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# Population Consolidated Report (Esri 2022)

Habersham County, GA  
 Habersham County, GA (13137)  
 Geography: County

Prepared by Esri

Demographic Summary				2022-2027	2022-2027
	Census 2010	2022	2027	Change	Annual Rate
Total Population	43,041	46,571	47,486	915	0.39%
Population 50+	14,853	17,702	18,748	1,046	1.15%
Median Age	38.5	40.2	41.6	1.4	0.69%
Households	15,472	16,627	16,996	369	0.44%
% Householders 55+	46.5%	51.5%	53.3%	1.8	0.69%
Total Owner-Occupied Housing Units	11,596	13,096	13,503	407	0.61%
Total Renter-Occupied Housing Units	3,876	3,531	3,493	-38	-0.22%
Owner/Renter Ratio (per 100 renters)	299	371	387	16.0	0.85%
Median Home Value	-	\$180,614	\$196,881	\$16,267	1.74%
Average Home Value	-	\$220,980	\$255,897	\$34,917	2.98%
Median Household Income	-	\$58,965	\$67,607	\$8,642	2.77%
Median Household Income for Householder 55+	-	\$53,359	\$62,147	\$8,788	3.10%

## Population by Age and Sex

Male Population	Census 2010		2022		2027	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	6,828	100.0%	8,484	100.0%	9,033	100.0%
50-54	1,401	20.5%	1,444	17.0%	1,479	16.4%
55-59	1,228	18.0%	1,448	17.1%	1,434	15.9%
60-64	1,270	18.6%	1,492	17.6%	1,443	16.0%
65-69	1,014	14.9%	1,316	15.5%	1,462	16.2%
70-74	756	11.1%	1,185	14.0%	1,213	13.4%
75-79	542	7.9%	795	9.4%	989	10.9%
80-84	387	5.7%	459	5.4%	607	6.7%
85+	230	3.4%	345	4.1%	406	4.5%

Female Population	Census 2010		2022		2027	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	8,025	100.0%	9,218	100.0%	9,715	100.0%
50-54	1,549	19.3%	1,320	14.3%	1,401	14.4%
55-59	1,458	18.2%	1,479	16.0%	1,373	14.1%
60-64	1,348	16.8%	1,561	16.9%	1,494	15.4%
65-69	1,110	13.8%	1,457	15.8%	1,541	15.9%
70-74	865	10.8%	1,314	14.3%	1,361	14.0%
75-79	659	8.2%	932	10.1%	1,144	11.8%
80-84	549	6.8%	573	6.2%	759	7.8%
85+	487	6.1%	582	6.3%	642	6.6%

Total Population	Census 2010		2022		2027	
	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total(50+)	14,853	34.5%	17,702	38.0%	18,748	39.5%
50-54	2,950	6.9%	2,764	5.9%	2,880	6.1%
55-59	2,686	6.2%	2,927	6.3%	2,807	5.9%
60-64	2,618	6.1%	3,053	6.6%	2,937	6.2%
65-69	2,124	4.9%	2,773	6.0%	3,003	6.3%
70-74	1,621	3.8%	2,499	5.4%	2,574	5.4%
75-79	1,201	2.8%	1,727	3.7%	2,133	4.5%
80-84	936	2.2%	1,032	2.2%	1,366	2.9%
85+	717	1.7%	927	2.0%	1,048	2.2%
65+	6,599	15.3%	8,958	19.2%	10,124	21.3%
75+	2,854	6.6%	3,686	7.9%	4,547	9.6%

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

Source: Esri, U.S. Census



# Population Consolidated Report (Esri 2022)

Habersham County, GA  
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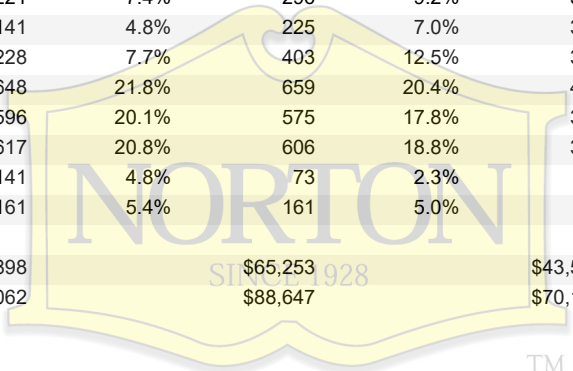
Prepared by Esri

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

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	3,127	100%	3,093	100%	2,344	100%	8,564	100%
<\$15,000	323	10.3%	298	9.6%	298	12.7%	919	10.7%
\$15,000-\$24,999	284	9.1%	353	11.4%	517	22.1%	1,154	13.5%
\$25,000-\$34,999	169	5.4%	250	8.1%	305	13.0%	724	8.5%
\$35,000-\$49,999	309	9.9%	492	15.9%	391	16.7%	1,192	13.9%
\$50,000-\$74,999	672	21.5%	593	19.2%	282	12.0%	1,547	18.1%
\$75,000-\$99,999	573	18.3%	470	15.2%	244	10.4%	1,287	15.0%
\$100,000-\$149,999	521	16.7%	448	14.5%	198	8.4%	1,167	13.6%
\$150,000-\$199,999	122	3.9%	57	1.8%	44	1.9%	223	2.6%
\$200,000+	154	4.9%	132	4.3%	65	2.8%	351	4.1%
Median HH Income	\$65,580		\$54,679		\$36,437		\$53,359	
Average HH Income	\$85,177		\$76,146		\$58,664		\$74,659	

