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# Population Consolidated Report (Esri 2022)

Forsyth County, GA  
 Forsyth County, GA (13117)  
 Geography: County

Prepared by Esri

Demographic Summary	Census 2010			2022-2027	
	2010	2022	2027	Change	Annual Rate
Total Population	175,511	271,452	298,895	27,443	1.94%
Population 50+	44,562	85,432	97,010	11,578	2.57%
Median Age	36.7	37.9	38.1	0.2	0.11%
Households	59,433	90,204	99,218	9,014	1.92%
% Householders 55+	31.3%	39.6%	41.7%	2.1	1.04%
Total Owner-Occupied Housing Units	50,876	76,928	84,886	7,958	1.99%
Total Renter-Occupied Housing Units	8,557	13,276	14,332	1,056	1.54%
Owner/Renter Ratio (per 100 renters)	595	579	592	13.0	0.45%
Median Home Value	-	\$390,978	\$406,636	\$15,658	0.79%
Average Home Value	-	\$428,144	\$449,015	\$20,871	0.96%
Median Household Income	-	\$119,394	\$134,127	\$14,733	2.35%
Median Household Income for Householder 55+	-	\$102,106	\$116,702	\$14,596	2.71%

## Population by Age and Sex

Male Population	Census 2010		2022		2027	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	21,376	100.0%	41,325	100.0%	46,622	100.0%
50-54	6,087	28.5%	9,749	23.6%	9,628	20.7%
55-59	4,319	20.2%	8,789	21.3%	9,088	19.5%
60-64	3,884	18.2%	7,161	17.3%	8,197	17.6%
65-69	2,868	13.4%	5,599	13.5%	6,925	14.9%
70-74	1,885	8.8%	4,448	10.8%	5,148	11.0%
75-79	1,221	5.7%	2,990	7.2%	3,950	8.5%
80-84	681	3.2%	1,572	3.8%	2,295	4.9%
85+	431	2.0%	1,017	2.5%	1,391	3.0%

Female Population	Census 2010		2022		2027	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	23,186	100.0%	44,107	100.0%	50,388	100.0%
50-54	5,728	24.7%	9,737	22.1%	9,594	19.0%
55-59	4,701	20.3%	8,630	19.6%	9,264	18.4%
60-64	4,205	18.1%	7,330	16.6%	8,433	16.7%
65-69	3,098	13.4%	6,337	14.4%	7,349	14.6%
70-74	2,088	9.0%	5,083	11.5%	6,081	12.1%
75-79	1,410	6.1%	3,351	7.6%	4,616	9.2%
80-84	1,030	4.4%	1,960	4.4%	2,886	5.7%
85+	926	4.0%	1,679	3.8%	2,165	4.3%

Total Population	Census 2010		2022		2027	
	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total(50+)	44,562	25.4%	85,432	31.5%	97,010	32.5%
50-54	11,815	6.7%	19,486	7.2%	19,222	6.4%
55-59	9,020	5.1%	17,419	6.4%	18,352	6.1%
60-64	8,089	4.6%	14,491	5.3%	16,630	5.6%
65-69	5,966	3.4%	11,936	4.4%	14,274	4.8%
70-74	3,973	2.3%	9,531	3.5%	11,229	3.8%
75-79	2,631	1.5%	6,341	2.3%	8,566	2.9%
80-84	1,711	1.0%	3,532	1.3%	5,181	1.7%
85+	1,357	0.8%	2,696	1.0%	3,556	1.2%
65+	15,638	8.9%	34,036	12.5%	42,806	14.3%
75+	5,699	3.2%	12,569	4.6%	17,303	5.8%

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

Source: Esri, U.S. Census



# Population Consolidated Report (Esri 2022)

Forsyth County, GA  
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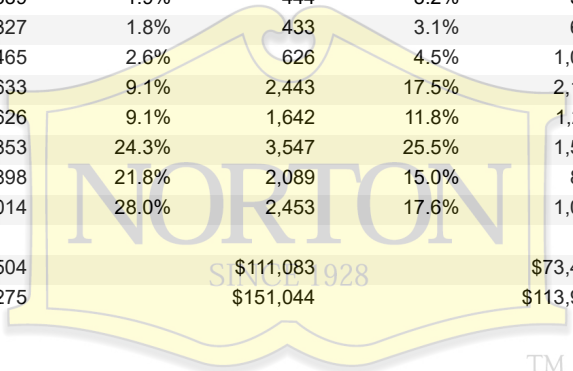
Prepared by Esri

## 2022 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	16,691	100%	11,987	100%	7,062	100%	35,740	100%
<\$15,000	437	2.6%	394	3.3%	438	6.2%	1,269	3.6%
\$15,000-\$24,999	556	3.3%	635	5.3%	638	9.0%	1,829	5.1%
\$25,000-\$34,999	490	2.9%	561	4.7%	669	9.5%	1,720	4.8%
\$35,000-\$49,999	705	4.2%	828	6.9%	957	13.6%	2,490	7.0%
\$50,000-\$74,999	1,857	11.1%	2,489	20.8%	1,677	23.7%	6,023	16.9%
\$75,000-\$99,999	1,680	10.1%	1,499	12.5%	888	12.6%	4,067	11.4%
\$100,000-\$149,999	3,834	23.0%	2,612	21.8%	851	12.1%	7,297	20.4%
\$150,000-\$199,999	2,950	17.7%	1,313	11.0%	406	5.7%	4,669	13.1%
\$200,000+	4,182	25.1%	1,656	13.8%	538	7.6%	6,376	17.8%
Median HH Income	\$129,353		\$91,739		\$59,629		\$102,106	
Average HH Income	\$167,742		\$125,567		\$90,246		\$138,284	

