,365

2021-2026 Annual Rate 2.35%

Average Household Income

2021 Average Household Income \$90,279

2026 Average Household Income \$101,812

2021-2026 Annual Rate 2.43%

Per Capita Income

2021 Per Capita Income \$33,658

2026 Per Capita Income \$37,960

2021-2026 Annual Rate 2.43%

Households by Income

Current median household income is \$67,089 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$75,365 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$90,279 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$101,812 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$33,658 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$37,960 in five years, compared to \$39,378 for all U.S. households

Housing

2021 Housing Affordability Index 133

2000 Total Housing Units 6,128

2000 Owner Occupied Housing Units 4,310

2000 Renter Occupied Housing Units 1,248

2000 Vacant Housing Units 570

2010 Total Housing Units 7,472

2010 Owner Occupied Housing Units 5,125

2010 Renter Occupied Housing Units 1,535

2010 Vacant Housing Units 812

2021 Total Housing Units 8,326

2021 Owner Occupied Housing Units 5,687

2021 Renter Occupied Housing Units 1,703

2021 Vacant Housing Units 936

2026 Total Housing Units 8,740

2026 Owner Occupied Housing Units 6,027

2026 Renter Occupied Housing Units 1,731

2026 Vacant Housing Units 982

Currently, 68.3% of the 8,326 housing units in the area are owner occupied; 20.5%, renter occupied; and 11.2% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 7,472 housing units in the area - 68.6% owner occupied, 20.5% renter occupied, and 10.9% vacant. The annual rate of change in housing units since 2010 is 4.93%. Median home value in the area is \$280,063, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.48% annually to \$316,531.

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.



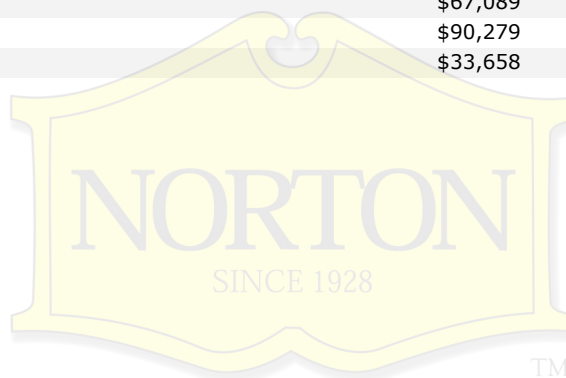
Household Income Profile

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Households	7,390	7,758	368	0.98%
Median Age	43.8	44.9	1.1	0.50%
Average Household Size	2.66	2.66	0.00	0.00%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
Household	7,390	100%	7,758	100%
<\$15,000	547	7.4%	471	6.1%
\$15,000-\$24,999	599	8.1%	520	6.7%
\$25,000-\$34,999	420	5.7%	387	5.0%
\$35,000-\$49,999	1,020	13.8%	957	12.3%
\$50,000-\$74,999	1,459	19.7%	1,516	19.5%
\$75,000-\$99,999	1,252	16.9%	1,355	17.5%
\$100,000-\$149,999	1,129	15.3%	1,352	17.4%
\$150,000-\$199,999	388	5.3%	500	6.4%
\$200,000+	576	7.8%	700	9.0%
Median Household Income	\$67,089		\$75,365	
Average Household Income	\$90,279		\$101,812	
Per Capita Income	\$33,658		\$37,960	



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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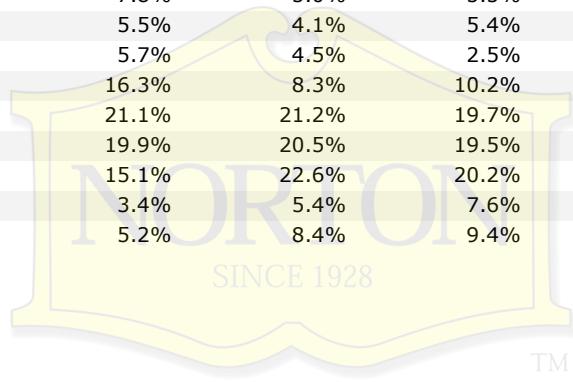