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

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	2,968	100%	3,227	100%	2,862	100%	9,057	100%
<\$15,000	215	7.2%	229	7.1%	303	10.6%	747	8.2%
\$15,000-\$24,999	221	7.4%	296	9.2%	529	18.5%	1,046	11.5%
\$25,000-\$34,999	141	4.8%	225	7.0%	344	12.0%	710	7.8%
\$35,000-\$49,999	228	7.7%	403	12.5%	396	13.8%	1,027	11.3%
\$50,000-\$74,999	648	21.8%	659	20.4%	408	14.3%	1,715	18.9%
\$75,000-\$99,999	596	20.1%	575	17.8%	386	13.5%	1,557	17.2%
\$100,000-\$149,999	617	20.8%	606	18.8%	322	11.3%	1,545	17.1%
\$150,000-\$199,999	141	4.8%	73	2.3%	76	2.7%	290	3.2%
\$200,000+	161	5.4%	161	5.0%	98	3.4%	420	4.6%
Median HH Income	\$75,898		\$65,253		\$43,546		\$62,147	
Average HH Income	\$97,062		\$88,647		\$70,169		\$85,566	





# Demographic and Income Profile

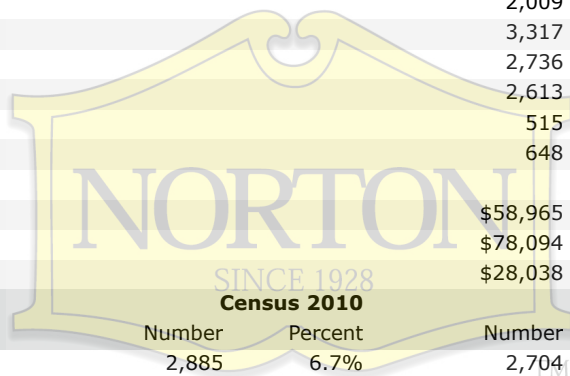
Habersham County, GA  
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 Geography: County

Prepared by Esri

Summary	Census 2010	Census 2020	2022	2027
Population	43,041	46,031	46,571	47,486
Households	15,472	16,408	16,627	16,996
Families	11,307	-	11,845	12,074
Average Household Size	2.63	2.63	2.63	2.62
Owner Occupied Housing Units	11,596	-	13,096	13,503
Renter Occupied Housing Units	3,876	-	3,531	3,493
Median Age	38.5	-	40.2	41.6

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.39%	0.51%	0.25%
Households	0.44%	0.56%	0.31%
Families	0.38%	0.51%	0.28%
Owner HHs	0.61%	0.77%	0.53%
Median Household Income	2.77%	3.59%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	1,719	10.3%	1,359	8.0%
\$15,000 - \$24,999	1,870	11.2%	1,634	9.6%
\$25,000 - \$34,999	1,200	7.2%	1,137	6.7%
\$35,000 - \$49,999	2,009	12.1%	1,712	10.1%
\$50,000 - \$74,999	3,317	19.9%	3,415	20.1%
\$75,000 - \$99,999	2,736	16.5%	3,090	18.2%
\$100,000 - \$149,999	2,613	15.7%	3,293	19.4%
\$150,000 - \$199,999	515	3.1%	609	3.6%
\$200,000+	648	3.9%	747	4.4%
Median Household Income	\$58,965		\$67,607	
Average Household Income	\$78,094		\$88,508	
Per Capita Income	\$28,038		\$31,832	



