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# Population Consolidated Report

Spalding County, GA  
 Spalding County, GA (13255)  
 Geography: County

Prepared by Esri

Demographic Summary				2021-2026	2021-2026
	Census 2010	2021	2026	Change	Annual Rate
Total Population	64,073	68,742	72,996	4,254	1.21%
Population 50+	20,842	25,435	28,050	2,615	1.98%
Median Age	37.1	39.5	40.8	1.3	0.65%
Households	23,565	25,539	27,237	1,698	1.30%
% Householders 55+	42.6%	49.0%	50.9%	1.9	0.76%
Total Owner-Occupied Housing Units	14,362	15,745	17,359	1,614	1.97%
Total Renter-Occupied Housing Units	9,203	9,794	9,878	84	0.17%
Owner/Renter Ratio (per 100 renters)	156	161	176	15.0	1.80%
Median Home Value	-	\$136,906	\$223,795	\$86,889	10.33%
Average Home Value	-	\$201,529	\$269,447	\$67,918	5.98%
Median Household Income	-	\$51,624	\$56,174	\$4,550	1.70%
Median Household Income for Householder 55+	-	\$47,668	\$53,078	\$5,410	2.17%

## Population by Age and Sex

Male Population	Census 2010		2021		2026	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	9,426	100.0%	11,671	100.0%	12,941	100.0%
50-54	2,185	23.2%	2,083	17.8%	2,129	16.5%
55-59	1,883	20.0%	2,132	18.3%	2,167	16.7%
60-64	1,744	18.5%	2,094	17.9%	2,215	17.1%
65-69	1,397	14.8%	1,805	15.5%	2,096	16.2%
70-74	927	9.8%	1,537	13.2%	1,689	13.1%
75-79	639	6.8%	1,046	9.0%	1,335	10.3%
80-84	383	4.1%	552	4.7%	795	6.1%
85+	268	2.8%	422	3.6%	515	4.0%

Female Population	Census 2010		2021		2026	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	11,416	100.0%	13,764	100.0%	15,109	100.0%
50-54	2,329	20.4%	2,140	15.5%	2,250	14.9%
55-59	2,104	18.4%	2,278	16.6%	2,278	15.1%
60-64	2,058	18.0%	2,328	16.9%	2,374	15.7%
65-69	1,545	13.5%	2,100	15.3%	2,360	15.6%
70-74	1,147	10.0%	1,950	14.2%	2,024	13.4%
75-79	854	7.5%	1,300	9.4%	1,764	11.7%
80-84	684	6.0%	837	6.1%	1,120	7.4%
85+	695	6.1%	831	6.0%	939	6.2%

Total Population	Census 2010		2021		2026	
	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total(50+)	20,842	32.5%	25,435	37.0%	28,050	38.4%
50-54	4,514	7.0%	4,223	6.1%	4,379	6.0%
55-59	3,987	6.2%	4,410	6.4%	4,445	6.1%
60-64	3,802	5.9%	4,422	6.4%	4,589	6.3%
65-69	2,942	4.6%	3,905	5.7%	4,456	6.1%
70-74	2,074	3.2%	3,487	5.1%	3,713	5.1%
75-79	1,493	2.3%	2,346	3.4%	3,099	4.2%
80-84	1,067	1.7%	1,389	2.0%	1,915	2.6%
85+	963	1.5%	1,253	1.8%	1,454	2.0%
65+	8,539	13.3%	12,380	18.0%	14,637	20.1%
75+	3,523	5.5%	4,988	7.3%	6,468	8.9%

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

Source: Esri, U.S. Census



# Population Consolidated Report

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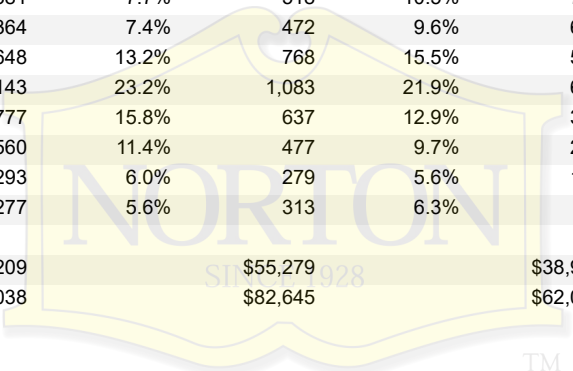
Prepared by Esri

