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# Population Consolidated Report (Esri 2022)

Oconee County, GA  
 Oconee County, GA (13219)  
 Geography: County

Prepared by Esri

Demographic Summary				2022-2027	2022-2027
	Census 2010	2022	2027	Change	Annual Rate
Total Population	32,808	43,972	46,978	3,006	1.33%
Population 50+	10,444	16,948	18,783	1,835	2.08%
Median Age	38.9	41.4	42.1	0.7	0.34%
Households	11,622	15,068	16,033	965	1.25%
% Householders 55+	39.7%	49.1%	51.0%	1.9	0.76%
Total Owner-Occupied Housing Units	9,418	12,679	13,566	887	1.36%
Total Renter-Occupied Housing Units	2,204	2,389	2,467	78	0.64%
Owner/Renter Ratio (per 100 renters)	427	531	550	19.0	0.71%
Median Home Value	-	\$338,937	\$365,846	\$26,909	1.54%
Average Home Value	-	\$412,649	\$448,734	\$36,085	1.69%
Median Household Income	-	\$102,462	\$115,295	\$12,833	2.39%
Median Household Income for Householder 55+	-	\$81,929	\$101,725	\$19,796	4.42%

## Population by Age and Sex

Male Population	Census 2010		2022		2027	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	4,981	100.0%	8,062	100.0%	8,858	100.0%
50-54	1,307	26.2%	1,522	18.9%	1,493	16.9%
55-59	1,107	22.2%	1,639	20.3%	1,586	17.9%
60-64	970	19.5%	1,568	19.4%	1,618	18.3%
65-69	651	13.1%	1,229	15.2%	1,447	16.3%
70-74	399	8.0%	974	12.1%	1,136	12.8%
75-79	251	5.0%	602	7.5%	816	9.2%
80-84	166	3.3%	301	3.7%	467	5.3%
85+	130	2.6%	227	2.8%	295	3.3%

Female Population	Census 2010		2022		2027	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	5,463	100.0%	8,886	100.0%	9,925	100.0%
50-54	1,358	24.9%	1,678	18.9%	1,635	16.5%
55-59	1,211	22.2%	1,774	20.0%	1,759	17.7%
60-64	913	16.7%	1,588	17.9%	1,675	16.9%
65-69	671	12.3%	1,371	15.4%	1,571	15.8%
70-74	426	7.8%	1,025	11.5%	1,315	13.2%
75-79	351	6.4%	706	7.9%	946	9.5%
80-84	244	4.5%	372	4.2%	586	5.9%
85+	289	5.3%	372	4.2%	438	4.4%

Total Population	Census 2010		2022		2027	
	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total(50+)	10,444	31.8%	16,948	38.5%	18,783	40.0%
50-54	2,665	8.1%	3,200	7.3%	3,128	6.7%
55-59	2,318	7.1%	3,413	7.8%	3,345	7.1%
60-64	1,883	5.7%	3,156	7.2%	3,293	7.0%
65-69	1,322	4.0%	2,600	5.9%	3,018	6.4%
70-74	825	2.5%	1,999	4.5%	2,451	5.2%
75-79	602	1.8%	1,308	3.0%	1,762	3.8%
80-84	410	1.2%	673	1.5%	1,053	2.2%
85+	419	1.3%	599	1.4%	733	1.6%
65+	3,578	10.9%	7,179	16.3%	9,017	19.2%
75+	1,431	4.4%	2,580	5.9%	3,548	7.6%

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

Source: Esri, U.S. Census



# Population Consolidated Report (Esri 2022)

Oconee County, GA  
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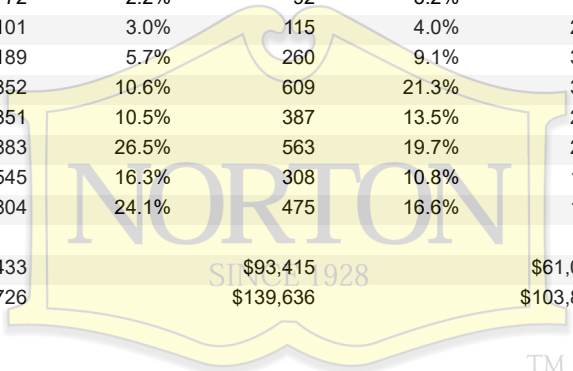
Prepared by Esri