## 2027 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	17,882	100%	13,930	100%	9,513	100%	41,325	100%
<\$15,000	227	1.3%	253	1.8%	425	4.5%	905	2.2%
\$15,000-\$24,999	339	1.9%	444	3.2%	583	6.1%	1,366	3.3%
\$25,000-\$34,999	327	1.8%	433	3.1%	671	7.1%	1,431	3.5%
\$35,000-\$49,999	465	2.6%	626	4.5%	1,029	10.8%	2,120	5.1%
\$50,000-\$74,999	1,633	9.1%	2,443	17.5%	2,142	22.5%	6,218	15.0%
\$75,000-\$99,999	1,626	9.1%	1,642	11.8%	1,211	12.7%	4,479	10.8%
\$100,000-\$149,999	4,353	24.3%	3,547	25.5%	1,553	16.3%	9,453	22.9%
\$150,000-\$199,999	3,898	21.8%	2,089	15.0%	840	8.8%	6,827	16.5%
\$200,000+	5,014	28.0%	2,453	17.6%	1,059	11.1%	8,526	20.6%
Median HH Income	\$149,504		\$111,083		\$73,420		\$116,702	
Average HH Income	\$190,275		\$151,044		\$113,915		\$159,473	





# Demographic and Income Profile

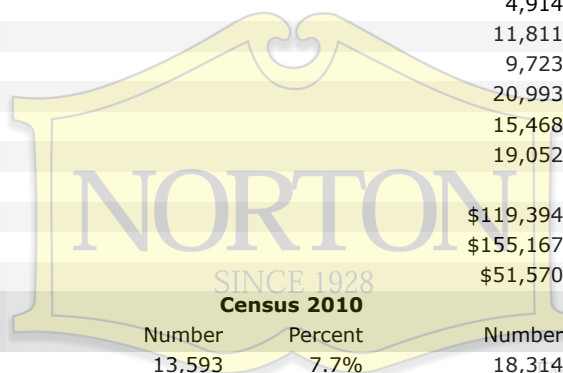
Forsyth County, GA  
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Summary	Census 2010	Census 2020	2022	2027
Population	175,511	251,283	271,452	298,895
Households	59,433	83,551	90,204	99,218
Families	47,623	-	70,927	77,848
Average Household Size	2.94	2.99	2.99	3.00
Owner Occupied Housing Units	50,876	-	76,928	84,886
Renter Occupied Housing Units	8,557	-	13,276	14,332
Median Age	36.7	-	37.9	38.1

Trends: 2022-2027 Annual Rate	Area	State	National
Population	1.94%	0.51%	0.25%
Households	1.92%	0.56%	0.31%
Families	1.88%	0.51%	0.28%
Owner HHs	1.99%	0.77%	0.53%
Median Household Income	2.35%	3.59%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	2,175	2.4%	1,471	1.5%
\$15,000 - \$24,999	3,018	3.3%	2,076	2.1%
\$25,000 - \$34,999	3,050	3.4%	2,340	2.4%
\$35,000 - \$49,999	4,914	5.4%	3,885	3.9%
\$50,000 - \$74,999	11,811	13.1%	11,093	11.2%
\$75,000 - \$99,999	9,723	10.8%	9,749	9.8%
\$100,000 - \$149,999	20,993	23.3%	24,758	25.0%
\$150,000 - \$199,999	15,468	17.1%	20,696	20.9%
\$200,000+	19,052	21.1%	23,150	23.3%
Median Household Income	\$119,394		\$134,127	
Average Household Income	\$155,167		\$174,288	
Per Capita Income	\$51,570		\$57,862	