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

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	4,868	100%	4,519	100%	3,133	100%	12,520	100%
<\$15,000	581	11.9%	429	9.5%	386	12.3%	1,396	11.2%
\$15,000-\$24,999	474	9.7%	557	12.3%	703	22.4%	1,734	13.8%
\$25,000-\$34,999	403	8.3%	474	10.5%	521	16.6%	1,398	11.2%
\$35,000-\$49,999	722	14.8%	760	16.8%	482	15.4%	1,964	15.7%
\$50,000-\$74,999	1,077	22.1%	960	21.2%	456	14.6%	2,493	19.9%
\$75,000-\$99,999	717	14.7%	532	11.8%	231	7.4%	1,480	11.8%
\$100,000-\$149,999	458	9.4%	364	8.1%	169	5.4%	991	7.9%
\$150,000-\$199,999	222	4.6%	200	4.4%	108	3.4%	530	4.2%
\$200,000+	214	4.4%	243	5.4%	77	2.5%	534	4.3%
Median HH Income	\$54,089		\$50,654		\$33,891		\$47,668	
Average HH Income	\$72,021		\$72,319		\$52,995		\$67,367	

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

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	4,919	100%	4,939	100%	4,017	100%	13,875	100%
<\$15,000	476	9.7%	392	7.9%	446	11.1%	1,314	9.5%
\$15,000-\$24,999	381	7.7%	518	10.5%	758	18.9%	1,657	11.9%
\$25,000-\$34,999	364	7.4%	472	9.6%	607	15.1%	1,443	10.4%
\$35,000-\$49,999	648	13.2%	768	15.5%	588	14.6%	2,004	14.4%
\$50,000-\$74,999	1,143	23.2%	1,083	21.9%	663	16.5%	2,889	20.8%
\$75,000-\$99,999	777	15.8%	637	12.9%	368	9.2%	1,782	12.8%
\$100,000-\$149,999	560	11.4%	477	9.7%	275	6.8%	1,312	9.5%
\$150,000-\$199,999	293	6.0%	279	5.6%	194	4.8%	766	5.5%
\$200,000+	277	5.6%	313	6.3%	118	2.9%	708	5.1%
Median HH Income	\$60,209		\$55,279		\$38,988		\$53,078	
Average HH Income	\$84,038		\$82,645		\$62,090		\$77,188	





# Demographic and Income Profile

Spalding County, GA  
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Prepared by Esri

Summary	Census 2010	2021	2026
Population	64,073	68,742	72,996
Households	23,565	25,539	27,237
Families	16,869	17,956	19,043
Average Household Size	2.67	2.64	2.63
Owner Occupied Housing Units	14,362	15,745	17,359
Renter Occupied Housing Units	9,203	9,794	9,878
Median Age	37.1	39.5	40.8
Trends: 2021-2026 Annual Rate	Area	State	National
Population	1.21%	1.05%	0.71%
Households	1.30%	1.06%	0.71%
Families	1.18%	0.97%	0.64%
Owner HHs	1.97%	1.26%	0.91%
Median Household Income	1.70%	2.43%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	2,875	11.3%	2,605	9.6%
\$15,000 - \$24,999	2,904	11.4%	2,653	9.7%
\$25,000 - \$34,999	2,711	10.6%	2,638	9.7%
\$35,000 - \$49,999	3,737	14.6%	3,698	13.6%
\$50,000 - \$74,999	5,460	21.4%	5,989	22.0%
\$75,000 - \$99,999	3,199	12.5%	3,650	13.4%
\$100,000 - \$149,999	2,410	9.4%	3,043	11.2%
\$150,000 - \$199,999	1,160	4.5%	1,577	5.8%
\$200,000+	1,083	4.2%	1,384	5.1%
Median Household Income	\$51,624		\$56,174	
Average Household Income	\$70,012		\$79,867	
Per Capita Income	\$26,038		\$29,826	

