



TM

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



Population Consolidated Report

Upson County, GA
 Upson County, GA (13293)
 Geography: County

Prepared by Esri

Demographic Summary	Census 2010			2021			2026	
	Number	% of 50+	% of Total Pop	Number	% of 50+	% of Total Pop	Number	% of Total Pop
Total Population	27,153			26,924			26,580	
Population 50+	9,799			11,049			11,422	
Median Age	40.3			42.7			44.1	
Households	10,716			10,768			10,662	
% Householders 55+	46.3%			52.5%			55.0%	
Total Owner-Occupied Housing Units	7,156			7,131			7,111	
Total Renter-Occupied Housing Units	3,560			3,637			3,551	
Owner/Renter Ratio (per 100 renters)	201			196			200	
Median Home Value	-			\$109,472			\$128,138	
Average Home Value	-			\$137,397			\$152,637	
Median Household Income	-			\$38,530			\$42,293	
Median Household Income for Householder 55+	-			\$33,755			\$36,318	

Population by Age and Sex

Male Population	Census 2010		2021		2026	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	4,375	100.0%	5,043	100.0%	5,247	100.0%
50-54	945	21.6%	852	16.9%	818	15.6%
55-59	893	20.4%	936	18.6%	856	16.3%
60-64	799	18.3%	905	17.9%	931	17.7%
65-69	638	14.6%	812	16.1%	862	16.4%
70-74	472	10.8%	668	13.2%	713	13.6%
75-79	294	6.7%	439	8.7%	541	10.3%
80-84	196	4.5%	255	5.1%	316	6.0%
85+	138	3.2%	176	3.5%	210	4.0%

Female Population	Census 2010		2021		2026	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	5,424	100.0%	6,006	100.0%	6,175	100.0%
50-54	1,032	19.0%	901	15.0%	869	14.1%
55-59	926	17.1%	1,035	17.2%	916	14.8%
60-64	952	17.6%	977	16.3%	1,024	16.6%
65-69	720	13.3%	900	15.0%	950	15.4%
70-74	604	11.1%	844	14.1%	808	13.1%
75-79	494	9.1%	564	9.4%	733	11.9%
80-84	320	5.9%	384	6.4%	443	7.2%
85+	376	6.9%	401	6.7%	432	7.0%

Total Population	Census 2010		2021		2026	
	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total(50+)	9,799	36.1%	11,049	41.0%	11,422	43.0%
50-54	1,977	7.3%	1,753	6.5%	1,687	6.3%
55-59	1,819	6.7%	1,971	7.3%	1,772	6.7%
60-64	1,751	6.4%	1,882	7.0%	1,955	7.4%
65-69	1,358	5.0%	1,712	6.4%	1,812	6.8%
70-74	1,076	4.0%	1,512	5.6%	1,521	5.7%
75-79	788	2.9%	1,003	3.7%	1,274	4.8%
80-84	516	1.9%	639	2.4%	759	2.9%
85+	514	1.9%	577	2.1%	642	2.4%
65+	4,252	15.7%	5,443	20.2%	6,008	22.6%
75+	1,818	6.7%	2,219	8.2%	2,675	10.1%

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

Source: Esri, U.S. Census



Population Consolidated Report

Upson County, GA
 Upson County, GA (13293)
 Geography: County

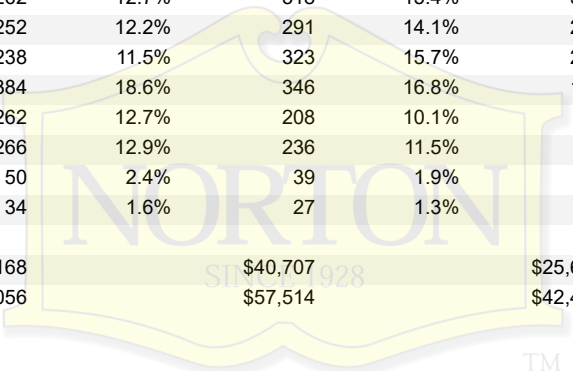
Prepared by Esri

2021 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	2,164	100%	2,026	100%	1,464	100%	5,654	100%
<\$15,000	389	18.0%	305	15.1%	294	20.1%	988	17.5%
\$15,000-\$24,999	308	14.2%	348	17.2%	456	31.1%	1,112	19.7%
\$25,000-\$34,999	267	12.3%	296	14.6%	241	16.5%	804	14.2%
\$35,000-\$49,999	276	12.8%	348	17.2%	201	13.7%	825	14.6%
\$50,000-\$74,999	384	17.7%	307	15.2%	107	7.3%	798	14.1%
\$75,000-\$99,999	243	11.2%	175	8.6%	64	4.4%	482	8.5%
\$100,000-\$149,999	222	10.3%	189	9.3%	52	3.6%	463	8.2%
\$150,000-\$199,999	42	1.9%	35	1.7%	36	2.5%	113	2.0%
\$200,000+	33	1.5%	23	1.1%	13	0.9%	69	1.2%
Median HH Income	\$40,310		\$37,016		\$24,364		\$33,755	
Average HH Income	\$54,791		\$51,032		\$38,440		\$49,210	