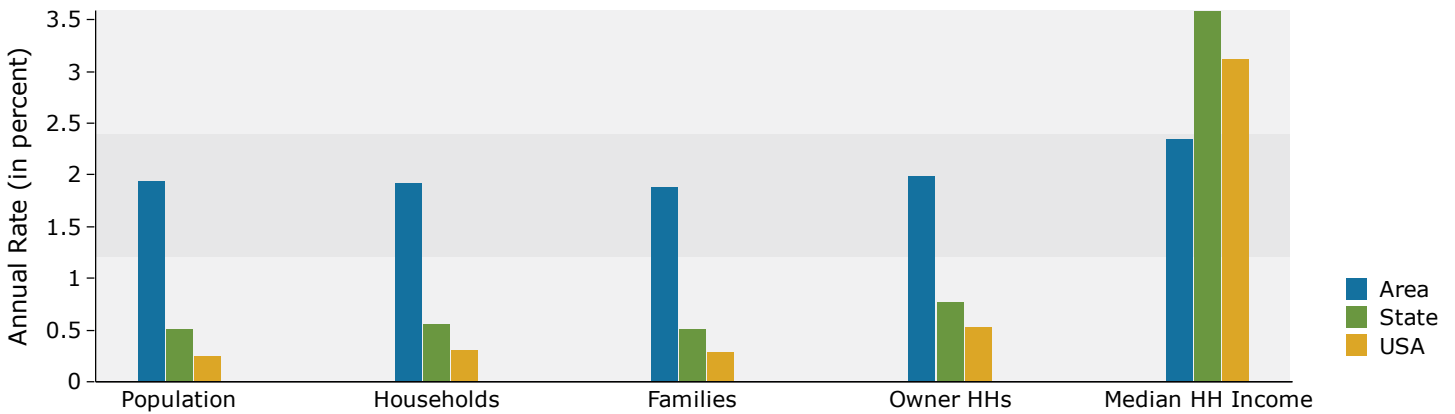
Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	13,593	7.7%	18,314	6.7%	20,337	6.8%
5 - 9	16,640	9.5%	21,892	8.1%	23,388	7.8%
10 - 14	15,465	8.8%	22,886	8.4%	23,876	8.0%
15 - 19	10,984	6.3%	18,760	6.9%	19,733	6.6%
20 - 24	6,579	3.7%	12,622	4.6%	12,936	4.3%
25 - 34	19,264	11.0%	29,742	11.0%	34,960	11.7%
35 - 44	32,802	18.7%	41,040	15.1%	45,472	15.2%
45 - 54	27,437	15.6%	40,250	14.8%	40,405	13.5%
55 - 64	17,109	9.7%	31,910	11.8%	34,982	11.7%
65 - 74	9,939	5.7%	21,467	7.9%	25,503	8.5%
75 - 84	4,342	2.5%	9,873	3.6%	13,747	4.6%
85+	1,357	0.8%	2,696	1.0%	3,556	1.2%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	149,946	85.4%	163,687	65.1%	175,974	64.8%	191,491	64.1%
Black Alone	4,510	2.6%	10,721	4.3%	11,562	4.3%	12,747	4.3%
American Indian Alone	575	0.3%	1,017	0.4%	1,183	0.4%	1,473	0.5%
Asian Alone	10,925	6.2%	45,203	18.0%	48,868	18.0%	54,111	18.1%
Pacific Islander Alone	66	0.0%	92	0.0%	103	0.0%	121	0.0%
Some Other Race Alone	6,613	3.8%	10,270	4.1%	11,907	4.4%	14,752	4.9%
Two or More Races	2,876	1.6%	20,293	8.1%	21,855	8.1%	24,200	8.1%
Hispanic Origin (Any Race)	16,550	9.4%	25,226	10.0%	28,037	10.3%	32,079	10.7%

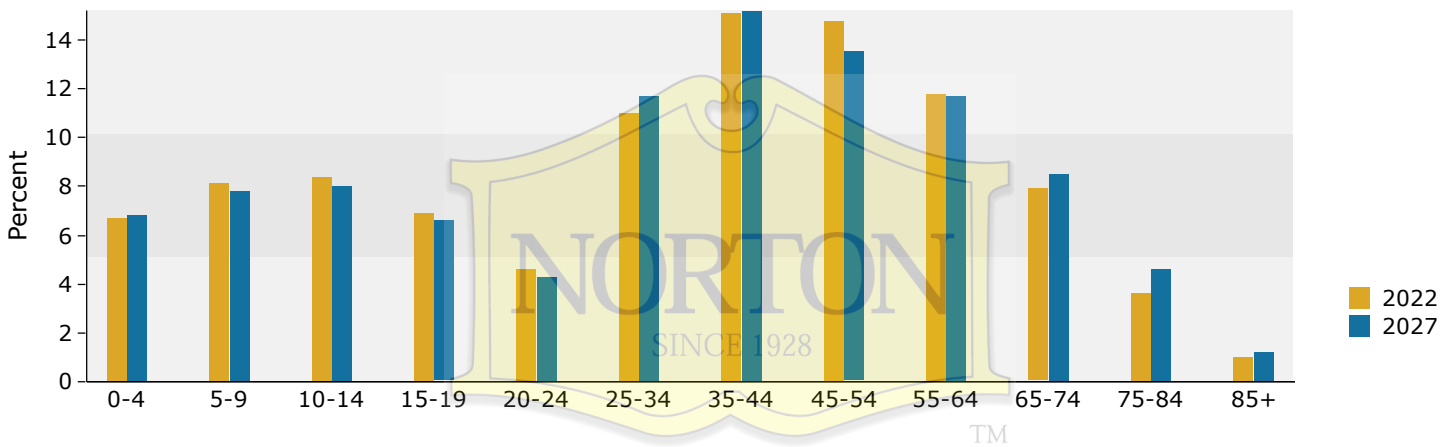
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