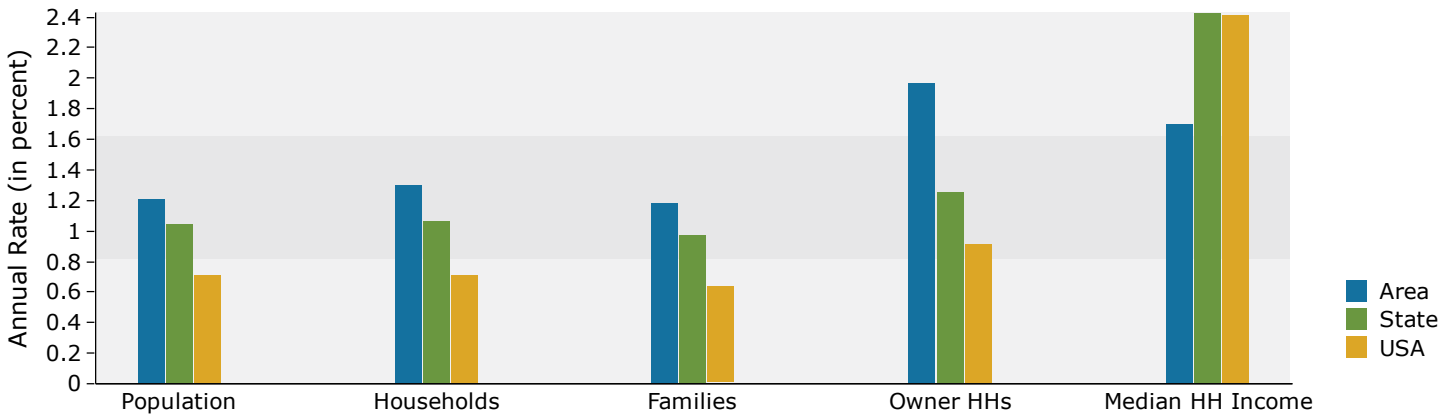
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,625	7.2%	4,338	6.3%	4,479	6.1%
5 - 9	4,555	7.1%	4,494	6.5%	4,616	6.3%
10 - 14	4,408	6.9%	4,430	6.4%	4,817	6.6%
15 - 19	4,383	6.8%	4,027	5.9%	4,402	6.0%
20 - 24	3,987	6.2%	3,804	5.5%	3,816	5.2%
25 - 34	8,324	13.0%	9,231	13.4%	8,730	12.0%
35 - 44	8,461	13.2%	8,798	12.8%	9,571	13.1%
45 - 54	9,002	14.0%	8,408	12.2%	8,894	12.2%
55 - 64	7,789	12.2%	8,832	12.8%	9,034	12.4%
65 - 74	5,016	7.8%	7,392	10.8%	8,169	11.2%
75 - 84	2,560	4.0%	3,735	5.4%	5,014	6.9%
85+	963	1.5%	1,253	1.8%	1,454	2.0%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	40,148	62.7%	40,398	58.8%	41,569	56.9%
Black Alone	21,030	32.8%	24,243	35.3%	26,451	36.2%
American Indian Alone	213	0.3%	271	0.4%	310	0.4%
Asian Alone	574	0.9%	735	1.1%	850	1.2%
Pacific Islander Alone	34	0.1%	63	0.1%	78	0.1%
Some Other Race Alone	1,024	1.6%	1,450	2.1%	1,736	2.4%
Two or More Races	1,050	1.6%	1,582	2.3%	2,002	2.7%
Hispanic Origin (Any Race)	2,451	3.8%	3,591	5.2%	4,340	5.9%

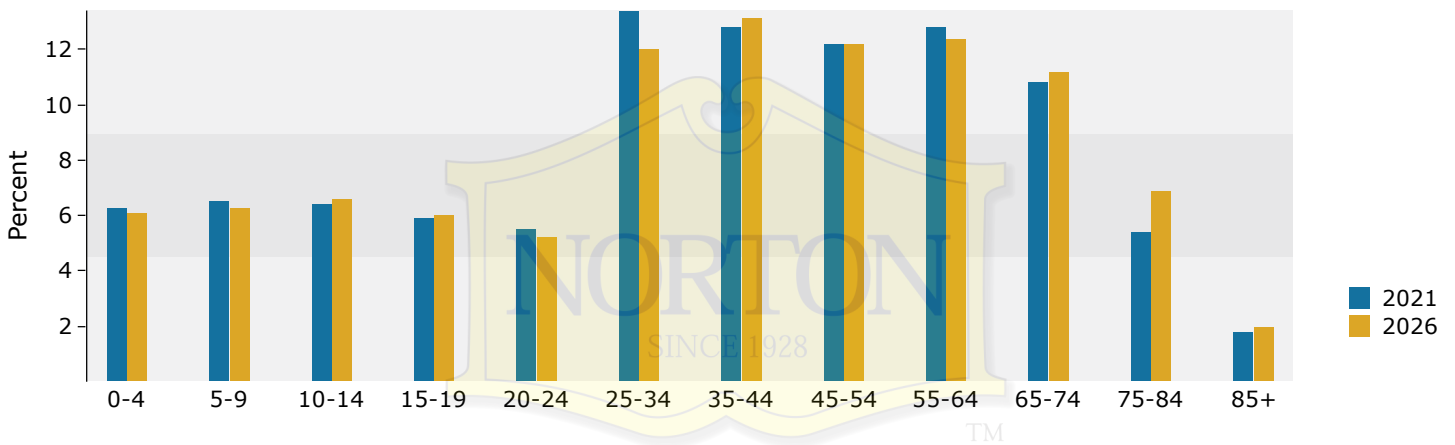
**Data Note:** Income is expressed in current dollars.