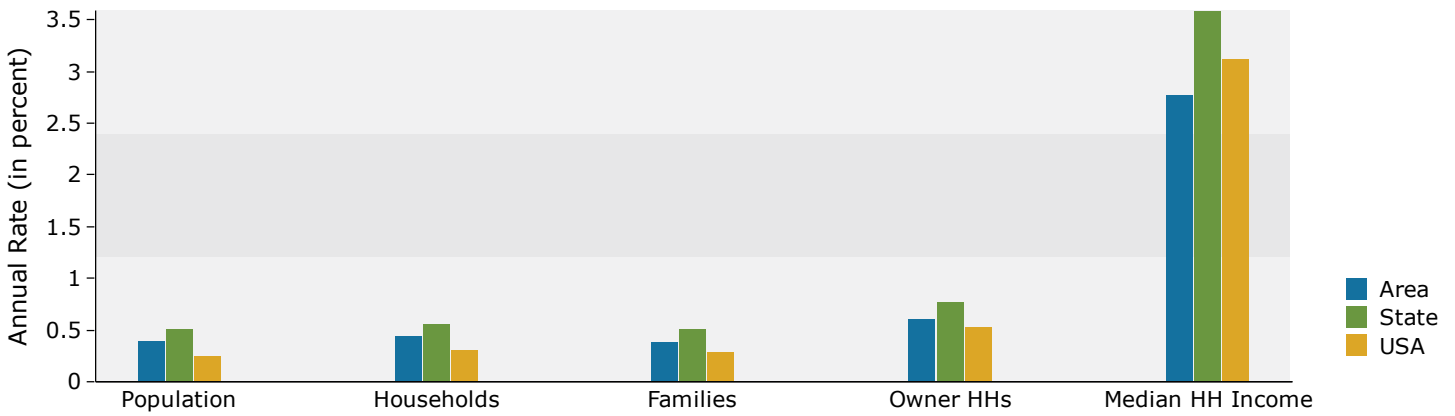
Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,885	6.7%	2,704	5.8%	2,666	5.6%
5 - 9	2,953	6.9%	2,895	6.2%	2,860	6.0%
10 - 14	2,837	6.6%	2,931	6.3%	3,094	6.5%
15 - 19	2,788	6.5%	3,067	6.6%	3,301	7.0%
20 - 24	2,678	6.2%	2,674	5.7%	2,670	5.6%
25 - 34	5,402	12.6%	5,945	12.8%	5,083	10.7%
35 - 44	5,666	13.2%	5,784	12.4%	6,130	12.9%
45 - 54	5,929	13.8%	5,633	12.1%	5,814	12.2%
55 - 64	5,304	12.3%	5,980	12.8%	5,744	12.1%
65 - 74	3,745	8.7%	5,272	11.3%	5,577	11.7%
75 - 84	2,137	5.0%	2,759	5.9%	3,499	7.4%
85+	717	1.7%	927	2.0%	1,048	2.2%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	36,893	85.7%	36,249	78.7%	36,455	78.3%	36,600	77.1%
Black Alone	1,444	3.4%	1,749	3.8%	1,790	3.8%	1,892	4.0%
American Indian Alone	195	0.5%	236	0.5%	240	0.5%	251	0.5%
Asian Alone	960	2.2%	999	2.2%	1,013	2.2%	1,038	2.2%
Pacific Islander Alone	65	0.2%	36	0.1%	36	0.1%	36	0.1%
Some Other Race Alone	2,713	6.3%	3,044	6.6%	3,089	6.6%	3,186	6.7%
Two or More Races	771	1.8%	3,718	8.1%	3,948	8.5%	4,483	9.4%
Hispanic Origin (Any Race)	5,333	12.4%	6,880	14.9%	7,049	15.1%	7,377	15.5%

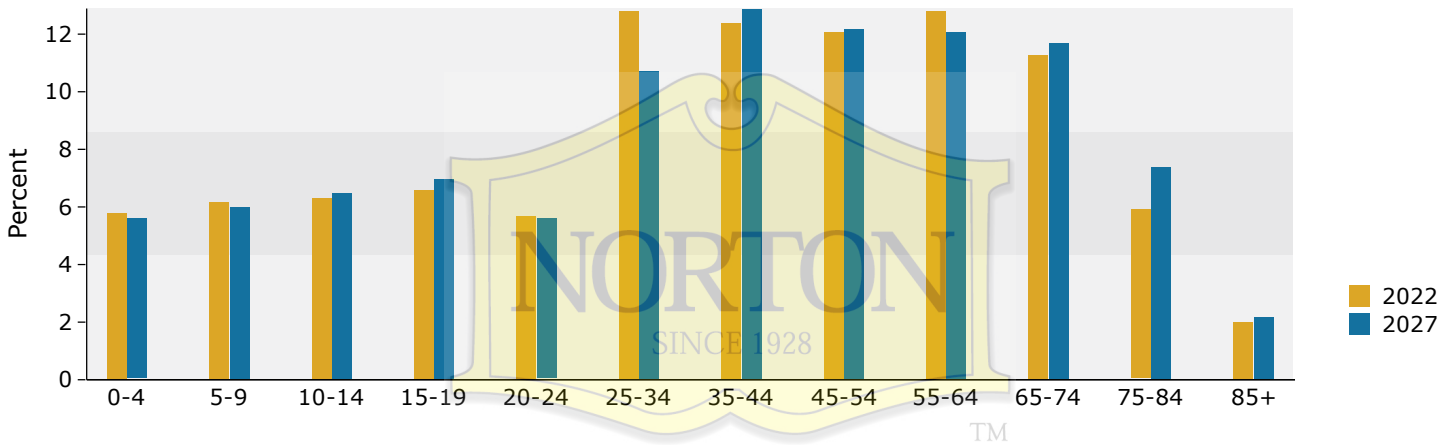
Data Note: Income is expressed in current dollars.