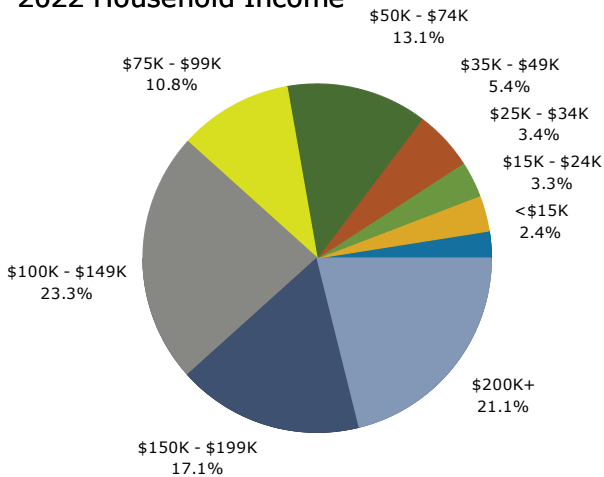
## Trends 2022-2027



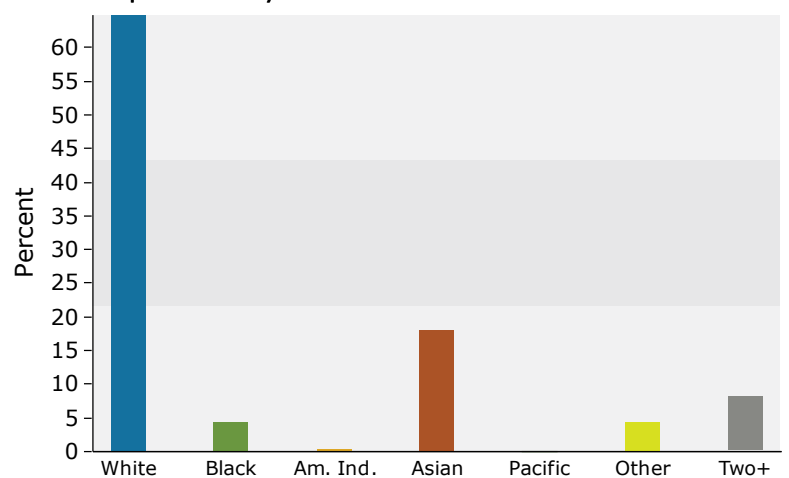
## Population by Age



## 2022 Household Income



## 2022 Population by Race



2022 Percent Hispanic Origin: 10.3%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

Forsyth Count...

## Population

2010 Population	175,511
2020 Population	251,283
2022 Population	271,452
2027 Population	298,895
2010-2020 Annual Rate	3.65%
2020-2022 Annual Rate	3.49%
2022-2027 Annual Rate	1.94%
2022 Male Population	49.6%
2022 Female Population	50.4%
2022 Median Age	37.9

In the identified area, the current year population is 271,452. In 2020, the Census count in the area was 251,283. The rate of change since 2020 was 3.49% annually. The five-year projection for the population in the area is 298,895 representing a change of 1.94% annually from 2022 to 2027. Currently, the population is 49.6% male and 50.4% female.

## Median Age

The median age in this area is 37.9, compared to U.S. median age of 38.9.

## Race and Ethnicity

2022 White Alone	64.8%
2022 Black Alone	4.3%
2022 American Indian/Alaska Native Alone	0.4%
2022 Asian Alone	18.0%
2022 Pacific Islander Alone	0.0%
2022 Other Race	4.4%
2022 Two or More Races	8.1%
2022 Hispanic Origin (Any Race)	10.3%

Persons of Hispanic origin represent 10.3% of the population in the identified area compared to 19.0% 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 62.3 in the identified area, compared to 71.6 for the U.S. as a whole.

## Households

2022 Wealth Index	175
2010 Households	59,433
2020 Households	83,551
2022 Households	90,204
2027 Households	99,218
2010-2020 Annual Rate	3.46%
2020-2022 Annual Rate	3.46%
2022-2027 Annual Rate	1.92%
2022 Average Household Size	2.99

The household count in this area has changed from 83,551 in 2020 to 90,204 in the current year, a change of 3.46% annually. The five-year projection of households is 99,218, a change of 1.92% annually from the current year total. Average household size is currently 2.99, compared to 2.99 in the year 2020. The number of families in the current year is 70,927 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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

Forsyth Count...

### Mortgage Income

2022 Percent of Income for Mortgage 17.3%

### Median Household Income

2022 Median Household Income \$119,394

2027 Median Household Income \$134,127

2022-2027 Annual Rate 2.35%

### Average Household Income

2022 Average Household Income \$155,167

2027 Average Household Income \$174,288

2022-2027 Annual Rate 2.35%

### Per Capita Income

2022 Per Capita Income \$51,570

2027 Per Capita Income \$57,862

2022-2027 Annual Rate 2.33%

### Households by Income

Current median household income is \$119,394 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$134,127 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$155,167 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$174,288 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$51,570 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$57,862 in five years, compared to \$47,064 for all U.S. households

### Housing

2022 Housing Affordability Index 140

2010 Total Housing Units 64,052

2010 Owner Occupied Housing Units 50,876

2010 Renter Occupied Housing Units 8,557

2010 Vacant Housing Units 4,619

2020 Total Housing Units 87,581

2020 Vacant Housing Units 4,030

2022 Total Housing Units 93,793

2022 Owner Occupied Housing Units 76,928

2022 Renter Occupied Housing Units 13,276

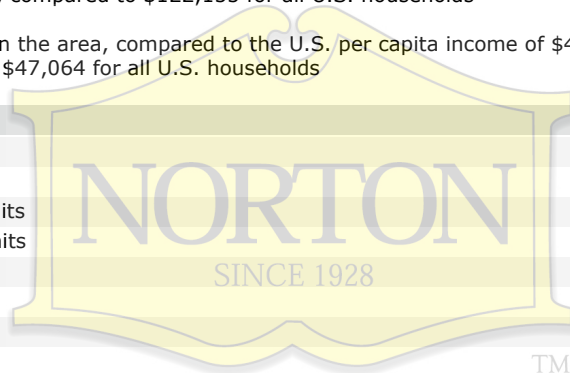
2022 Vacant Housing Units 3,589

2027 Total Housing Units 103,603

2027 Owner Occupied Housing Units 84,886

2027 Renter Occupied Housing Units 14,332

2027 Vacant Housing Units 4,385



Currently, 82.0% of the 93,793 housing units in the area are owner occupied; 14.2%, renter occupied; and 3.8% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 87,581 housing units in the area and 4.6% vacant housing units. The annual rate of change in housing units since 2020 is 3.09%. Median home value in the area is \$390,978, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 0.79% annually to \$406,636.