2026 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	2,063	100%	2,059	100%	1,745	100%	5,867	100%
<\$15,000	315	15.3%	271	13.2%	322	18.5%	908	15.5%
\$15,000-\$24,999	262	12.7%	318	15.4%	523	30.0%	1,103	18.8%
\$25,000-\$34,999	252	12.2%	291	14.1%	285	16.3%	828	14.1%
\$35,000-\$49,999	238	11.5%	323	15.7%	237	13.6%	798	13.6%
\$50,000-\$74,999	384	18.6%	346	16.8%	141	8.1%	871	14.8%
\$75,000-\$99,999	262	12.7%	208	10.1%	93	5.3%	563	9.6%
\$100,000-\$149,999	266	12.9%	236	11.5%	82	4.7%	584	10.0%
\$150,000-\$199,999	50	2.4%	39	1.9%	47	2.7%	136	2.3%
\$200,000+	34	1.6%	27	1.3%	15	0.9%	76	1.3%
Median HH Income	\$47,168		\$40,707		\$25,695		\$36,318	
Average HH Income	\$62,056		\$57,514		\$42,448		\$54,630	





Demographic and Income Profile

Upton County, GA
 Upton County, GA (13293)
 Geography: County

Prepared by Esri

Summary	Census 2010	2021	2026
Population	27,153	26,924	26,580
Households	10,716	10,768	10,662
Families	7,382	7,274	7,158
Average Household Size	2.49	2.46	2.45
Owner Occupied Housing Units	7,156	7,131	7,111
Renter Occupied Housing Units	3,560	3,637	3,551
Median Age	40.3	42.7	44.1
Trends: 2021-2026 Annual Rate	Area	State	National
Population	-0.26%	1.05%	0.71%
Households	-0.20%	1.06%	0.71%
Families	-0.32%	0.97%	0.64%
Owner HHs	-0.06%	1.26%	0.91%
Median Household Income	1.88%	2.43%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	1,813	16.8%	1,591	14.9%
\$15,000 - \$24,999	1,759	16.3%	1,644	15.4%
\$25,000 - \$34,999	1,377	12.8%	1,343	12.6%
\$35,000 - \$49,999	1,458	13.5%	1,341	12.6%
\$50,000 - \$74,999	1,736	16.1%	1,790	16.8%
\$75,000 - \$99,999	1,089	10.1%	1,185	11.1%
\$100,000 - \$149,999	1,079	10.0%	1,264	11.9%
\$150,000 - \$199,999	298	2.8%	331	3.1%
\$200,000+	159	1.5%	173	1.6%
Median Household Income	\$38,530		\$42,293	
Average Household Income	\$54,539		\$60,410	
Per Capita Income	\$21,834		\$24,254	