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

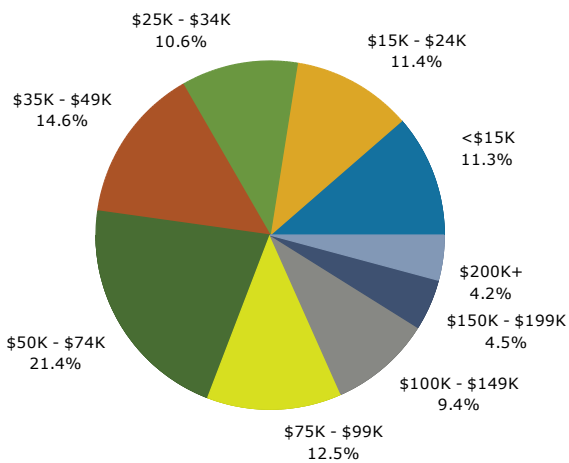
## Trends 2021-2026



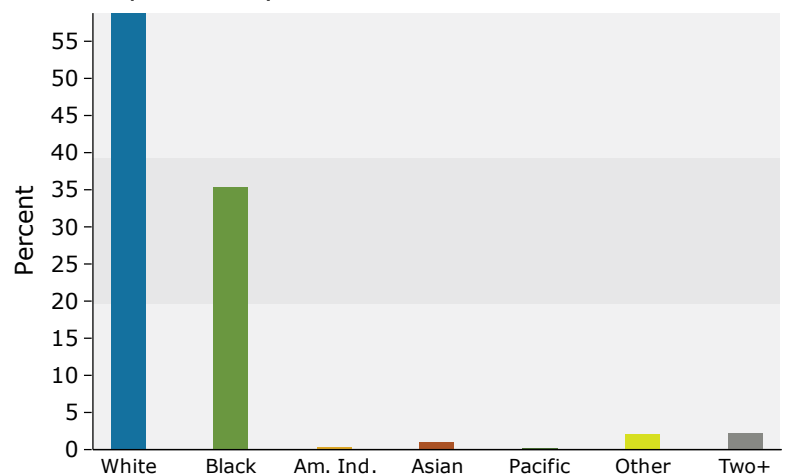
## Population by Age



## 2021 Household Income



## 2021 Population by Race



2021 Percent Hispanic Origin: 5.2%

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



# Executive Summary

Spalding County, GA  
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Prepared by Esri

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## Population

2000 Population	58,417
2010 Population	64,073
2021 Population	68,742
2026 Population	72,996
2000-2010 Annual Rate	0.93%
2010-2021 Annual Rate	0.63%
2021-2026 Annual Rate	1.21%
2021 Male Population	48.7%
2021 Female Population	51.3%
2021 Median Age	39.5

In the identified area, the current year population is 68,742. In 2010, the Census count in the area was 64,073. The rate of change since 2010 was 0.63% annually. The five-year projection for the population in the area is 72,996 representing a change of 1.21% annually from 2021 to 2026. Currently, the population is 48.7% male and 51.3% female.

## Median Age

The median age in this area is 39.5, compared to U.S. median age of 38.5.

## Race and Ethnicity

2021 White Alone	58.8%
2021 Black Alone	35.3%
2021 American Indian/Alaska Native Alone	0.4%
2021 Asian Alone	1.1%
2021 Pacific Islander Alone	0.1%
2021 Other Race	2.1%
2021 Two or More Races	2.3%
2021 Hispanic Origin (Any Race)	5.2%

Persons of Hispanic origin represent 5.2% 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 57.7 in the identified area, compared to 65.4 for the U.S. as a whole.

## Households

2021 Wealth Index	75
2000 Households	21,519
2010 Households	23,565
2021 Total Households	25,539
2026 Total Households	27,237
2000-2010 Annual Rate	0.91%
2010-2021 Annual Rate	0.72%
2021-2026 Annual Rate	1.30%
2021 Average Household Size	2.64

The household count in this area has changed from 23,565 in 2010 to 25,539 in the current year, a change of 0.72% annually. The five-year projection of households is 27,237, a change of 1.30% annually from the current year total. Average household size is currently 2.64, compared to 2.67 in the year 2010. The number of families in the current year is 17,956 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.

December 17, 2021



# Executive Summary

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### Mortgage Income

2021 Percent of Income for Mortgage 11.1%

### Median Household Income

2021 Median Household Income \$51,624

2026 Median Household Income \$56,174

2021-2026 Annual Rate 1.70%

### Average Household Income

2021 Average Household Income \$70,012

2026 Average Household Income \$79,867

2021-2026 Annual Rate 2.67%

### Per Capita Income

2021 Per Capita Income \$26,038

2026 Per Capita Income \$29,826

2021-2026 Annual Rate 2.75%

### Households by Income

Current median household income is \$51,624 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$56,174 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$70,012 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$79,867 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$26,038 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$29,826 in five years, compared to \$39,378 for all U.S. households