**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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



# Household Income Profile

Forsyth County, GA  
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Prepared by Esri

Summary	2022	2027	2022-2027 Change	2022-2027 Annual Rate
Population	271,452	298,895	27,443	1.94%
Households	90,204	99,218	9,014	1.92%
Median Age	37.9	38.1	0.2	0.11%
Average Household Size	2.99	3.00	0.01	0.07%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
Household	90,204	100%	99,218	100%
<\$15,000	2,175	2.4%	1,471	1.5%
\$15,000-\$24,999	3,018	3.3%	2,076	2.1%
\$25,000-\$34,999	3,050	3.4%	2,340	2.4%
\$35,000-\$49,999	4,914	5.4%	3,885	3.9%
\$50,000-\$74,999	11,811	13.1%	11,093	11.2%
\$75,000-\$99,999	9,723	10.8%	9,749	9.8%
\$100,000-\$149,999	20,993	23.3%	24,758	25.0%
\$150,000-\$199,999	15,468	17.1%	20,696	20.9%
\$200,000+	19,052	21.1%	23,150	23.3%
Median Household Income	\$119,394		\$134,127	
Average Household Income	\$155,167		\$174,288	
Per Capita Income	\$51,570		\$57,862	



**Data Note:** 2022 household income represents an estimate of annual income as of July 1, 2022 and 2027 household income represents an estimate of annual income as of July 1, 2027.

**Source:** Esri forecasts for 2022 and 2027.



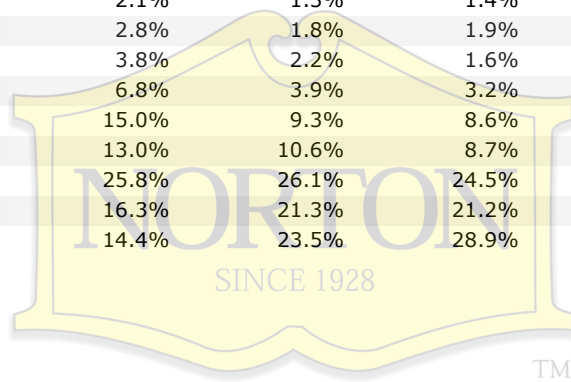


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2022 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	1,346	11,053	20,433	21,632	16,691	11,987	7,062
<\$15,000	103	227	271	305	437	394	438
\$15,000-\$24,999	92	315	366	416	556	635	638
\$25,000-\$34,999	116	421	445	348	490	561	669
\$35,000-\$49,999	186	756	793	689	705	828	957
\$50,000-\$74,999	372	1,658	1,901	1,857	1,857	2,489	1,677
\$75,000-\$99,999	175	1,437	2,161	1,883	1,680	1,499	888
\$100,000-\$149,999	200	2,849	5,342	5,305	3,834	2,612	851
\$150,000-\$199,999	61	1,803	4,357	4,578	2,950	1,313	406
\$200,000+	41	1,587	4,797	6,251	4,182	1,656	538
Median HH Income	\$58,874	\$108,394	\$136,152	\$150,094	\$129,353	\$91,739	\$59,629
Average HH Income	\$77,419	\$136,268	\$169,412	\$184,099	\$167,742	\$125,567	\$90,246
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	7.7%	2.1%	1.3%	1.4%	2.6%	3.3%	6.2%
\$15,000-\$24,999	6.8%	2.8%	1.8%	1.9%	3.3%	5.3%	9.0%
\$25,000-\$34,999	8.6%	3.8%	2.2%	1.6%	2.9%	4.7%	9.5%
\$35,000-\$49,999	13.8%	6.8%	3.9%	3.2%	4.2%	6.9%	13.6%
\$50,000-\$74,999	27.6%	15.0%	9.3%	8.6%	11.1%	20.8%	23.7%
\$75,000-\$99,999	13.0%	13.0%	10.6%	8.7%	10.1%	12.5%	12.6%
\$100,000-\$149,999	14.9%	25.8%	26.1%	24.5%	23.0%	21.8%	12.1%
\$150,000-\$199,999	4.5%	16.3%	21.3%	21.2%	17.7%	11.0%	5.7%
\$200,000+	3.0%	14.4%	23.5%	28.9%	25.1%	13.8%	7.6%



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**Source:** Esri forecasts for 2022 and 2027.