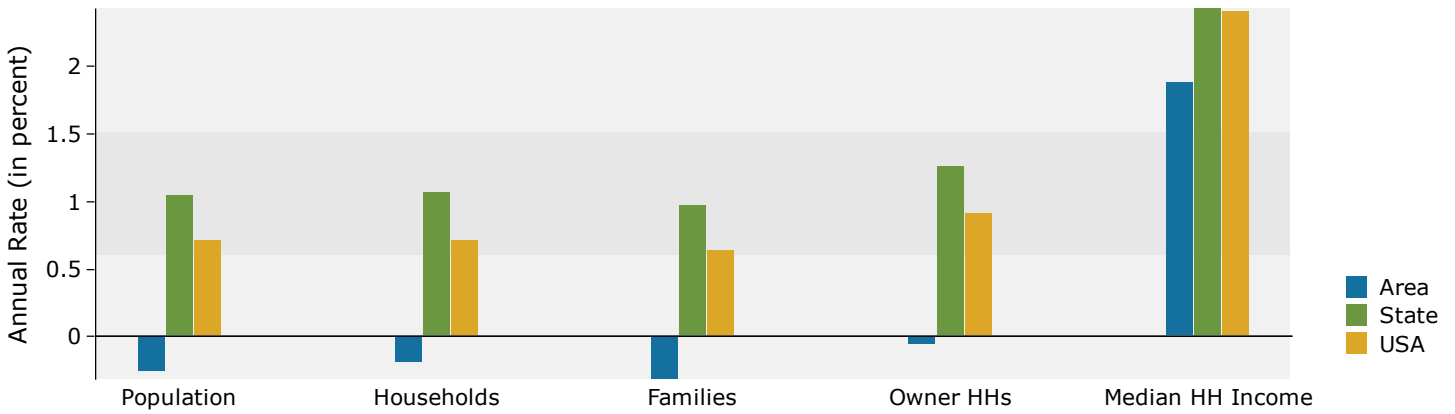
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,691	6.2%	1,495	5.6%	1,431	5.4%
5 - 9	1,685	6.2%	1,583	5.9%	1,501	5.6%
10 - 14	1,812	6.7%	1,597	5.9%	1,610	6.1%
15 - 19	2,001	7.4%	1,442	5.4%	1,537	5.8%
20 - 24	1,579	5.8%	1,422	5.3%	1,280	4.8%
25 - 34	3,017	11.1%	3,569	13.3%	3,048	11.5%
35 - 44	3,489	12.8%	3,088	11.5%	3,161	11.9%
45 - 54	4,057	14.9%	3,432	12.7%	3,277	12.3%
55 - 64	3,570	13.1%	3,853	14.3%	3,727	14.0%
65 - 74	2,434	9.0%	3,224	12.0%	3,333	12.5%
75 - 84	1,304	4.8%	1,642	6.1%	2,033	7.6%
85+	514	1.9%	577	2.1%	642	2.4%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	18,693	68.8%	18,057	67.1%	17,586	66.2%
Black Alone	7,590	28.0%	7,686	28.5%	7,631	28.7%
American Indian Alone	76	0.3%	115	0.4%	132	0.5%
Asian Alone	127	0.5%	189	0.7%	220	0.8%
Pacific Islander Alone	9	0.0%	10	0.0%	10	0.0%
Some Other Race Alone	323	1.2%	350	1.3%	361	1.4%
Two or More Races	335	1.2%	517	1.9%	640	2.4%
Hispanic Origin (Any Race)	588	2.2%	650	2.4%	675	2.5%

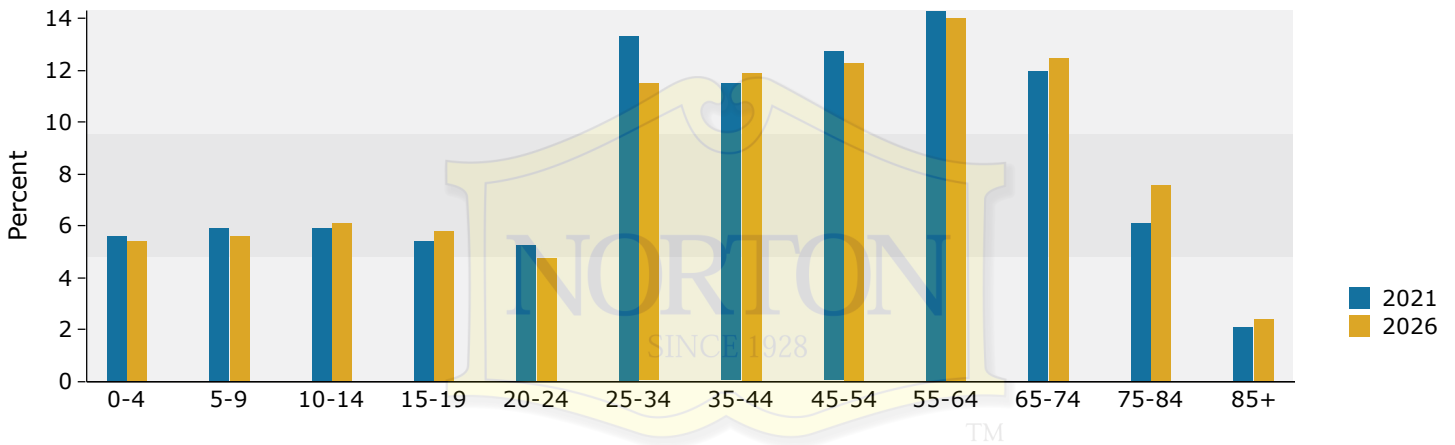
Data Note: Income is expressed in current dollars.