### Housing

2021 Housing Affordability Index 196

2000 Total Housing Units 23,001

2000 Owner Occupied Housing Units 13,521

2000 Renter Occupied Housing Units 7,998

2000 Vacant Housing Units 1,482

2010 Total Housing Units 26,777

2010 Owner Occupied Housing Units 14,362

2010 Renter Occupied Housing Units 9,203

2010 Vacant Housing Units 3,212

2021 Total Housing Units 28,854

2021 Owner Occupied Housing Units 15,745

2021 Renter Occupied Housing Units 9,794

2021 Vacant Housing Units 3,315

2026 Total Housing Units 30,961

2026 Owner Occupied Housing Units 17,359

2026 Renter Occupied Housing Units 9,878

2026 Vacant Housing Units 3,724

Currently, 54.6% of the 28,854 housing units in the area are owner occupied; 33.9%, renter occupied; and 11.5% 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 26,777 housing units in the area - 53.6% owner occupied, 34.4% renter occupied, and 12.0% vacant. The annual rate of change in housing units since 2010 is 3.38%. Median home value in the area is \$136,906, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 10.33% annually to \$223,795.

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# Household Income Profile

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Summary	2021	2026	2021-2026 Change	2021-2026 Annual Rate
Population	68,742	72,996	4,254	1.21%
Households	25,539	27,237	1,698	1.30%
Median Age	39.5	40.8	1.3	0.65%
Average Household Size	2.64	2.63	-0.01	-0.08%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
Household	25,539	100%	27,237	100%
<\$15,000	2,875	11.3%	2,605	9.6%
\$15,000-\$24,999	2,904	11.4%	2,653	9.7%
\$25,000-\$34,999	2,711	10.6%	2,638	9.7%
\$35,000-\$49,999	3,737	14.6%	3,698	13.6%
\$50,000-\$74,999	5,460	21.4%	5,989	22.0%
\$75,000-\$99,999	3,199	12.5%	3,650	13.4%
\$100,000-\$149,999	2,410	9.4%	3,043	11.2%
\$150,000-\$199,999	1,160	4.5%	1,577	5.8%
\$200,000+	1,083	4.2%	1,384	5.1%
Median Household Income	\$51,624		\$56,174	
Average Household Income	\$70,012		\$79,867	
Per Capita Income	\$26,038		\$29,826	



**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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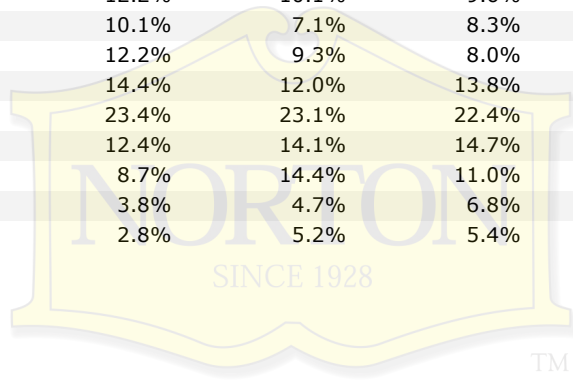


# Household Income Profile

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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	869	3,779	4,161	4,210	4,868	4,519	3,133
<\$15,000	190	462	422	405	581	429	386
\$15,000-\$24,999	140	383	296	351	474	557	703
\$25,000-\$34,999	128	462	386	337	403	474	521
\$35,000-\$49,999	147	545	501	580	722	760	482
\$50,000-\$74,999	180	884	962	941	1,077	960	456
\$75,000-\$99,999	48	468	585	618	717	532	231
\$100,000-\$149,999	27	328	600	464	458	364	169
\$150,000-\$199,999	9	142	194	285	222	200	108
\$200,000+	0	105	215	229	214	243	77
Median HH Income	\$32,666	\$50,653	\$59,666	\$58,870	\$54,089	\$50,654	\$33,891
Average HH Income	\$39,659	\$64,151	\$79,163	\$80,360	\$72,021	\$72,319	\$52,995
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	21.9%	12.2%	10.1%	9.6%	11.9%	9.5%	12.3%
\$15,000-\$24,999	16.1%	10.1%	7.1%	8.3%	9.7%	12.3%	22.4%
\$25,000-\$34,999	14.7%	12.2%	9.3%	8.0%	8.3%	10.5%	16.6%
\$35,000-\$49,999	16.9%	14.4%	12.0%	13.8%	14.8%	16.8%	15.4%
\$50,000-\$74,999	20.7%	23.4%	23.1%	22.4%	22.1%	21.2%	14.6%
\$75,000-\$99,999	5.5%	12.4%	14.1%	14.7%	14.7%	11.8%	7.4%
\$100,000-\$149,999	3.1%	8.7%	14.4%	11.0%	9.4%	8.1%	5.4%
\$150,000-\$199,999	1.0%	3.8%	4.7%	6.8%	4.6%	4.4%	3.4%
\$200,000+	0.0%	2.8%	5.2%	5.4%	4.4%	5.4%	2.5%