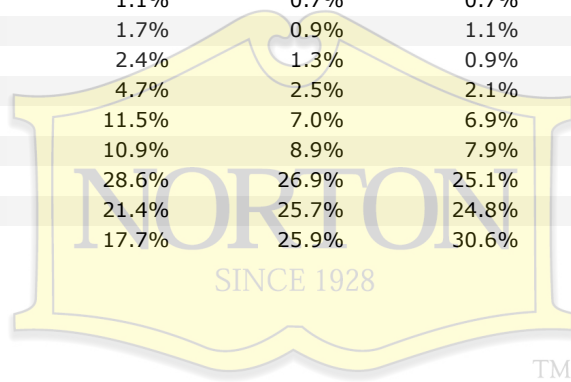


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2027 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	1,414	12,915	22,203	21,361	17,882	13,930	9,513
<\$15,000	97	148	165	156	227	253	425
\$15,000-\$24,999	73	215	197	225	339	444	583
\$25,000-\$34,999	102	310	296	201	327	433	671
\$35,000-\$49,999	154	608	562	441	465	626	1,029
\$50,000-\$74,999	360	1,487	1,564	1,464	1,633	2,443	2,142
\$75,000-\$99,999	199	1,403	1,980	1,688	1,626	1,642	1,211
\$100,000-\$149,999	286	3,695	5,969	5,355	4,353	3,547	1,553
\$150,000-\$199,999	94	2,767	5,717	5,291	3,898	2,089	840
\$200,000+	49	2,282	5,753	6,540	5,014	2,453	1,059
Median HH Income	\$67,455	\$125,082	\$152,056	\$157,635	\$149,504	\$111,083	\$73,420
Average HH Income	\$89,650	\$159,863	\$189,392	\$201,576	\$190,275	\$151,044	\$113,915
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	6.9%	1.1%	0.7%	0.7%	1.3%	1.8%	4.5%
\$15,000-\$24,999	5.2%	1.7%	0.9%	1.1%	1.9%	3.2%	6.1%
\$25,000-\$34,999	7.2%	2.4%	1.3%	0.9%	1.8%	3.1%	7.1%
\$35,000-\$49,999	10.9%	4.7%	2.5%	2.1%	2.6%	4.5%	10.8%
\$50,000-\$74,999	25.5%	11.5%	7.0%	6.9%	9.1%	17.5%	22.5%
\$75,000-\$99,999	14.1%	10.9%	8.9%	7.9%	9.1%	11.8%	12.7%
\$100,000-\$149,999	20.2%	28.6%	26.9%	25.1%	24.3%	25.5%	16.3%
\$150,000-\$199,999	6.6%	21.4%	25.7%	24.8%	21.8%	15.0%	8.8%
\$200,000+	3.5%	17.7%	25.9%	30.6%	28.0%	17.6%	11.1%



**Data Note:** 2022 household income represents an estimate of annual income as of July 1, 2022 and 2027 household income represents an estimate of annual income as of July 1, 2027.

**Source:** Esri forecasts for 2022 and 2027.



# Housing Profile

Forsyth County, GA  
 Forsyth County, GA (13117)  
 Geography: County

Prepared by Esri

Population		Households	
2010 Total Population	175,511	2022 Median Household Income	\$119,394
2020 Total Population	251,283	2027 Median Household Income	\$134,127
2022 Total Population	271,452	2022-2027 Annual Rate	2.35%
2027 Total Population	298,895		
2022-2027 Annual Rate	1.94%		

Housing Units by Occupancy Status and Tenure	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	64,052	100.0%	93,793	100.0%	103,603	100.0%
Occupied	59,433	92.8%	90,204	96.2%	99,218	95.8%
Owner	50,876	79.4%	76,928	82.0%	84,886	81.9%
Renter	8,557	13.4%	13,276	14.2%	14,332	13.8%
Vacant	4,619	7.2%	3,589	3.8%	4,385	4.2%

Owner Occupied Housing Units by Value	2022		2027	
	Number	Percent	Number	Percent
Total	76,928	100.0%	84,886	100.0%
<\$50,000	811	1.1%	374	0.4%
\$50,000-\$99,999	290	0.4%	96	0.1%
\$100,000-\$149,999	876	1.1%	363	0.4%
\$150,000-\$199,999	2,081	2.7%	1,353	1.6%
\$200,000-\$249,999	4,405	5.7%	3,915	4.6%
\$250,000-\$299,999	8,926	11.6%	9,066	10.7%
\$300,000-\$399,999	23,165	30.1%	25,880	30.5%
\$400,000-\$499,999	18,099	23.5%	21,036	24.8%
\$500,000-\$749,999	14,452	18.8%	17,780	20.9%
\$750,000-\$999,999	2,962	3.9%	3,979	4.7%
\$1,000,000-\$1,499,999	817	1.1%	1,006	1.2%
\$1,500,000-\$1,999,999	44	0.1%	38	0.0%
\$2,000,000+	0	0.0%	0	0.0%
Median Value	\$390,978		\$406,636	
Average Value	\$428,144		\$449,015	



Census 2010 Housing Units	Number	Percent
Total	64,052	100.0%
In Urbanized Areas	57,306	89.5%
In Urban Clusters	0	0.0%
Rural Housing Units	6,746	10.5%