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2021 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	150	889	1,046	1,319	1,563	1,454	969
<\$15,000	19	69	52	73	118	112	104
\$15,000-\$24,999	19	49	43	71	97	128	192
\$25,000-\$34,999	13	51	47	33	70	90	116
\$35,000-\$49,999	29	145	87	134	217	227	181
\$50,000-\$74,999	41	188	222	260	319	295	134
\$75,000-\$99,999	16	177	214	257	287	206	95
\$100,000-\$149,999	11	134	236	267	224	189	68
\$150,000-\$199,999	1	30	57	100	89	86	25
\$200,000+	1	46	88	124	142	121	54
Median HH Income	\$46,573	\$65,081	\$81,510	\$81,740	\$70,717	\$61,909	\$39,722
Average HH Income	\$52,748	\$81,840	\$101,404	\$104,306	\$95,466	\$89,633	\$65,332
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	12.7%	7.8%	5.0%	5.5%	7.5%	7.7%	10.7%
\$15,000-\$24,999	12.7%	5.5%	4.1%	5.4%	6.2%	8.8%	19.8%
\$25,000-\$34,999	8.7%	5.7%	4.5%	2.5%	4.5%	6.2%	12.0%
\$35,000-\$49,999	19.3%	16.3%	8.3%	10.2%	13.9%	15.6%	18.7%
\$50,000-\$74,999	27.3%	21.1%	21.2%	19.7%	20.4%	20.3%	13.8%
\$75,000-\$99,999	10.7%	19.9%	20.5%	19.5%	18.4%	14.2%	9.8%
\$100,000-\$149,999	7.3%	15.1%	22.6%	20.2%	14.3%	13.0%	7.0%
\$150,000-\$199,999	0.7%	3.4%	5.4%	7.6%	5.7%	5.9%	2.6%
\$200,000+	0.7%	5.2%	8.4%	9.4%	9.1%	8.3%	5.6%



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.

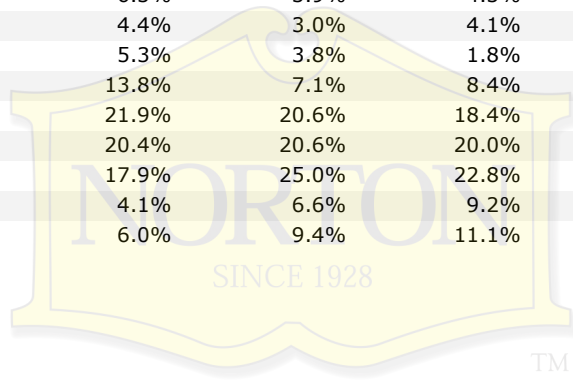


Household Income Profile

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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	138	872	1,114	1,268	1,528	1,613	1,225
<\$15,000	16	55	44	54	86	99	117
\$15,000-\$24,999	12	38	33	52	70	115	200
\$25,000-\$34,999	10	46	42	23	56	81	129
\$35,000-\$49,999	24	120	79	106	180	230	218
\$50,000-\$74,999	44	191	229	233	309	328	182
\$75,000-\$99,999	18	178	230	253	295	243	138
\$100,000-\$149,999	12	156	279	289	258	247	111
\$150,000-\$199,999	1	36	73	117	111	117	45
\$200,000+	1	52	105	141	163	153	85
Median HH Income	\$52,317	\$72,388	\$86,967	\$89,432	\$78,977	\$70,132	\$45,449
Average HH Income	\$59,575	\$91,716	\$112,354	\$118,485	\$109,567	\$101,689	\$77,400
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	11.6%	6.3%	3.9%	4.3%	5.6%	6.1%	9.6%
\$15,000-\$24,999	8.7%	4.4%	3.0%	4.1%	4.6%	7.1%	16.3%
\$25,000-\$34,999	7.2%	5.3%	3.8%	1.8%	3.7%	5.0%	10.5%
\$35,000-\$49,999	17.4%	13.8%	7.1%	8.4%	11.8%	14.3%	17.8%
\$50,000-\$74,999	31.9%	21.9%	20.6%	18.4%	20.2%	20.3%	14.9%
\$75,000-\$99,999	13.0%	20.4%	20.6%	20.0%	19.3%	15.1%	11.3%
\$100,000-\$149,999	8.7%	17.9%	25.0%	22.8%	16.9%	15.3%	9.1%
\$150,000-\$199,999	0.7%	4.1%	6.6%	9.2%	7.3%	7.3%	3.7%
\$200,000+	0.7%	6.0%	9.4%	11.1%	10.7%	9.5%	6.9%