**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  
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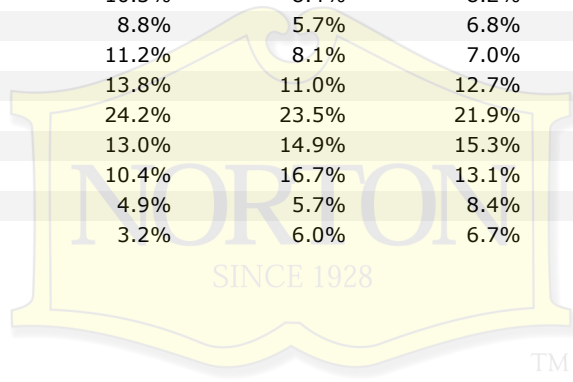


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2026 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	901	3,576	4,478	4,407	4,919	4,939	4,017
<\$15,000	185	370	376	360	476	392	446
\$15,000-\$24,999	128	315	255	298	381	518	758
\$25,000-\$34,999	122	402	364	307	364	472	607
\$35,000-\$49,999	149	494	491	560	648	768	588
\$50,000-\$74,999	215	866	1,054	965	1,143	1,083	663
\$75,000-\$99,999	59	466	667	676	777	637	368
\$100,000-\$149,999	32	373	750	576	560	477	275
\$150,000-\$199,999	11	177	254	369	293	279	194
\$200,000+	0	113	267	296	277	313	118
Median HH Income	\$36,113	\$54,057	\$65,542	\$65,299	\$60,209	\$55,279	\$38,988
Average HH Income	\$43,953	\$72,208	\$89,289	\$92,286	\$84,038	\$82,645	\$62,090
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	20.5%	10.3%	8.4%	8.2%	9.7%	7.9%	11.1%
\$15,000-\$24,999	14.2%	8.8%	5.7%	6.8%	7.7%	10.5%	18.9%
\$25,000-\$34,999	13.5%	11.2%	8.1%	7.0%	7.4%	9.6%	15.1%
\$35,000-\$49,999	16.5%	13.8%	11.0%	12.7%	13.2%	15.5%	14.6%
\$50,000-\$74,999	23.9%	24.2%	23.5%	21.9%	23.2%	21.9%	16.5%
\$75,000-\$99,999	6.5%	13.0%	14.9%	15.3%	15.8%	12.9%	9.2%
\$100,000-\$149,999	3.6%	10.4%	16.7%	13.1%	11.4%	9.7%	6.8%
\$150,000-\$199,999	1.2%	4.9%	5.7%	8.4%	6.0%	5.6%	4.8%
\$200,000+	0.0%	3.2%	6.0%	6.7%	5.6%	6.3%	2.9%



**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

Spalding County, GA  
 Spalding County, GA (13255)  
 Geography: County

Prepared by Esri

Population		Households	
2010 Total Population	64,073	2021 Median Household Income	\$51,624
2021 Total Population	68,742	2026 Median Household Income	\$56,174
2026 Total Population	72,996	2021-2026 Annual Rate	1.70%
2021-2026 Annual Rate	1.21%		

Housing Units by Occupancy Status and Tenure	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	26,777	100.0%	28,854	100.0%	30,961	100.0%
Occupied	23,565	88.0%	25,539	88.5%	27,237	88.0%
Owner	14,362	53.6%	15,745	54.6%	17,359	56.1%
Renter	9,203	34.4%	9,794	33.9%	9,878	31.9%
Vacant	3,212	12.0%	3,315	11.5%	3,724	12.0%

Owner Occupied Housing Units by Value	2021		2026	
	Number	Percent	Number	Percent
Total	15,745	100.0%	17,359	100.0%
<\$50,000	1,348	8.6%	1,026	5.9%
\$50,000-\$99,999	4,395	27.9%	2,849	16.4%
\$100,000-\$149,999	2,885	18.3%	2,236	12.9%
\$150,000-\$199,999	1,599	10.2%	1,818	10.5%
\$200,000-\$249,999	1,083	6.9%	1,577	9.1%
\$250,000-\$299,999	1,196	7.6%	1,937	11.2%
\$300,000-\$399,999	1,753	11.1%	3,108	17.9%
\$400,000-\$499,999	724	4.6%	1,339	7.7%
\$500,000-\$749,999	449	2.9%	872	5.0%
\$750,000-\$999,999	196	1.2%	386	2.2%
\$1,000,000-\$1,499,999	58	0.4%	95	0.5%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	59	0.4%	116	0.7%



Median Value	\$136,906	\$223,795
Average Value	\$201,529	\$269,447

Census 2010 Housing Units	Number	Percent
Total	26,777	100.0%
In Urbanized Areas	15,853	59.2%
In Urban Clusters	0	0.0%
Rural Housing Units	10,924	40.8%