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

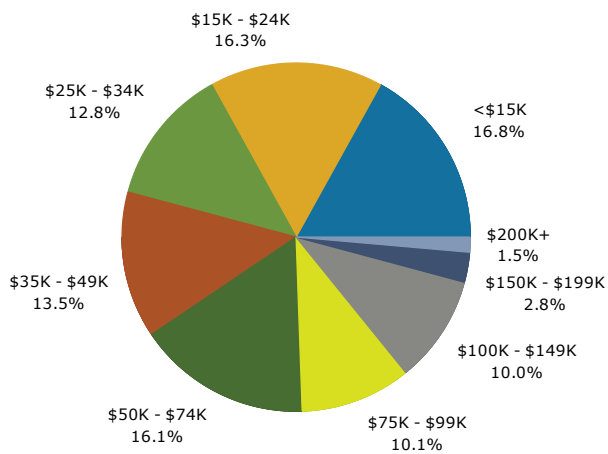
Trends 2021-2026



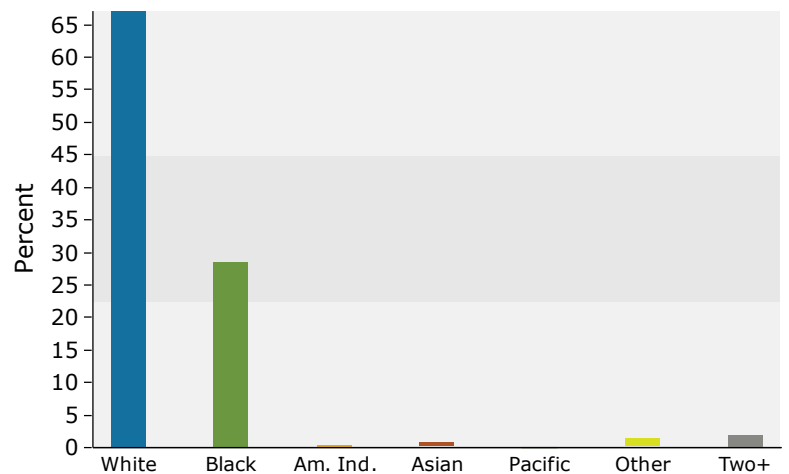
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 2.4%

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



Executive Summary

Upson County, GA
 Upson County, GA (13293)
 Geography: County

Prepared by Esri

Upson County,...

Population

2000 Population	27,597
2010 Population	27,153
2021 Population	26,924
2026 Population	26,580
2000-2010 Annual Rate	-0.16%
2010-2021 Annual Rate	-0.08%
2021-2026 Annual Rate	-0.26%
2021 Male Population	48.4%
2021 Female Population	51.6%
2021 Median Age	42.7

In the identified area, the current year population is 26,924. In 2010, the Census count in the area was 27,153. The rate of change since 2010 was -0.08% annually. The five-year projection for the population in the area is 26,580 representing a change of -0.26% 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 42.7, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	67.1%
2021 Black Alone	28.5%
2021 American Indian/Alaska Native Alone	0.4%
2021 Asian Alone	0.7%
2021 Pacific Islander Alone	0.0%
2021 Other Race	1.3%
2021 Two or More Races	1.9%
2021 Hispanic Origin (Any Race)	2.4%

Persons of Hispanic origin represent 2.4% 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 49.4 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	47
2000 Households	10,722
2010 Households	10,716
2021 Total Households	10,768
2026 Total Households	10,662
2000-2010 Annual Rate	-0.01%
2010-2021 Annual Rate	0.04%
2021-2026 Annual Rate	-0.20%
2021 Average Household Size	2.46

The household count in this area has changed from 10,716 in 2010 to 10,768 in the current year, a change of 0.04% annually. The five-year projection of households is 10,662, a change of -0.20% annually from the current year total. Average household size is currently 2.46, compared to 2.49 in the year 2010. The number of families in the current year is 7,274 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.

Upson County,...

Mortgage Income

2021 Percent of Income for Mortgage 11.9%

Median Household Income

2021 Median Household Income \$38,530

2026 Median Household Income \$42,293

2021-2026 Annual Rate 1.88%

Average Household Income

2021 Average Household Income \$54,539

2026 Average Household Income \$60,410

2021-2026 Annual Rate 2.07%

Per Capita Income

2021 Per Capita Income \$21,834

2026 Per Capita Income \$24,254

2021-2026 Annual Rate 2.12%

Households by Income

Current median household income is \$38,530 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$42,293 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$54,539 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$60,410 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$21,834 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$24,254 in five years, compared to \$39,378 for all U.S. households

Housing

2021 Housing Affordability Index 189

2000 Total Housing Units 11,616

2000 Owner Occupied Housing Units 7,483

2000 Renter Occupied Housing Units 3,239

2000 Vacant Housing Units 894

2010 Total Housing Units 12,161

2010 Owner Occupied Housing Units 7,156

2010 Renter Occupied Housing Units 3,560

2010 Vacant Housing Units 1,445

2021 Total Housing Units 12,338

2021 Owner Occupied Housing Units 7,131

2021 Renter Occupied Housing Units 3,637

2021 Vacant Housing Units 1,570

2026 Total Housing Units 12,417

2026 Owner Occupied Housing Units 7,111

2026 Renter Occupied Housing Units 3,551

2026 Vacant Housing Units 1,755

Currently, 57.8% of the 12,338 housing units in the area are owner occupied; 29.5%, renter occupied; and 12.7% 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 12,161 housing units in the area - 58.8% owner occupied, 29.3% renter occupied, and 11.9% vacant. The annual rate of change in housing units since 2010 is 0.64%. Median home value in the area is \$109,472, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 3.20% annually to \$128,138.