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

Morgan County, GA
 Morgan County, GA (13211)
 Geography: County

Prepared by Esri

Population		Households	
2010 Total Population	17,868	2021 Median Household Income	\$67,089
2021 Total Population	19,828	2026 Median Household Income	\$75,365
2026 Total Population	20,813	2021-2026 Annual Rate	2.35%
2021-2026 Annual Rate	0.97%		

Housing Units by Occupancy Status and Tenure	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	7,472	100.0%	8,326	100.0%	8,740	100.0%
Occupied	6,660	89.1%	7,390	88.8%	7,758	88.8%
Owner	5,125	68.6%	5,687	68.3%	6,027	69.0%
Renter	1,535	20.5%	1,703	20.5%	1,731	19.8%
Vacant	812	10.9%	936	11.2%	982	11.2%

Owner Occupied Housing Units by Value	2021		2026	
	Number	Percent	Number	Percent
Total	5,687	100.0%	6,027	100.0%
<\$50,000	136	2.4%	70	1.2%
\$50,000-\$99,999	178	3.1%	79	1.3%
\$100,000-\$149,999	241	4.2%	129	2.1%
\$150,000-\$199,999	830	14.6%	653	10.8%
\$200,000-\$249,999	1,028	18.1%	1,035	17.2%
\$250,000-\$299,999	716	12.6%	803	13.3%
\$300,000-\$399,999	1,199	21.1%	1,479	24.5%
\$400,000-\$499,999	564	9.9%	724	12.0%
\$500,000-\$749,999	383	6.7%	517	8.6%
\$750,000-\$999,999	181	3.2%	246	4.1%
\$1,000,000-\$1,499,999	160	2.8%	204	3.4%
\$1,500,000-\$1,999,999	40	0.7%	50	0.8%
\$2,000,000+	31	0.5%	38	0.6%
Median Value	\$280,063		\$316,531	
Average Value	\$357,179		\$398,474	



Census 2010 Housing Units	Number	Percent
Total	7,472	100.0%
In Urbanized Areas	0	0.0%
In Urban Clusters	1,893	25.3%
Rural Housing Units	5,579	74.7%

Data Note: Persons of Hispanic Origin may be of any race.

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



Housing Profile

Morgan County, GA
 Morgan County, GA (13211)
 Geography: County

Prepared by Esri

Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	5,125	100.0%
Owned with a Mortgage/Loan	3,455	67.4%
Owned Free and Clear	1,670	32.6%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	812	100.0%
For Rent	147	18.1%
Rented- Not Occupied	6	0.7%
For Sale Only	127	15.6%
Sold - Not Occupied	15	1.8%
Seasonal/Recreational/Occasional Use	258	31.8%
For Migrant Workers	1	0.1%
Other Vacant	258	31.8%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	6,660	5,125	77.0%
15-24	150	53	35.3%
25-34	712	376	52.8%
35-44	1,177	848	72.0%
45-54	1,500	1,189	79.3%
55-64	1,348	1,143	84.8%
65-74	1,041	898	86.3%
75-84	560	477	85.2%
85+	172	141	82.0%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	6,660	5,125	77.0%
White Alone	4,967	4,084	82.2%
Black/African American Alone	1,539	962	62.5%
American Indian/Alaska Native	16	12	75.0%
Asian Alone	25	16	64.0%
Pacific Islander Alone	0	0	0.0%
Other Race Alone	63	19	30.2%
Two or More Races	50	32	64.0%
Hispanic Origin	112	45	40.2%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	6,660	5,125	77.0%
1-Person	1,380	921	66.7%
2-Person	2,381	2,016	84.7%
3-Person	1,162	882	75.9%
4-Person	1,018	778	76.4%
5-Person	459	343	74.7%
6-Person	171	127	74.3%
7+ Person	89	58	65.2%

2021 Housing Affordability	
Housing Affordability Index	133
Percent of Income for Mortgage	17.6%

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.