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

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	3,414	100%	2,490	100%	1,495	100%	7,399	100%
<\$15,000	83	2.4%	72	2.9%	70	4.7%	225	3.0%
\$15,000-\$24,999	126	3.7%	127	5.1%	134	9.0%	387	5.2%
\$25,000-\$34,999	153	4.5%	144	5.8%	202	13.5%	499	6.7%
\$35,000-\$49,999	297	8.7%	321	12.9%	352	23.5%	970	13.1%
\$50,000-\$74,999	444	13.0%	602	24.2%	276	18.5%	1,322	17.9%
\$75,000-\$99,999	384	11.2%	341	13.7%	162	10.8%	887	12.0%
\$100,000-\$149,999	793	23.2%	382	15.3%	117	7.8%	1,292	17.5%
\$150,000-\$199,999	434	12.7%	188	7.6%	88	5.9%	710	9.6%
\$200,000+	700	20.5%	313	12.6%	94	6.3%	1,107	15.0%
Median HH Income	\$109,714		\$73,718		\$49,358		\$81,929	
Average HH Income	\$148,801		\$114,005		\$81,327		\$123,458	

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

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	3,336	100%	2,858	100%	1,980	100%	8,174	100%
<\$15,000	39	1.2%	49	1.7%	70	3.5%	158	1.9%
\$15,000-\$24,999	72	2.2%	92	3.2%	124	6.3%	288	3.5%
\$25,000-\$34,999	101	3.0%	115	4.0%	210	10.6%	426	5.2%
\$35,000-\$49,999	189	5.7%	260	9.1%	394	19.9%	843	10.3%
\$50,000-\$74,999	352	10.6%	609	21.3%	358	18.1%	1,319	16.1%
\$75,000-\$99,999	351	10.5%	387	13.5%	226	11.4%	964	11.8%
\$100,000-\$149,999	883	26.5%	563	19.7%	224	11.3%	1,670	20.4%
\$150,000-\$199,999	545	16.3%	308	10.8%	187	9.4%	1,040	12.7%
\$200,000+	804	24.1%	475	16.6%	187	9.4%	1,466	17.9%
Median HH Income	\$126,433		\$93,415		\$61,022		\$101,725	
Average HH Income	\$173,726		\$139,636		\$103,892		\$144,891	





# Demographic and Income Profile

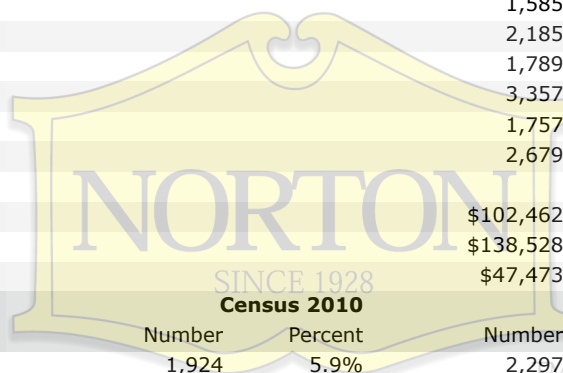
Oconee County, GA  
 Oconee County, GA (13219)  
 Geography: County

Prepared by Esri

Summary	Census 2010	Census 2020	2022	2027
Population	32,808	41,799	43,972	46,978
Households	11,622	14,360	15,068	16,033
Families	9,346	-	11,894	12,628
Average Household Size	2.81	2.90	2.91	2.92
Owner Occupied Housing Units	9,418	-	12,679	13,566
Renter Occupied Housing Units	2,204	-	2,389	2,467
Median Age	38.9	-	41.4	42.1