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

Upton County, GA
 Upton County, GA (13293)
 Geography: County

Prepared by Esri

Summary	2021	2026	2021-2026 Change	2021-2026 Annual Rate
Population	26,924	26,580	-344	-0.26%
Households	10,768	10,662	-106	-0.20%
Median Age	42.7	44.1	1.4	0.65%
Average Household Size	2.46	2.45	-0.01	-0.08%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
Household	10,768	100%	10,662	100%
<\$15,000	1,813	16.8%	1,591	14.9%
\$15,000-\$24,999	1,759	16.3%	1,644	15.4%
\$25,000-\$34,999	1,377	12.8%	1,343	12.6%
\$35,000-\$49,999	1,458	13.5%	1,341	12.6%
\$50,000-\$74,999	1,736	16.1%	1,790	16.8%
\$75,000-\$99,999	1,089	10.1%	1,185	11.1%
\$100,000-\$149,999	1,079	10.0%	1,264	11.9%
\$150,000-\$199,999	298	2.8%	331	3.1%
\$200,000+	159	1.5%	173	1.6%
Median Household Income	\$38,530		\$42,293	
Average Household Income	\$54,539		\$60,410	
Per Capita Income	\$21,834		\$24,254	



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.

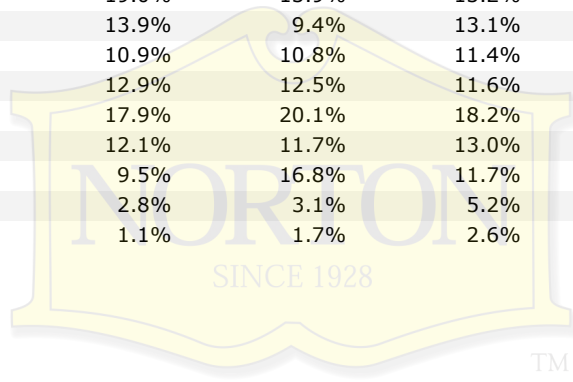


Household Income Profile

Upson County, GA
 Upson County, GA (13293)
 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	296	1,476	1,518	1,824	2,164	2,026	1,464
<\$15,000	92	281	211	241	389	305	294
\$15,000-\$24,999	60	205	143	239	308	348	456
\$25,000-\$34,999	40	161	164	208	267	296	241
\$35,000-\$49,999	41	190	190	212	276	348	201
\$50,000-\$74,999	37	264	305	332	384	307	107
\$75,000-\$99,999	15	178	177	237	243	175	64
\$100,000-\$149,999	8	140	255	213	222	189	52
\$150,000-\$199,999	2	41	47	95	42	35	36
\$200,000+	1	16	26	47	33	23	13
Median HH Income	\$24,015	\$41,045	\$52,870	\$50,599	\$40,310	\$37,016	\$24,364
Average HH Income	\$34,305	\$54,223	\$64,867	\$66,001	\$54,791	\$51,032	\$38,440
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	31.1%	19.0%	13.9%	13.2%	18.0%	15.1%	20.1%
\$15,000-\$24,999	20.3%	13.9%	9.4%	13.1%	14.2%	17.2%	31.1%
\$25,000-\$34,999	13.5%	10.9%	10.8%	11.4%	12.3%	14.6%	16.5%
\$35,000-\$49,999	13.9%	12.9%	12.5%	11.6%	12.8%	17.2%	13.7%
\$50,000-\$74,999	12.5%	17.9%	20.1%	18.2%	17.7%	15.2%	7.3%
\$75,000-\$99,999	5.1%	12.1%	11.7%	13.0%	11.2%	8.6%	4.4%
\$100,000-\$149,999	2.7%	9.5%	16.8%	11.7%	10.3%	9.3%	3.6%
\$150,000-\$199,999	0.7%	2.8%	3.1%	5.2%	1.9%	1.7%	2.5%
\$200,000+	0.3%	1.1%	1.7%	2.6%	1.5%	1.1%	0.9%



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.