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

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

Census 2010 Owner Occupied Housing Units by Mortgage Status		
	Number	Percent
Total	50,876	100.0%
Owned with a Mortgage/Loan	43,225	85.0%
Owned Free and Clear	7,651	15.0%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	4,619	100.0%
For Rent	846	18.3%
Rented- Not Occupied	38	0.8%
For Sale Only	1,498	32.4%
Sold - Not Occupied	192	4.2%
Seasonal/Recreational/Occasional Use	1,003	21.7%
For Migrant Workers	0	0.0%
Other Vacant	1,042	22.6%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	59,433	50,876	85.6%
15-24	929	353	38.0%
25-34	7,698	5,677	73.7%
35-44	16,847	14,555	86.4%
45-54	15,339	13,590	88.6%
55-64	9,412	8,517	90.5%
65-74	5,834	5,335	91.4%
75-84	2,650	2,316	87.4%
85+	724	533	73.6%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	59,433	50,876	85.6%
White Alone	52,703	45,592	86.5%
Black/African American Alone	1,486	1,132	76.2%
American Indian/Alaska Native	169	128	75.7%
Asian Alone	3,068	2,858	93.2%
Pacific Islander Alone	17	13	76.5%
Other Race Alone	1,373	664	48.4%
Two or More Races	617	489	79.3%
Hispanic Origin	3,671	2,211	60.2%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	59,433	50,876	85.6%
1-Person	9,427	7,348	77.9%
2-Person	18,317	16,296	89.0%
3-Person	10,827	9,302	85.9%
4-Person	12,711	11,313	89.0%
5-Person	5,377	4,526	84.2%
6-Person	1,788	1,429	79.9%
7+ Person	986	662	67.1%

2022 Housing Affordability	
Housing Affordability Index	140
Percent of Income for Mortgage	17.3%

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

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



# 2010 Census Profile

Forsyth County, GA  
 Forsyth County, GA (13117)  
 Geography: County

Prepared by Esri

	2010	2020	2010-2020 Annual Rate
Population	175,511	251,283	3.65%
Households	59,433	83,551	3.46%
Housing Units	64,052	87,581	3.18%

	2010	
Population by Race	Number	Percent
Total	175,511	100.0%
Population Reporting One Race	172,635	98.4%
White	149,946	85.4%
Black	4,510	2.6%
American Indian	575	0.3%
Asian	10,925	6.2%
Pacific Islander	66	0.0%
Some Other Race	6,613	3.8%
Population Reporting Two or More Races	2,876	1.6%
Total Hispanic Population	16,550	9.4%

Population by Sex	Number	Percent
Male	87,194	49.7%
Female	88,317	50.3%

Population by Age	Number	Percent
Total	175,511	100.0%
Age 0 - 4	13,593	7.7%
Age 5 - 9	16,640	9.5%
Age 10 - 14	15,465	8.8%
Age 15 - 19	10,984	6.3%
Age 20 - 24	6,579	3.7%
Age 25 - 29	8,059	4.6%
Age 30 - 34	11,205	6.4%
Age 35 - 39	15,618	8.9%
Age 40 - 44	17,184	9.8%
Age 45 - 49	15,622	8.9%
Age 50 - 54	11,815	6.7%
Age 55 - 59	9,020	5.1%
Age 60 - 64	8,089	4.6%
Age 65 - 69	5,966	3.4%
Age 70 - 74	3,973	2.3%
Age 75 - 79	2,631	1.5%
Age 80 - 84	1,711	1.0%
Age 85+	1,357	0.8%
Age 18+	122,106	69.6%
Age 65+	15,638	8.9%



**Data Note:** Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.  
**Source:** U.S. Census Bureau 2010 and 2020 decennial Census data converted by Esri into 2020 geography.

	<b>2010</b>	
<b>Households by Type</b>		
Total	59,433	100.0%
Households with 1 Person	9,427	15.9%
Households with 2+ People	50,006	84.1%
Family Households	47,623	80.1%
Husband-wife Families	40,711	68.5%
With Own Children	22,388	37.7%
Other Family (No Spouse Present)	6,912	11.6%
With Own Children	4,002	6.7%
Nonfamily Households	2,383	4.0%
All Households with Children	27,875	46.9%
Multigenerational Households	2,252	3.8%
Unmarried Partner Households	2,439	4.1%
Male-female	1,986	3.3%
Same-sex	453	0.8%
Average Household Size	2.94	
<b>Family Households by Size</b>		
Total	47,623	100.0%
2 People	16,420	34.5%
3 People	10,562	22.2%
4 People	12,582	26.4%
5 People	5,327	11.2%
6 People	1,764	3.7%
7+ People	968	2.0%
Average Family Size	3.29	
<b>Nonfamily Households by Size</b>		
Total	11,810	100.0%
1 Person	9,427	79.8%
2 People	1,897	16.1%
3 People	265	2.2%
4 People	129	1.1%
5 People	50	0.4%
6 People	24	0.2%
7+ People	18	0.2%
Average Nonfamily Size	1.28	
<b>Population by Relationship and Household Type</b>		
Total	175,511	100.0%
In Households	174,869	99.6%
In Family Households	159,797	91.0%
Householder	47,623	27.1%
Spouse	40,711	23.2%
Child	62,077	35.4%
Other relative	6,314	3.6%
Nonrelative	3,072	1.8%
In Nonfamily Households	15,072	8.6%
In Group Quarters	642	0.4%
Institutionalized Population	512	0.3%
Noninstitutionalized Population	130	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.

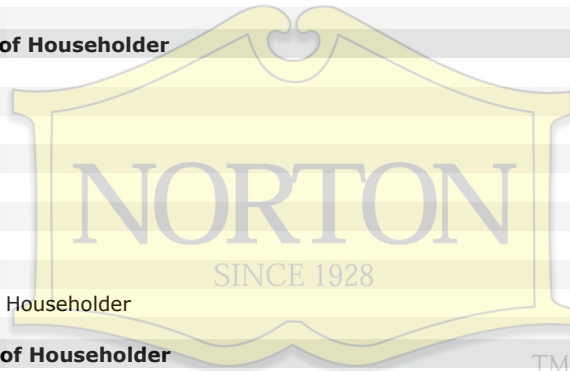
**Source:** U.S. Census Bureau 2010 and 2020 decennial Census data converted by Esri into 2020 geography.