2010 Census Profile

Morgan County, GA
 Morgan County, GA (13211)
 Geography: County

Prepared by Esri

	2000	2010	2000-2010 Annual Rate
Population	15,457	17,868	1.46%
Households	5,558	6,660	1.83%
Housing Units	6,128	7,472	2.00%
Population by Race			
		Number	Percent
Total		17,868	100.0%
Population Reporting One Race		17,637	98.7%
White		12,984	72.7%
Black		4,208	23.6%
American Indian		54	0.3%
Asian		106	0.6%
Pacific Islander		0	0.0%
Some Other Race		285	1.6%
Population Reporting Two or More Races		231	1.3%
Total Hispanic Population		494	2.8%
Population by Sex			
Male		8,636	48.3%
Female		9,232	51.7%
Population by Age			
Total		17,868	100.0%
Age 0 - 4		1,026	5.7%
Age 5 - 9		1,218	6.8%
Age 10 - 14		1,384	7.7%
Age 15 - 19		1,239	6.9%
Age 20 - 24		802	4.5%
Age 25 - 29		843	4.7%
Age 30 - 34		949	5.3%
Age 35 - 39		1,121	6.3%
Age 40 - 44		1,272	7.1%
Age 45 - 49		1,401	7.8%
Age 50 - 54		1,395	7.8%
Age 55 - 59		1,297	7.3%
Age 60 - 64		1,147	6.4%
Age 65 - 69		957	5.4%
Age 70 - 74		708	4.0%
Age 75 - 79		494	2.8%
Age 80 - 84		329	1.8%
Age 85+		286	1.6%
Age 18+		13,429	75.2%
Age 65+		2,774	15.5%



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	6,660	100.0%
Households with 1 Person	1,380	20.7%
Households with 2+ People	5,280	79.3%
Family Households	5,073	76.2%
Husband-wife Families	3,774	56.7%
With Own Children	1,421	21.3%
Other Family (No Spouse Present)	1,299	19.5%
With Own Children	592	8.9%
Nonfamily Households	207	3.1%
All Households with Children	2,359	35.4%
Multigenerational Households	384	5.8%
Unmarried Partner Households	310	4.7%
Male-female	279	4.2%
Same-sex	31	0.5%
Average Household Size	2.66	

Family Households by Size		
Total	5,073	100.0%
2 People	2,201	43.4%
3 People	1,144	22.6%
4 People	1,012	19.9%
5 People	458	9.0%
6 People	169	3.3%
7+ People	89	1.8%
Average Family Size	3.06	

Nonfamily Households by Size		
Total	1,587	100.0%
1 Person	1,380	87.0%
2 People	180	11.3%
3 People	18	1.1%
4 People	6	0.4%
5 People	1	0.1%
6 People	2	0.1%
7+ People	0	0.0%
Average Nonfamily Size	1.16	