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

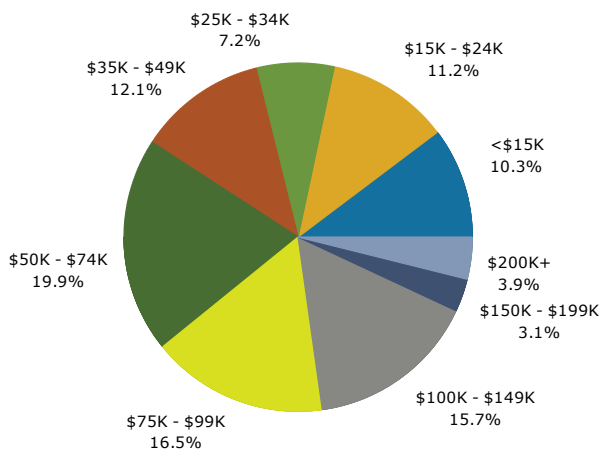
## Trends 2022-2027



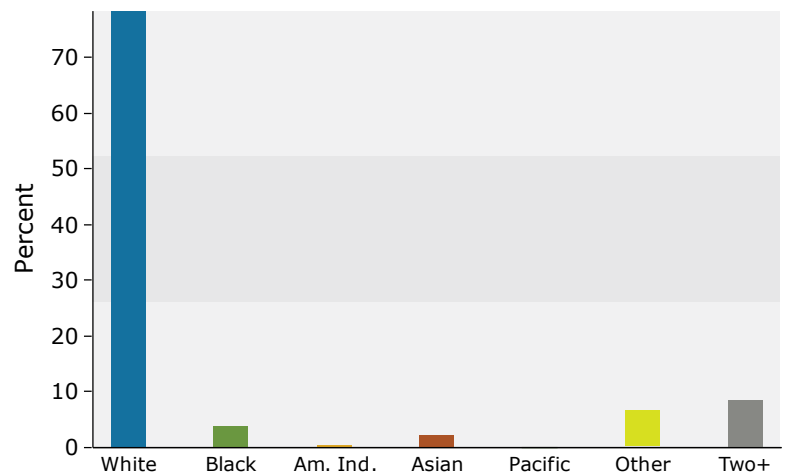
## Population by Age



## 2022 Household Income



## 2022 Population by Race



2022 Percent Hispanic Origin: 15.1%

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

Habersham Cou...

## Population

2010 Population	43,041
2020 Population	46,031
2022 Population	46,571
2027 Population	47,486
2010-2020 Annual Rate	0.67%
2020-2022 Annual Rate	0.52%
2022-2027 Annual Rate	0.39%
2022 Male Population	50.8%
2022 Female Population	49.2%
2022 Median Age	40.2

In the identified area, the current year population is 46,571. In 2020, the Census count in the area was 46,031. The rate of change since 2020 was 0.52% annually. The five-year projection for the population in the area is 47,486 representing a change of 0.39% annually from 2022 to 2027. Currently, the population is 50.8% male and 49.2% female.

## Median Age

The median age in this area is 40.2, compared to U.S. median age of 38.9.

## Race and Ethnicity

2022 White Alone	78.3%
2022 Black Alone	3.8%
2022 American Indian/Alaska Native Alone	0.5%
2022 Asian Alone	2.2%
2022 Pacific Islander Alone	0.1%
2022 Other Race	6.6%
2022 Two or More Races	8.5%
2022 Hispanic Origin (Any Race)	15.1%

Persons of Hispanic origin represent 15.1% 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 53.5 in the identified area, compared to 71.6 for the U.S. as a whole.

## Households

2022 Wealth Index	71
2010 Households	15,472
2020 Households	16,408
2022 Households	16,627
2027 Households	16,996
2010-2020 Annual Rate	0.59%
2020-2022 Annual Rate	0.59%
2022-2027 Annual Rate	0.44%
2022 Average Household Size	2.63

The household count in this area has changed from 16,408 in 2020 to 16,627 in the current year, a change of 0.59% annually. The five-year projection of households is 16,996, a change of 0.44% annually from the current year total. Average household size is currently 2.63, compared to 2.63 in the year 2020. The number of families in the current year is 11,845 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.

### Mortgage Income

2022 Percent of Income for Mortgage 16.1%

### Median Household Income

2022 Median Household Income \$58,965

2027 Median Household Income \$67,607

2022-2027 Annual Rate 2.77%

### Average Household Income

2022 Average Household Income \$78,094

2027 Average Household Income \$88,508

2022-2027 Annual Rate 2.54%

### Per Capita Income

2022 Per Capita Income \$28,038

2027 Per Capita Income \$31,832

2022-2027 Annual Rate 2.57%

### Households by Income

Current median household income is \$58,965 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$67,607 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$78,094 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$88,508 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$28,038 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$31,832 in five years, compared to \$47,064 for all U.S. households