Trends: 2022-2027 Annual Rate	Area	State	National
Population	1.33%	0.51%	0.25%
Households	1.25%	0.56%	0.31%
Families	1.20%	0.51%	0.28%
Owner HHs	1.36%	0.77%	0.53%
Median Household Income	2.39%	3.59%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	346	2.3%	235	1.5%
\$15,000 - \$24,999	557	3.7%	389	2.4%
\$25,000 - \$34,999	813	5.4%	628	3.9%
\$35,000 - \$49,999	1,585	10.5%	1,271	7.9%
\$50,000 - \$74,999	2,185	14.5%	2,027	12.6%
\$75,000 - \$99,999	1,789	11.9%	1,805	11.3%
\$100,000 - \$149,999	3,357	22.3%	4,019	25.1%
\$150,000 - \$199,999	1,757	11.7%	2,374	14.8%
\$200,000+	2,679	17.8%	3,285	20.5%
Median Household Income	\$102,462		\$115,295	
Average Household Income	\$138,528		\$159,153	
Per Capita Income	\$47,473		\$54,320	



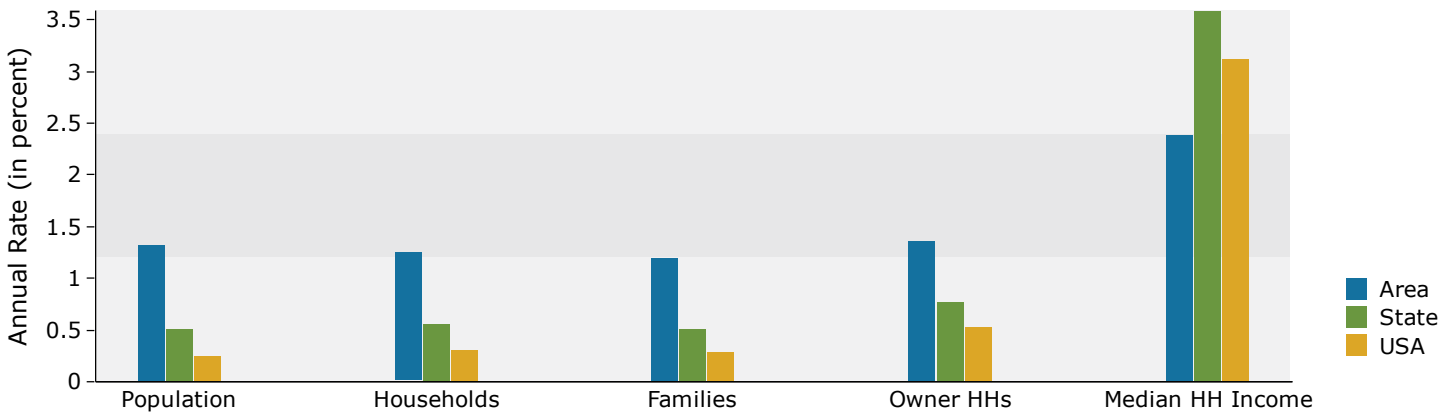
Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,924	5.9%	2,297	5.2%	2,453	5.2%
5 - 9	2,693	8.2%	2,767	6.3%	2,845	6.1%
10 - 14	2,912	8.9%	3,084	7.0%	3,207	6.8%
15 - 19	2,593	7.9%	3,206	7.3%	2,939	6.3%
20 - 24	1,441	4.4%	2,317	5.3%	2,221	4.7%
25 - 34	3,053	9.3%	4,997	11.4%	5,461	11.6%
35 - 44	4,915	15.0%	5,302	12.1%	6,120	13.0%
45 - 54	5,498	16.8%	6,254	14.2%	6,077	12.9%
55 - 64	4,201	12.8%	6,569	14.9%	6,638	14.1%
65 - 74	2,147	6.5%	4,599	10.5%	5,469	11.6%
75 - 84	1,012	3.1%	1,981	4.5%	2,815	6.0%
85+	419	1.3%	599	1.4%	733	1.6%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	29,004	88.4%	34,450	82.4%	36,168	82.3%	38,368	81.7%
Black Alone	1,635	5.0%	1,921	4.6%	2,030	4.6%	2,181	4.6%
American Indian Alone	49	0.1%	76	0.2%	82	0.2%	92	0.2%
Asian Alone	1,022	3.1%	2,082	5.0%	2,102	4.8%	2,201	4.7%
Pacific Islander Alone	5	0.0%	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	641	2.0%	884	2.1%	939	2.1%	1,026	2.2%
Two or More Races	452	1.4%	2,386	5.7%	2,651	6.0%	3,110	6.6%
Hispanic Origin (Any Race)	1,436	4.4%	2,347	5.6%	2,512	5.7%	2,745	5.8%