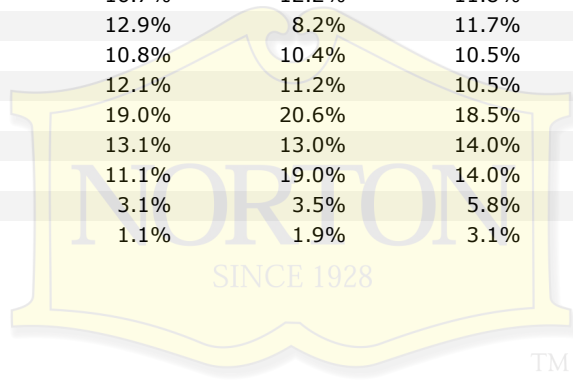


Household Income Profile

Upson County, GA
 Upson County, GA (13293)
 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	289	1,256	1,533	1,717	2,063	2,059	1,745
<\$15,000	84	210	187	202	315	271	322
\$15,000-\$24,999	52	162	126	201	262	318	523
\$25,000-\$34,999	39	136	160	180	252	291	285
\$35,000-\$49,999	39	152	171	181	238	323	237
\$50,000-\$74,999	46	239	316	318	384	346	141
\$75,000-\$99,999	17	165	199	241	262	208	93
\$100,000-\$149,999	9	139	291	241	266	236	82
\$150,000-\$199,999	2	39	54	100	50	39	47
\$200,000+	1	14	29	53	34	27	15
Median HH Income	\$26,689	\$46,058	\$57,334	\$55,496	\$47,168	\$40,707	\$25,695
Average HH Income	\$38,300	\$59,783	\$71,747	\$74,221	\$62,056	\$57,514	\$42,448
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	29.1%	16.7%	12.2%	11.8%	15.3%	13.2%	18.5%
\$15,000-\$24,999	18.0%	12.9%	8.2%	11.7%	12.7%	15.4%	30.0%
\$25,000-\$34,999	13.5%	10.8%	10.4%	10.5%	12.2%	14.1%	16.3%
\$35,000-\$49,999	13.5%	12.1%	11.2%	10.5%	11.5%	15.7%	13.6%
\$50,000-\$74,999	15.9%	19.0%	20.6%	18.5%	18.6%	16.8%	8.1%
\$75,000-\$99,999	5.9%	13.1%	13.0%	14.0%	12.7%	10.1%	5.3%
\$100,000-\$149,999	3.1%	11.1%	19.0%	14.0%	12.9%	11.5%	4.7%
\$150,000-\$199,999	0.7%	3.1%	3.5%	5.8%	2.4%	1.9%	2.7%
\$200,000+	0.3%	1.1%	1.9%	3.1%	1.6%	1.3%	0.9%



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

Upton County, GA
 Upton County, GA (13293)
 Geography: County

Prepared by Esri

Population		Households	
2010 Total Population	27,153	2021 Median Household Income	\$38,530
2021 Total Population	26,924	2026 Median Household Income	\$42,293
2026 Total Population	26,580	2021-2026 Annual Rate	1.88%
2021-2026 Annual Rate	-0.26%		

Housing Units by Occupancy Status and Tenure	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	12,161	100.0%	12,338	100.0%	12,417	100.0%
Occupied	10,716	88.1%	10,768	87.3%	10,662	85.9%
Owner	7,156	58.8%	7,131	57.8%	7,111	57.3%
Renter	3,560	29.3%	3,637	29.5%	3,551	28.6%
Vacant	1,445	11.9%	1,570	12.7%	1,755	14.1%

Owner Occupied Housing Units by Value	2021		2026	
	Number	Percent	Number	Percent
Total	7,131	100.0%	7,111	100.0%
<\$50,000	892	12.5%	691	9.7%
\$50,000-\$99,999	2,399	33.6%	2,062	29.0%
\$100,000-\$149,999	1,449	20.3%	1,426	20.1%
\$150,000-\$199,999	1,027	14.4%	1,179	16.6%
\$200,000-\$249,999	512	7.2%	657	9.2%
\$250,000-\$299,999	363	5.1%	474	6.7%
\$300,000-\$399,999	378	5.3%	492	6.9%
\$400,000-\$499,999	30	0.4%	37	0.5%
\$500,000-\$749,999	72	1.0%	87	1.2%
\$750,000-\$999,999	1	0.0%	0	0.0%
\$1,000,000-\$1,499,999	8	0.1%	6	0.1%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	0	0.0%	0	0.0%



Median Value	\$109,472	\$128,138
Average Value	\$137,397	\$152,637

Census 2010 Housing Units	Number	Percent
Total	12,161	100.0%
In Urbanized Areas	0	0.0%
In Urban Clusters	6,553	53.9%
Rural Housing Units	5,608	46.1%