### Housing

2022 Housing Affordability Index 153

2010 Total Housing Units 18,146

2010 Owner Occupied Housing Units 11,596

2010 Renter Occupied Housing Units 3,876

2010 Vacant Housing Units 2,674

2020 Total Housing Units 18,340

2020 Vacant Housing Units 1,932

2022 Total Housing Units 18,694

2022 Owner Occupied Housing Units 13,096

2022 Renter Occupied Housing Units 3,531

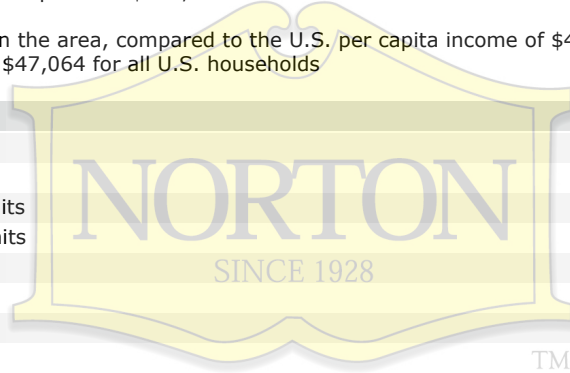
2022 Vacant Housing Units 2,067

2027 Total Housing Units 19,153

2027 Owner Occupied Housing Units 13,503

2027 Renter Occupied Housing Units 3,493

2027 Vacant Housing Units 2,157



Currently, 70.1% of the 18,694 housing units in the area are owner occupied; 18.9%, renter occupied; and 11.1% 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 18,340 housing units in the area and 10.5% vacant housing units. The annual rate of change in housing units since 2020 is 0.85%. Median home value in the area is \$180,614, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 1.74% annually to \$196,881.

**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

Habersham County, GA  
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 Geography: County

Prepared by Esri

Summary	2022	2027	2022-2027 Change	2022-2027 Annual Rate
Population	46,571	47,486	915	0.39%
Households	16,627	16,996	369	0.44%
Median Age	40.2	41.6	1.4	0.69%
Average Household Size	2.63	2.62	-0.01	-0.08%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
Household	16,627	100%	16,996	100%
<\$15,000	1,719	10.3%	1,359	8.0%
\$15,000-\$24,999	1,870	11.2%	1,634	9.6%
\$25,000-\$34,999	1,200	7.2%	1,137	6.7%
\$35,000-\$49,999	2,009	12.1%	1,712	10.1%
\$50,000-\$74,999	3,317	19.9%	3,415	20.1%
\$75,000-\$99,999	2,736	16.5%	3,090	18.2%
\$100,000-\$149,999	2,613	15.7%	3,293	19.4%
\$150,000-\$199,999	515	3.1%	609	3.6%
\$200,000+	648	3.9%	747	4.4%
Median Household Income	\$58,965		\$67,607	
Average Household Income	\$78,094		\$88,508	
Per Capita Income	\$28,038		\$31,832	



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**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.



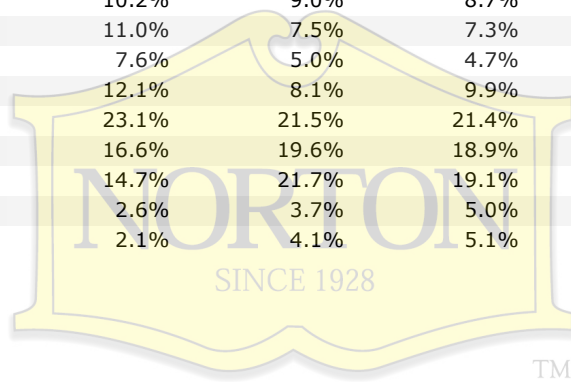


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2022 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	515	2,150	2,658	2,740	3,127	3,093	2,344
<\$15,000	104	219	238	239	323	298	298
\$15,000-\$24,999	81	236	199	200	284	353	517
\$25,000-\$34,999	52	164	132	128	169	250	305
\$35,000-\$49,999	71	260	215	271	309	492	391
\$50,000-\$74,999	117	497	571	585	672	593	282
\$75,000-\$99,999	55	356	520	518	573	470	244
\$100,000-\$149,999	31	316	577	522	521	448	198
\$150,000-\$199,999	2	56	98	136	122	57	44
\$200,000+	2	46	108	141	154	132	65
Median HH Income	\$38,398	\$57,337	\$73,365	\$71,806	\$65,580	\$54,679	\$36,437
Average HH Income	\$48,642	\$71,679	\$87,351	\$90,421	\$85,177	\$76,146	\$58,664
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	20.2%	10.2%	9.0%	8.7%	10.3%	9.6%	12.7%
\$15,000-\$24,999	15.7%	11.0%	7.5%	7.3%	9.1%	11.4%	22.1%
\$25,000-\$34,999	10.1%	7.6%	5.0%	4.7%	5.4%	8.1%	13.0%
\$35,000-\$49,999	13.8%	12.1%	8.1%	9.9%	9.9%	15.9%	16.7%
\$50,000-\$74,999	22.7%	23.1%	21.5%	21.4%	21.5%	19.2%	12.0%
\$75,000-\$99,999	10.7%	16.6%	19.6%	18.9%	18.3%	15.2%	10.4%
\$100,000-\$149,999	6.0%	14.7%	21.7%	19.1%	16.7%	14.5%	8.4%
\$150,000-\$199,999	0.4%	2.6%	3.7%	5.0%	3.9%	1.8%	1.9%
\$200,000+	0.4%	2.1%	4.1%	5.1%	4.9%	4.3%	2.8%