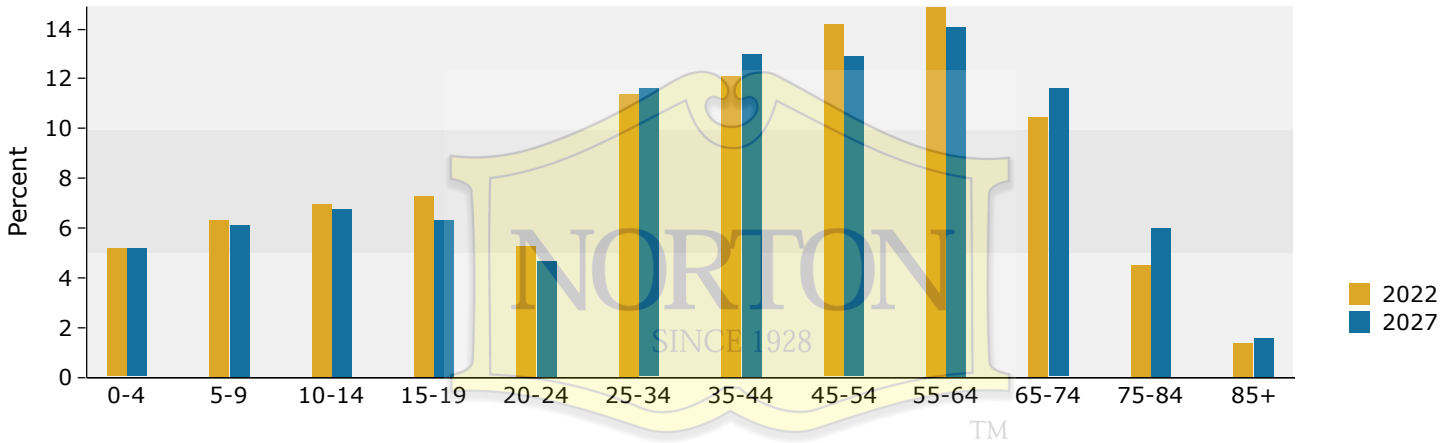
Data Note: Income is expressed in current dollars.