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

Upson County, GA
 Upson County, GA (13293)
 Geography: County

Prepared by Esri

Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	7,156	100.0%
Owned with a Mortgage/Loan	4,296	60.0%
Owned Free and Clear	2,860	40.0%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	1,445	100.0%
For Rent	381	26.4%
Rented- Not Occupied	5	0.3%
For Sale Only	186	12.9%
Sold - Not Occupied	41	2.8%
Seasonal/Recreational/Occasional Use	186	12.9%
For Migrant Workers	1	0.1%
Other Vacant	645	44.6%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	10,716	7,156	66.8%
15-24	395	97	24.6%
25-34	1,307	574	43.9%
35-44	1,797	1,092	60.8%
45-54	2,258	1,579	69.9%
55-64	2,114	1,562	73.9%
65-74	1,611	1,270	78.8%
75-84	923	743	80.5%
85+	311	239	76.8%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	10,716	7,156	66.8%
White Alone	7,552	5,635	74.6%
Black/African American Alone	2,932	1,411	48.1%
American Indian/Alaska Native	26	16	61.5%
Asian Alone	41	27	65.9%
Pacific Islander Alone	2	0	0.0%
Other Race Alone	78	27	34.6%
Two or More Races	85	40	47.1%
Hispanic Origin	163	67	41.1%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	10,716	7,156	66.8%
1-Person	2,934	1,766	60.2%
2-Person	3,614	2,741	75.8%
3-Person	1,831	1,191	65.0%
4-Person	1,331	865	65.0%
5-Person	599	364	60.8%
6-Person	252	153	60.7%
7+ Person	155	76	49.0%

2021 Housing Affordability	
Housing Affordability Index	189
Percent of Income for Mortgage	11.9%

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.



2010 Census Profile

Upson County, GA
 Upson County, GA (13293)
 Geography: County

Prepared by Esri

	2000	2010	2000-2010 Annual Rate
Population	27,597	27,153	-0.16%
Households	10,722	10,716	-0.01%
Housing Units	11,616	12,161	0.46%
Population by Race			
		Number	Percent
Total		27,153	100.0%
Population Reporting One Race		26,818	98.8%
White		18,693	68.8%
Black		7,590	28.0%
American Indian		76	0.3%
Asian		127	0.5%
Pacific Islander		9	0.0%
Some Other Race		323	1.2%
Population Reporting Two or More Races		335	1.2%
Total Hispanic Population		588	2.2%
Population by Sex			
Male		13,024	48.0%
Female		14,129	52.0%
Population by Age			
Total		27,153	100.0%
Age 0 - 4		1,691	6.2%
Age 5 - 9		1,685	6.2%
Age 10 - 14		1,812	6.7%
Age 15 - 19		2,001	7.4%
Age 20 - 24		1,579	5.8%
Age 25 - 29		1,443	5.3%
Age 30 - 34		1,574	5.8%
Age 35 - 39		1,695	6.2%
Age 40 - 44		1,794	6.6%
Age 45 - 49		2,080	7.7%
Age 50 - 54		1,977	7.3%
Age 55 - 59		1,819	6.7%
Age 60 - 64		1,751	6.4%
Age 65 - 69		1,358	5.0%
Age 70 - 74		1,076	4.0%
Age 75 - 79		788	2.9%
Age 80 - 84		516	1.9%
Age 85+		514	1.9%
Age 18+		20,736	76.4%
Age 65+		4,252	15.7%



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.

Households by Type		
Total	10,716	100.0%
Households with 1 Person	2,934	27.4%
Households with 2+ People	7,782	72.6%
Family Households	7,382	68.9%
Husband-wife Families	4,904	45.8%
With Own Children	1,722	16.1%
Other Family (No Spouse Present)	2,478	23.1%
With Own Children	1,199	11.2%
Nonfamily Households	400	3.7%
All Households with Children	3,513	32.8%
Multigenerational Households	590	5.5%
Unmarried Partner Households	625	5.8%
Male-female	560	5.2%
Same-sex	65	0.6%
Average Household Size	2.49	
Family Households by Size		
Total	7,382	100.0%
2 People	3,284	44.5%
3 People	1,791	24.3%
4 People	1,313	17.8%
5 People	592	8.0%
6 People	249	3.4%
7+ People	153	2.1%
Average Family Size	3.00	
Nonfamily Households by Size		
Total	3,334	100.0%
1 Person	2,934	88.0%
2 People	330	9.9%
3 People	40	1.2%
4 People	18	0.5%
5 People	7	0.2%
6 People	3	0.1%
7+ People	2	0.1%
Average Nonfamily Size	1.16	
Population by Relationship and Household Type		
Total	27,153	100.0%
In Households	26,679	98.3%
In Family Households	22,824	84.1%
Householder	7,382	27.2%
Spouse	4,904	18.1%
Child	8,732	32.2%
Other relative	1,145	4.2%
Nonrelative	661	2.4%
In Nonfamily Households	3,855	14.2%
In Group Quarters	474	1.7%
Institutionalized Population	458	1.7%
Noninstitutionalized Population	16	0.1%