**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.



# Housing Profile

Spalding County, GA  
 Spalding County, GA (13255)  
 Geography: County

Prepared by Esri

Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	14,362	100.0%
Owned with a Mortgage/Loan	10,229	71.2%
Owned Free and Clear	4,133	28.8%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	3,212	100.0%
For Rent	1,408	43.8%
Rented- Not Occupied	30	0.9%
For Sale Only	524	16.3%
Sold - Not Occupied	147	4.6%
Seasonal/Recreational/Occasional Use	145	4.5%
For Migrant Workers	0	0.0%
Other Vacant	958	29.8%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	23,565	14,362	60.9%
15-24	1,007	199	19.8%
25-34	3,591	1,423	39.6%
35-44	4,195	2,263	53.9%
45-54	4,729	2,954	62.5%
55-64	4,504	3,272	72.6%
65-74	3,209	2,523	78.6%
75-84	1,755	1,323	75.4%
85+	575	405	70.4%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	23,565	14,362	60.9%
White Alone	15,775	11,407	72.3%
Black/African American Alone	7,119	2,638	37.1%
American Indian/Alaska Native	72	40	55.6%
Asian Alone	151	93	61.6%
Pacific Islander Alone	10	4	40.0%
Other Race Alone	199	74	37.2%
Two or More Races	239	106	44.4%
Hispanic Origin	565	269	47.6%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	23,565	14,362	60.9%
1-Person	5,528	3,058	55.3%
2-Person	7,807	5,497	70.4%
3-Person	4,084	2,394	58.6%
4-Person	3,366	1,962	58.3%
5-Person	1,604	858	53.5%
6-Person	689	353	51.2%
7+ Person	487	240	49.3%

2021 Housing Affordability	
Housing Affordability Index	196
Percent of Income for Mortgage	11.1%

**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.



# 2010 Census Profile

Spalding County, GA  
 Spalding County, GA (13255)  
 Geography: County

Prepared by Esri

	2000	2010	2000-2010 Annual Rate
Population	58,417	64,073	0.93%
Households	21,519	23,565	0.91%
Housing Units	23,001	26,777	1.53%
<b>Population by Race</b>			
		<b>Number</b>	<b>Percent</b>
Total		64,073	100.0%
Population Reporting One Race		63,023	98.4%
White		40,148	62.7%
Black		21,030	32.8%
American Indian		213	0.3%
Asian		574	0.9%
Pacific Islander		34	0.1%
Some Other Race		1,024	1.6%
Population Reporting Two or More Races		1,050	1.6%
Total Hispanic Population		2,451	3.8%
<b>Population by Sex</b>			
Male		31,046	48.5%
Female		33,027	51.5%
<b>Population by Age</b>			
Total		64,073	100.0%
Age 0 - 4		4,625	7.2%
Age 5 - 9		4,555	7.1%
Age 10 - 14		4,408	6.9%
Age 15 - 19		4,383	6.8%
Age 20 - 24		3,987	6.2%
Age 25 - 29		4,241	6.6%
Age 30 - 34		4,083	6.4%
Age 35 - 39		4,238	6.6%
Age 40 - 44		4,223	6.6%
Age 45 - 49		4,488	7.0%
Age 50 - 54		4,514	7.0%
Age 55 - 59		3,987	6.2%
Age 60 - 64		3,802	5.9%
Age 65 - 69		2,942	4.6%
Age 70 - 74		2,074	3.2%
Age 75 - 79		1,493	2.3%
Age 80 - 84		1,067	1.7%
Age 85+		963	1.5%
Age 18+		47,862	74.7%
Age 65+		8,539	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	23,565	100.0%
Households with 1 Person	5,528	23.5%
Households with 2+ People	18,037	76.5%
Family Households	16,869	71.6%
Husband-wife Families	10,906	46.3%
With Own Children	4,013	17.0%
Other Family (No Spouse Present)	5,963	25.3%
With Own Children	3,013	12.8%
Nonfamily Households	1,168	5.0%
All Households with Children	8,519	36.2%
Multigenerational Households	1,588	6.7%
Unmarried Partner Households	1,719	7.3%
Male-female	1,569	6.7%
Same-sex	150	0.6%
Average Household Size	2.67	

Family Households by Size		
Total	16,869	100.0%
2 People	6,836	40.5%
3 People	3,974	23.6%
4 People	3,319	19.7%
5 People	1,580	9.4%
6 People	678	4.0%
7+ People	482	2.9%
Average Family Size	3.12	

Nonfamily Households by Size		
Total	6,696	100.0%
1 Person	5,528	82.6%
2 People	971	14.5%
3 People	110	1.6%
4 People	47	0.7%
5 People	24	0.4%
6 People	11	0.2%
7+ People	5	0.1%
Average Nonfamily Size	1.23	