**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.

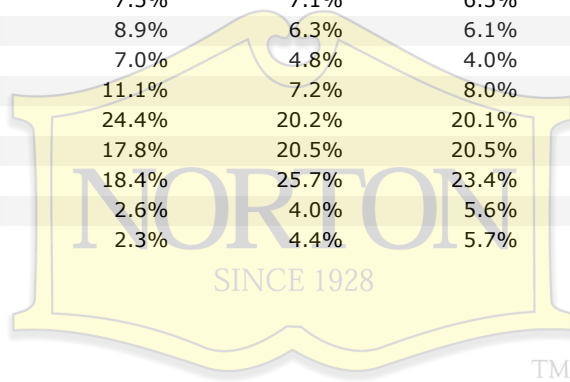


# Household Income Profile

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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	528	1,811	2,793	2,807	2,968	3,227	2,862
<\$15,000	97	135	197	183	215	229	303
\$15,000-\$24,999	79	162	176	171	221	296	529
\$25,000-\$34,999	55	126	133	113	141	225	344
\$35,000-\$49,999	58	201	201	225	228	403	396
\$50,000-\$74,999	130	442	563	565	648	659	408
\$75,000-\$99,999	63	322	572	576	596	575	386
\$100,000-\$149,999	41	334	717	656	617	606	322
\$150,000-\$199,999	3	47	112	157	141	73	76
\$200,000+	2	42	122	161	161	161	98
Median HH Income	\$42,466	\$63,286	\$79,080	\$79,756	\$75,898	\$65,253	\$43,546
Average HH Income	\$53,919	\$80,424	\$96,455	\$101,814	\$97,062	\$88,647	\$70,169
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	18.4%	7.5%	7.1%	6.5%	7.2%	7.1%	10.6%
\$15,000-\$24,999	15.0%	8.9%	6.3%	6.1%	7.4%	9.2%	18.5%
\$25,000-\$34,999	10.4%	7.0%	4.8%	4.0%	4.8%	7.0%	12.0%
\$35,000-\$49,999	11.0%	11.1%	7.2%	8.0%	7.7%	12.5%	13.8%
\$50,000-\$74,999	24.6%	24.4%	20.2%	20.1%	21.8%	20.4%	14.3%
\$75,000-\$99,999	11.9%	17.8%	20.5%	20.5%	20.1%	17.8%	13.5%
\$100,000-\$149,999	7.8%	18.4%	25.7%	23.4%	20.8%	18.8%	11.3%
\$150,000-\$199,999	0.6%	2.6%	4.0%	5.6%	4.8%	2.3%	2.7%
\$200,000+	0.4%	2.3%	4.4%	5.7%	5.4%	5.0%	3.4%



**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

Habersham County, GA  
 Habersham County, GA (13137)  
 Geography: County

Prepared by Esri

Population		Households	
2010 Total Population	43,041	2022 Median Household Income	\$58,965
2020 Total Population	46,031	2027 Median Household Income	\$67,607
2022 Total Population	46,571	2022-2027 Annual Rate	2.77%
2027 Total Population	47,486		
2022-2027 Annual Rate	0.39%		

Housing Units by Occupancy Status and Tenure	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	18,146	100.0%	18,694	100.0%	19,153	100.0%
Occupied	15,472	85.3%	16,627	88.9%	16,996	88.7%
Owner	11,596	63.9%	13,096	70.1%	13,503	70.5%
Renter	3,876	21.4%	3,531	18.9%	3,493	18.2%
Vacant	2,674	14.7%	2,067	11.1%	2,157	11.3%

Owner Occupied Housing Units by Value	2022		2027	
	Number	Percent	Number	Percent
Total	13,096	100.0%	13,503	100.0%
<\$50,000	730	5.6%	474	3.5%
\$50,000-\$99,999	1,659	12.7%	1,115	8.3%
\$100,000-\$149,999	1,994	15.2%	1,653	12.2%
\$150,000-\$199,999	3,536	27.0%	3,743	27.7%
\$200,000-\$249,999	1,997	15.2%	2,289	17.0%
\$250,000-\$299,999	844	6.4%	931	6.9%
\$300,000-\$399,999	1,120	8.6%	1,337	9.9%
\$400,000-\$499,999	544	4.2%	820	6.1%
\$500,000-\$749,999	296	2.3%	569	4.2%
\$750,000-\$999,999	328	2.5%	545	4.0%
\$1,000,000-\$1,499,999	15	0.1%	3	0.0%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	33	0.3%	24	0.2%
Median Value	\$180,614		\$196,881	
Average Value	\$220,980		\$255,897	



Census 2010 Housing Units	Number	Percent
Total	18,146	100.0%
In Urbanized Areas	0	0.0%
In Urban Clusters	6,469	35.6%
Rural Housing Units	11,677	64.4%