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	7,382	100.0%
Householder Age 15 - 44	2,808	38.0%
Householder Age 45 - 54	1,629	22.1%
Householder Age 55 - 64	1,386	18.8%
Householder Age 65 - 74	1,014	13.7%
Householder Age 75+	545	7.4%
Nonfamily Households by Age of Householder		
Total	3,334	100.0%
Householder Age 15 - 44	691	20.7%
Householder Age 45 - 54	629	18.9%
Householder Age 55 - 64	728	21.8%
Householder Age 65 - 74	597	17.9%
Householder Age 75+	689	20.7%
Households by Race of Householder		
Total	10,716	100.0%
Householder is White Alone	7,552	70.5%
Householder is Black Alone	2,932	27.4%
Householder is American Indian Alone	26	0.2%
Householder is Asian Alone	41	0.4%
Householder is Pacific Islander Alone	2	0.0%
Householder is Some Other Race Alone	78	0.7%
Householder is Two or More Races	85	0.8%
Households with Hispanic Householder	163	1.5%
Husband-wife Families by Race of Householder		
Total	4,904	100.0%
Householder is White Alone	4,014	81.9%
Householder is Black Alone	793	16.2%
Householder is American Indian Alone	11	0.2%
Householder is Asian Alone	22	0.4%
Householder is Pacific Islander Alone	1	0.0%
Householder is Some Other Race Alone	37	0.8%
Householder is Two or More Races	26	0.5%
Husband-wife Families with Hispanic Householder	72	1.5%
Other Families (No Spouse) by Race of Householder		
Total	2,478	100.0%
Householder is White Alone	1,218	49.2%
Householder is Black Alone	1,208	48.7%
Householder is American Indian Alone	3	0.1%
Householder is Asian Alone	7	0.3%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	20	0.8%
Householder is Two or More Races	22	0.9%
Other Families with Hispanic Householder	49	2.0%
Nonfamily Households by Race of Householder		
Total	3,334	100.0%
Householder is White Alone	2,320	69.6%
Householder is Black Alone	931	27.9%
Householder is American Indian Alone	12	0.4%
Householder is Asian Alone	12	0.4%
Householder is Pacific Islander Alone	1	0.0%
Householder is Some Other Race Alone	21	0.6%
Householder is Two or More Races	37	1.1%
Nonfamily Households with Hispanic Householder	42	1.3%

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

Total Housing Units by Occupancy

Total	12,161	100.0%
Occupied Housing Units	10,716	88.1%
Vacant Housing Units		
For Rent	381	3.1%
Rented, not Occupied	5	0.0%
For Sale Only	186	1.5%
Sold, not Occupied	41	0.3%
For Seasonal/Recreational/Occasional Use	186	1.5%
For Migrant Workers	1	0.0%
Other Vacant	645	5.3%
Total Vacancy Rate	11.9%	

Households by Tenure and Mortgage Status

Total	10,716	100.0%
Owner Occupied	7,156	66.8%
Owned with a Mortgage/Loan	4,296	40.1%
Owned Free and Clear	2,860	26.7%
Average Household Size	2.46	
Renter Occupied	3,560	33.2%
Average Household Size	2.55	

Owner-occupied Housing Units by Race of Householder

Total	7,156	100.0%
Householder is White Alone	5,635	78.7%
Householder is Black Alone	1,411	19.7%
Householder is American Indian Alone	16	0.2%
Householder is Asian Alone	27	0.4%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	27	0.4%
Householder is Two or More Races	40	0.6%
Owner-occupied Housing Units with Hispanic Householder	67	0.9%

Renter-occupied Housing Units by Race of Householder

Total	3,560	100.0%
Householder is White Alone	1,917	53.8%
Householder is Black Alone	1,521	42.7%
Householder is American Indian Alone	10	0.3%
Householder is Asian Alone	14	0.4%
Householder is Pacific Islander Alone	2	0.1%
Householder is Some Other Race Alone	51	1.4%
Householder is Two or More Races	45	1.3%
Renter-occupied Housing Units with Hispanic Householder	96	2.7%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.45
Householder is Black Alone	2.54
Householder is American Indian Alone	2.88
Householder is Asian Alone	2.98
Householder is Pacific Islander Alone	3.50
Householder is Some Other Race Alone	3.82
Householder is Two or More Races	2.52
Householder is Hispanic	3.47

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