Population by Relationship and Household Type		
Total	17,868	100.0%
In Households	17,714	99.1%
In Family Households	15,879	88.9%
Householder	5,073	28.4%
Spouse	3,774	21.1%
Child	5,996	33.6%
Other relative	703	3.9%
Nonrelative	333	1.9%
In Nonfamily Households	1,835	10.3%
In Group Quarters	154	0.9%
Institutionalized Population	154	0.9%
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	5,073	100.0%
Householder Age 15 - 44	1,697	33.5%
Householder Age 45 - 54	1,185	23.4%
Householder Age 55 - 64	1,030	20.3%
Householder Age 65 - 74	727	14.3%
Householder Age 75+	434	8.6%
Nonfamily Households by Age of Householder		
Total	1,587	100.0%
Householder Age 15 - 44	342	21.6%
Householder Age 45 - 54	315	19.8%
Householder Age 55 - 64	318	20.0%
Householder Age 65 - 74	314	19.8%
Householder Age 75+	298	18.8%
Households by Race of Householder		
Total	6,660	100.0%
Householder is White Alone	4,967	74.6%
Householder is Black Alone	1,539	23.1%
Householder is American Indian Alone	16	0.2%
Householder is Asian Alone	25	0.4%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	63	0.9%
Householder is Two or More Races	50	0.8%
Households with Hispanic Householder	112	1.7%
Husband-wife Families by Race of Householder		
Total	3,774	100.0%
Householder is White Alone	3,200	84.8%
Householder is Black Alone	484	12.8%
Householder is American Indian Alone	8	0.2%
Householder is Asian Alone	18	0.5%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	38	1.0%
Householder is Two or More Races	26	0.7%
Husband-wife Families with Hispanic Householder	62	1.6%
Other Families (No Spouse) by Race of Householder		
Total	1,299	100.0%
Householder is White Alone	640	49.3%
Householder is Black Alone	624	48.0%
Householder is American Indian Alone	4	0.3%
Householder is Asian Alone	4	0.3%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	15	1.2%
Householder is Two or More Races	12	0.9%
Other Families with Hispanic Householder	30	2.3%
Nonfamily Households by Race of Householder		
Total	1,587	100.0%
Householder is White Alone	1,127	71.0%
Householder is Black Alone	431	27.2%
Householder is American Indian Alone	4	0.3%
Householder is Asian Alone	3	0.2%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	10	0.6%
Householder is Two or More Races	12	0.8%
Nonfamily Households with Hispanic Householder	20	1.3%

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



2010 Census Profile

Morgan County, GA
Morgan County, GA (13211)
Geography: County

Prepared by Esri

Total Housing Units by Occupancy

Total	7,472	100.0%
Occupied Housing Units	6,660	89.1%
Vacant Housing Units		
For Rent	147	2.0%
Rented, not Occupied	6	0.1%
For Sale Only	127	1.7%
Sold, not Occupied	15	0.2%
For Seasonal/Recreational/Occasional Use	258	3.5%
For Migrant Workers	1	0.0%
Other Vacant	258	3.5%
Total Vacancy Rate	10.9%	

Households by Tenure and Mortgage Status

Total	6,660	100.0%
Owner Occupied	5,125	77.0%
Owned with a Mortgage/Loan	3,455	51.9%
Owned Free and Clear	1,670	25.1%
Average Household Size	2.66	
Renter Occupied	1,535	23.0%
Average Household Size	2.65	

Owner-occupied Housing Units by Race of Householder

Total	5,125	100.0%
Householder is White Alone	4,084	79.7%
Householder is Black Alone	962	18.8%
Householder is American Indian Alone	12	0.2%
Householder is Asian Alone	16	0.3%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	19	0.4%
Householder is Two or More Races	32	0.6%
Owner-occupied Housing Units with Hispanic Householder	45	0.9%

Renter-occupied Housing Units by Race of Householder

Total	1,535	100.0%
Householder is White Alone	883	57.5%
Householder is Black Alone	577	37.6%
Householder is American Indian Alone	4	0.3%
Householder is Asian Alone	9	0.6%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	44	2.9%
Householder is Two or More Races	18	1.2%
Renter-occupied Housing Units with Hispanic Householder	67	4.4%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.62
Householder is Black Alone	2.71
Householder is American Indian Alone	2.75
Householder is Asian Alone	3.60
Householder is Pacific Islander Alone	0.00
Householder is Some Other Race Alone	4.38
Householder is Two or More Races	2.50
Householder is Hispanic	3.84

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

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 - RAW ACREAGE
- RELOCATION
- HOME SERVICES
- CONSULTATION
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- DEVELOPMENT
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- DEEP DIVE
- MONTHLY INDICATORS
- TEMPERATURE GAUGES
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