**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	11,596	100.0%
Owned with a Mortgage/Loan	7,177	61.9%
Owned Free and Clear	4,419	38.1%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	2,674	100.0%
For Rent	610	22.8%
Rented- Not Occupied	23	0.9%
For Sale Only	419	15.7%
Sold - Not Occupied	72	2.7%
Seasonal/Recreational/Occasional Use	830	31.0%
For Migrant Workers	3	0.1%
Other Vacant	717	26.8%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	15,472	11,596	74.9%
15-24	557	173	31.1%
25-34	2,023	1,114	55.1%
35-44	2,673	1,852	69.3%
45-54	3,028	2,336	77.1%
55-64	2,936	2,482	84.5%
65-74	2,320	1,999	86.2%
75-84	1,445	1,265	87.5%
85+	490	375	76.5%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	15,472	11,596	74.9%
White Alone	14,102	10,830	76.8%
Black/African American Alone	297	159	53.5%
American Indian/Alaska Native	60	31	51.7%
Asian Alone	256	194	75.8%
Pacific Islander Alone	14	7	50.0%
Other Race Alone	570	279	48.9%
Two or More Races	173	96	55.5%
Hispanic Origin	1,106	520	47.0%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	15,472	11,596	74.9%
1-Person	3,587	2,379	66.3%
2-Person	5,547	4,653	83.9%
3-Person	2,512	1,859	74.0%
4-Person	2,037	1,503	73.8%
5-Person	1,034	718	69.4%
6-Person	465	310	66.7%
7+ Person	290	174	60.0%

2022 Housing Affordability	
Housing Affordability Index	153
Percent of Income for Mortgage	16.1%

**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

Habersham County, GA  
 Habersham County, GA (13137)  
 Geography: County

Prepared by Esri

	2010	2020	2010-2020 Annual Rate
Population	43,041	46,031	0.67%
Households	15,472	16,408	0.59%
Housing Units	18,146	18,340	0.11%

	2010	
Population by Race	Number	Percent
Total	43,041	100.0%
Population Reporting One Race	42,270	98.2%
White	36,893	85.7%
Black	1,444	3.4%
American Indian	195	0.5%
Asian	960	2.2%
Pacific Islander	65	0.2%
Some Other Race	2,713	6.3%
Population Reporting Two or More Races	771	1.8%
Total Hispanic Population	5,333	12.4%

Population by Sex	Number	Percent
Male	20,301	47.2%
Female	22,740	52.8%

Population by Age	Number	Percent
Total	43,041	100.0%
Age 0 - 4	2,885	6.7%
Age 5 - 9	2,953	6.9%
Age 10 - 14	2,837	6.6%
Age 15 - 19	2,788	6.5%
Age 20 - 24	2,678	6.2%
Age 25 - 29	2,681	6.2%
Age 30 - 34	2,721	6.3%
Age 35 - 39	2,840	6.6%
Age 40 - 44	2,826	6.6%
Age 45 - 49	2,979	6.9%
Age 50 - 54	2,950	6.9%
Age 55 - 59	2,686	6.2%
Age 60 - 64	2,618	6.1%
Age 65 - 69	2,124	4.9%
Age 70 - 74	1,621	3.8%
Age 75 - 79	1,201	2.8%
Age 80 - 84	936	2.2%
Age 85+	717	1.7%
Age 18+	32,737	76.1%
Age 65+	6,599	15.3%



**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	15,472	100.0%
Households with 1 Person	3,587	23.2%
Households with 2+ People	11,885	76.8%
Family Households	11,307	73.1%
Husband-wife Families	8,940	57.8%
With Own Children	3,446	22.3%
Other Family (No Spouse Present)	2,367	15.3%
With Own Children	1,211	7.8%
Nonfamily Households	578	3.7%
All Households with Children	5,325	34.4%
Multigenerational Households	693	4.5%
Unmarried Partner Households	790	5.1%
Male-female	684	4.4%
Same-sex	106	0.7%
Average Household Size	2.63	
<b>Family Households by Size</b>		
Total	11,307	100.0%
2 People	5,054	44.7%
3 People	2,459	21.7%
4 People	2,016	17.8%
5 People	1,029	9.1%
6 People	461	4.1%
7+ People	288	2.5%
Average Family Size	3.08	
<b>Nonfamily Households by Size</b>		
Total	4,165	100.0%
1 Person	3,587	86.1%
2 People	493	11.8%
3 People	53	1.3%
4 People	21	0.5%
5 People	5	0.1%
6 People	4	0.1%
7+ People	2	0.0%
Average Nonfamily Size	1.17	
<b>Population by Relationship and Household Type</b>		
Total	43,041	100.0%
In Households	40,657	94.5%
In Family Households	35,777	83.1%
Householder	11,307	26.3%
Spouse	8,940	20.8%
Child	12,833	29.8%
Other relative	1,786	4.1%
Nonrelative	911	2.1%
In Nonfamily Households	4,880	11.3%
In Group Quarters	2,384	5.5%
Institutionalized Population	1,797	4.2%
Noninstitutionalized Population	587	1.4%



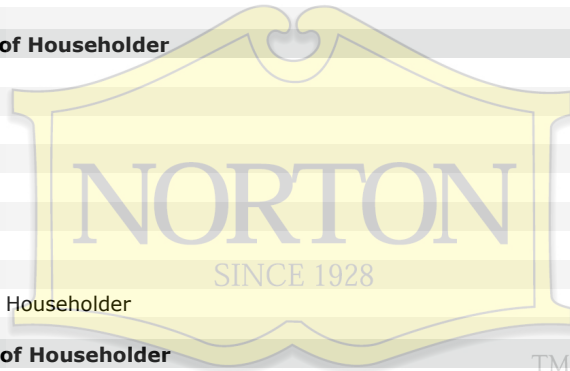
**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the 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.