Population by Relationship and Household Type		
Total	64,073	100.0%
In Households	62,847	98.1%
In Family Households	54,635	85.3%
Householder	16,869	26.3%
Spouse	10,906	17.0%
Child	21,503	33.6%
Other relative	3,432	5.4%
Nonrelative	1,925	3.0%
In Nonfamily Households	8,212	12.8%
In Group Quarters	1,226	1.9%
Institutionalized Population	1,089	1.7%
Noninstitutionalized Population	137	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	16,869	100.0%
Householder Age 15 - 44	7,048	41.8%
Householder Age 45 - 54	3,451	20.5%
Householder Age 55 - 64	3,148	18.7%
Householder Age 65 - 74	2,094	12.4%
Householder Age 75+	1,128	6.7%
Nonfamily Households by Age of Householder		
Total	6,696	100.0%
Householder Age 15 - 44	1,745	26.1%
Householder Age 45 - 54	1,278	19.1%
Householder Age 55 - 64	1,356	20.3%
Householder Age 65 - 74	1,115	16.7%
Householder Age 75+	1,202	18.0%
Households by Race of Householder		
Total	23,565	100.0%
Householder is White Alone	15,775	66.9%
Householder is Black Alone	7,119	30.2%
Householder is American Indian Alone	72	0.3%
Householder is Asian Alone	151	0.6%
Householder is Pacific Islander Alone	10	0.0%
Householder is Some Other Race Alone	199	0.8%
Householder is Two or More Races	239	1.0%
Households with Hispanic Householder	565	2.4%
Husband-wife Families by Race of Householder		
Total	10,906	100.0%
Householder is White Alone	8,514	78.1%
Householder is Black Alone	2,060	18.9%
Householder is American Indian Alone	37	0.3%
Householder is Asian Alone	93	0.9%
Householder is Pacific Islander Alone	9	0.1%
Householder is Some Other Race Alone	104	1.0%
Householder is Two or More Races	89	0.8%
Husband-wife Families with Hispanic Householder	285	2.6%
Other Families (No Spouse) by Race of Householder		
Total	5,963	100.0%
Householder is White Alone	2,685	45.0%
Householder is Black Alone	3,100	52.0%
Householder is American Indian Alone	16	0.3%
Householder is Asian Alone	24	0.4%
Householder is Pacific Islander Alone	1	0.0%
Householder is Some Other Race Alone	59	1.0%
Householder is Two or More Races	78	1.3%
Other Families with Hispanic Householder	165	2.8%
Nonfamily Households by Race of Householder		
Total	6,696	100.0%
Householder is White Alone	4,576	68.3%
Householder is Black Alone	1,959	29.3%
Householder is American Indian Alone	19	0.3%
Householder is Asian Alone	34	0.5%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	36	0.5%
Householder is Two or More Races	72	1.1%
Nonfamily Households with Hispanic Householder	115	1.7%

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



## Total Housing Units by Occupancy

Total	26,777	100.0%
Occupied Housing Units	23,565	88.0%
Vacant Housing Units		
For Rent	1,408	5.3%
Rented, not Occupied	30	0.1%
For Sale Only	524	2.0%
Sold, not Occupied	147	0.5%
For Seasonal/Recreational/Occasional Use	145	0.5%
For Migrant Workers	0	0.0%
Other Vacant	958	3.6%
Total Vacancy Rate	12.0%	

## Households by Tenure and Mortgage Status

Total	23,565	100.0%
Owner Occupied	14,362	60.9%
Owned with a Mortgage/Loan	10,229	43.4%
Owned Free and Clear	4,133	17.5%
Average Household Size	2.60	
Renter Occupied	9,203	39.1%
Average Household Size	2.77	

## Owner-occupied Housing Units by Race of Householder

Total	14,362	100.0%
Householder is White Alone	11,407	79.4%
Householder is Black Alone	2,638	18.4%
Householder is American Indian Alone	40	0.3%
Householder is Asian Alone	93	0.6%
Householder is Pacific Islander Alone	4	0.0%
Householder is Some Other Race Alone	74	0.5%
Householder is Two or More Races	106	0.7%
Owner-occupied Housing Units with Hispanic Householder	269	1.9%

## Renter-occupied Housing Units by Race of Householder

Total	9,203	100.0%
Householder is White Alone	4,368	47.5%
Householder is Black Alone	4,481	48.7%
Householder is American Indian Alone	32	0.3%
Householder is Asian Alone	58	0.6%
Householder is Pacific Islander Alone	6	0.1%
Householder is Some Other Race Alone	125	1.4%
Householder is Two or More Races	133	1.4%
Renter-occupied Housing Units with Hispanic Householder	296	3.2%

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

Householder is White Alone	2.54
Householder is Black Alone	2.89
Householder is American Indian Alone	3.04
Householder is Asian Alone	3.26
Householder is Pacific Islander Alone	3.70
Householder is Some Other Race Alone	3.92
Householder is Two or More Races	2.85
Householder is Hispanic	3.69

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

## SERVICES

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

## DATA PRODUCTS

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