			2010
<b>Family Households by Age of Householder</b>			
Total			47,623 100.0%
Householder Age	15 - 44		21,735 45.6%
Householder Age	45 - 54		12,749 26.8%
Householder Age	55 - 64		7,144 15.0%
Householder Age	65 - 74		4,178 8.8%
Householder Age	75+		1,817 3.8%
<b>Nonfamily Households by Age of Householder</b>			
Total			11,810 100.0%
Householder Age	15 - 44		3,739 31.7%
Householder Age	45 - 54		2,590 21.9%
Householder Age	55 - 64		2,268 19.2%
Householder Age	65 - 74		1,656 14.0%
Householder Age	75+		1,557 13.2%
<b>Households by Race of Householder</b>			
Total			59,433 100.0%
Householder is	White Alone		52,703 88.7%
Householder is	Black Alone		1,486 2.5%
Householder is	American Indian Alone		169 0.3%
Householder is	Asian Alone		3,068 5.2%
Householder is	Pacific Islander Alone		17 0.0%
Householder is	Some Other Race Alone		1,373 2.3%
Householder is	Two or More Races		617 1.0%
Households with	Hispanic Householder		3,671 6.2%
<b>Husband-wife Families by Race of Householder</b>			
Total			40,711 100.0%
Householder is	White Alone		35,817 88.0%
Householder is	Black Alone		842 2.1%
Householder is	American Indian Alone		105 0.3%
Householder is	Asian Alone		2,652 6.5%
Householder is	Pacific Islander Alone		11 0.0%
Householder is	Some Other Race Alone		888 2.2%
Householder is	Two or More Races		396 1.0%
Husband-wife Families with	Hispanic Householder		2,445 6.0%
<b>Other Families (No Spouse) by Race of Householder</b>			
Total			6,912 100.0%
Householder is	White Alone		5,889 85.2%
Householder is	Black Alone		333 4.8%
Householder is	American Indian Alone		34 0.5%
Householder is	Asian Alone		221 3.2%
Householder is	Pacific Islander Alone		2 0.0%
Householder is	Some Other Race Alone		338 4.9%
Householder is	Two or More Races		95 1.4%
Other Families with	Hispanic Householder		767 11.1%
<b>Nonfamily Households by Race of Householder</b>			
Total			11,810 100.0%
Householder is	White Alone		10,997 93.1%
Householder is	Black Alone		311 2.6%
Householder is	American Indian Alone		30 0.3%
Householder is	Asian Alone		195 1.7%
Householder is	Pacific Islander Alone		4 0.0%
Householder is	Some Other Race Alone		147 1.2%
Householder is	Two or More Races		126 1.1%
Nonfamily Households with	Hispanic Householder		459 3.9%



Source: U.S. Census Bureau 2010 and 2020 decennial Census data converted by Esri into 2020 geography.

		2010	
<b>Total Housing Units by Occupancy</b>			
Total		64,052	100.0%
Occupied Housing Units		59,433	92.8%
Vacant Housing Units			
For Rent		846	1.3%
Rented, not Occupied		38	0.1%
For Sale Only		1,498	2.3%
Sold, not Occupied		192	0.3%
For Seasonal/Recreational/Occasional Use		1,003	1.6%
For Migrant Workers		0	0.0%
Other Vacant		1,042	1.6%
Total Vacancy Rate		7.2%	
<b>Households by Tenure and Mortgage Status</b>			
Total		59,433	100.0%
Owner Occupied		50,876	85.6%
Owned with a Mortgage/Loan		43,225	72.7%
Owned Free and Clear		7,651	12.9%
Average Household Size		2.94	
Renter Occupied		8,557	14.4%
Average Household Size		2.97	
<b>Owner-occupied Housing Units by Race of Householder</b>			
Total		50,876	100.0%
Householder is White Alone		45,592	89.6%
Householder is Black Alone		1,132	2.2%
Householder is American Indian Alone		128	0.3%
Householder is Asian Alone		2,858	5.6%
Householder is Pacific Islander Alone		13	0.0%
Householder is Some Other Race Alone		664	1.3%
Householder is Two or More Races		489	1.0%
Owner-occupied Housing Units with Hispanic Householder		2,211	4.3%
<b>Renter-occupied Housing Units by Race of Householder</b>			
Total		8,557	100.0%
Householder is White Alone		7,111	83.1%
Householder is Black Alone		354	4.1%
Householder is American Indian Alone		41	0.5%
Householder is Asian Alone		210	2.5%
Householder is Pacific Islander Alone		4	0.0%
Householder is Some Other Race Alone		709	8.3%
Householder is Two or More Races		128	1.5%
Renter-occupied Housing Units with Hispanic Householder		1,460	17.1%
<b>Average Household Size by Race/Hispanic Origin of Householder</b>			
Householder is White Alone		2.86	
Householder is Black Alone		3.08	
Householder is American Indian Alone		3.31	
Householder is Asian Alone		3.48	
Householder is Pacific Islander Alone		3.47	
Householder is Some Other Race Alone		4.71	
Householder is Two or More Races		3.26	
Householder is Hispanic		4.25	





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