		<b>2010</b>	
<b>Family Households by Age of Householder</b>			
Total		11,307	100.0%
Householder Age	15 - 44	4,345	38.4%
Householder Age	45 - 54	2,342	20.7%
Householder Age	55 - 64	2,088	18.5%
Householder Age	65 - 74	1,539	13.6%
Householder Age	75+	993	8.8%
<b>Nonfamily Households by Age of Householder</b>			
Total		4,165	100.0%
Householder Age	15 - 44	908	21.8%
Householder Age	45 - 54	686	16.5%
Householder Age	55 - 64	848	20.4%
Householder Age	65 - 74	781	18.8%
Householder Age	75+	942	22.6%
<b>Households by Race of Householder</b>			
Total		15,472	100.0%
Householder is	White Alone	14,102	91.1%
Householder is	Black Alone	297	1.9%
Householder is	American Indian Alone	60	0.4%
Householder is	Asian Alone	256	1.7%
Householder is	Pacific Islander Alone	14	0.1%
Householder is	Some Other Race Alone	570	3.7%
Householder is	Two or More Races	173	1.1%
Households with	Hispanic Householder	1,106	7.1%
<b>Husband-wife Families by Race of Householder</b>			
Total		8,940	100.0%
Householder is	White Alone	8,173	91.4%
Householder is	Black Alone	102	1.1%
Householder is	American Indian Alone	34	0.4%
Householder is	Asian Alone	152	1.7%
Householder is	Pacific Islander Alone	8	0.1%
Householder is	Some Other Race Alone	397	4.4%
Householder is	Two or More Races	74	0.8%
Husband-wife Families with	Hispanic Householder	770	8.6%
<b>Other Families (No Spouse) by Race of Householder</b>			
Total		2,367	100.0%
Householder is	White Alone	2,007	84.8%
Householder is	Black Alone	90	3.8%
Householder is	American Indian Alone	12	0.5%
Householder is	Asian Alone	80	3.4%
Householder is	Pacific Islander Alone	3	0.1%
Householder is	Some Other Race Alone	126	5.3%
Householder is	Two or More Races	49	2.1%
Other Families with	Hispanic Householder	234	9.9%
<b>Nonfamily Households by Race of Householder</b>			
Total		4,165	100.0%
Householder is	White Alone	3,922	94.2%
Householder is	Black Alone	105	2.5%
Householder is	American Indian Alone	14	0.3%
Householder is	Asian Alone	24	0.6%
Householder is	Pacific Islander Alone	3	0.1%
Householder is	Some Other Race Alone	47	1.1%
Householder is	Two or More Races	50	1.2%
Nonfamily Households with	Hispanic Householder	102	2.4%



	<b>2010</b>	
<b>Total Housing Units by Occupancy</b>		
Total	18,146	100.0%
Occupied Housing Units	15,472	85.3%
Vacant Housing Units		
For Rent	610	3.4%
Rented, not Occupied	23	0.1%
For Sale Only	419	2.3%
Sold, not Occupied	72	0.4%
For Seasonal/Recreational/Occasional Use	830	4.6%
For Migrant Workers	3	0.0%
Other Vacant	717	4.0%
Total Vacancy Rate	14.7%	
<b>Households by Tenure and Mortgage Status</b>		
Total	15,472	100.0%
Owner Occupied	11,596	74.9%
Owned with a Mortgage/Loan	7,177	46.4%
Owned Free and Clear	4,419	28.6%
Average Household Size	2.60	
Renter Occupied	3,876	25.1%
Average Household Size	2.72	
<b>Owner-occupied Housing Units by Race of Householder</b>		
Total	11,596	100.0%
Householder is White Alone	10,830	93.4%
Householder is Black Alone	159	1.4%
Householder is American Indian Alone	31	0.3%
Householder is Asian Alone	194	1.7%
Householder is Pacific Islander Alone	7	0.1%
Householder is Some Other Race Alone	279	2.4%
Householder is Two or More Races	96	0.8%
Owner-occupied Housing Units with Hispanic Householder	520	4.5%
<b>Renter-occupied Housing Units by Race of Householder</b>		
Total	3,876	100.0%
Householder is White Alone	3,272	84.4%
Householder is Black Alone	138	3.6%
Householder is American Indian Alone	29	0.7%
Householder is Asian Alone	62	1.6%
Householder is Pacific Islander Alone	7	0.2%
Householder is Some Other Race Alone	291	7.5%
Householder is Two or More Races	77	2.0%
Renter-occupied Housing Units with Hispanic Householder	586	15.1%
<b>Average Household Size by Race/Hispanic Origin of Householder</b>		
Householder is White Alone	2.52	
Householder is Black Alone	2.56	
Householder is American Indian Alone	3.12	
Householder is Asian Alone	3.68	
Householder is Pacific Islander Alone	4.50	
Householder is Some Other Race Alone	4.73	
Householder is Two or More Races	2.91	
Householder is Hispanic	4.51	





## SERVICES

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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
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