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

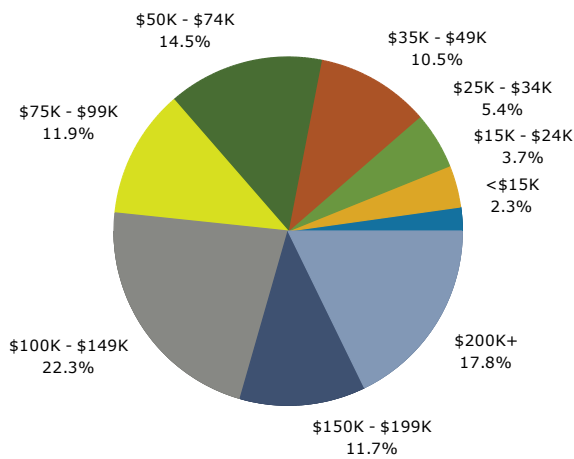
## Trends 2022-2027



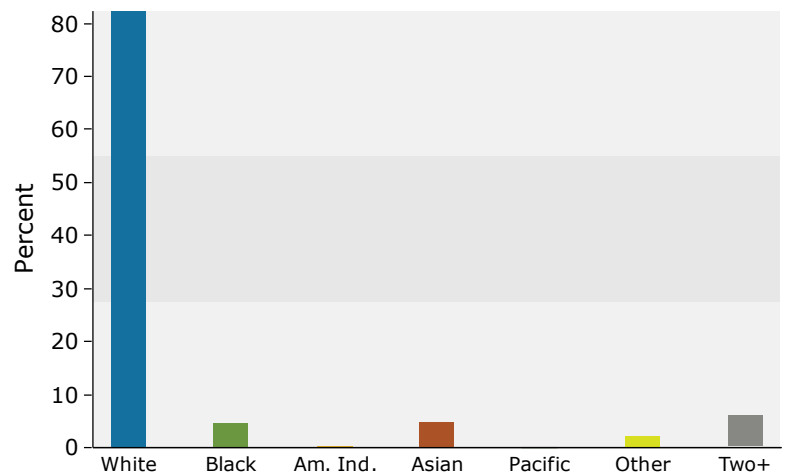
## Population by Age



## 2022 Household Income



## 2022 Population by Race



2022 Percent Hispanic Origin: 5.7%

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

Oconee County...

## Population

2010 Population	32,808
2020 Population	41,799
2022 Population	43,972
2027 Population	46,978
2010-2020 Annual Rate	2.45%
2020-2022 Annual Rate	2.28%
2022-2027 Annual Rate	1.33%
2022 Male Population	48.7%
2022 Female Population	51.3%
2022 Median Age	41.4

In the identified area, the current year population is 43,972. In 2020, the Census count in the area was 41,799. The rate of change since 2020 was 2.28% annually. The five-year projection for the population in the area is 46,978 representing a change of 1.33% annually from 2022 to 2027. Currently, the population is 48.7% male and 51.3% female.

## Median Age

The median age in this area is 41.4, compared to U.S. median age of 38.9.

## Race and Ethnicity

2022 White Alone	82.3%
2022 Black Alone	4.6%
2022 American Indian/Alaska Native Alone	0.2%
2022 Asian Alone	4.8%
2022 Pacific Islander Alone	0.0%
2022 Other Race	2.1%
2022 Two or More Races	6.0%
2022 Hispanic Origin (Any Race)	5.7%

Persons of Hispanic origin represent 5.7% 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 38.9 in the identified area, compared to 71.6 for the U.S. as a whole.

## Households

2022 Wealth Index	174
2010 Households	11,622
2020 Households	14,360
2022 Households	15,068
2027 Households	16,033
2010-2020 Annual Rate	2.14%
2020-2022 Annual Rate	2.16%
2022-2027 Annual Rate	1.25%
2022 Average Household Size	2.91

The household count in this area has changed from 14,360 in 2020 to 15,068 in the current year, a change of 2.16% annually. The five-year projection of households is 16,033, a change of 1.25% annually from the current year total. Average household size is currently 2.91, compared to 2.90 in the year 2020. The number of families in the current year is 11,894 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.

Oconee County...

### Mortgage Income

2022 Percent of Income for Mortgage 17.4%

### Median Household Income

2022 Median Household Income \$102,462

2027 Median Household Income \$115,295

2022-2027 Annual Rate 2.39%

### Average Household Income

2022 Average Household Income \$138,528

2027 Average Household Income \$159,153

2022-2027 Annual Rate 2.81%

### Per Capita Income

2022 Per Capita Income \$47,473

2027 Per Capita Income \$54,320

2022-2027 Annual Rate 2.73%

### Households by Income

Current median household income is \$102,462 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$115,295 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$138,528 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$159,153 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$47,473 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$54,320 in five years, compared to \$47,064 for all U.S. households

### Housing

2022 Housing Affordability Index 139

2010 Total Housing Units 12,383

2010 Owner Occupied Housing Units 9,418

2010 Renter Occupied Housing Units 2,204

2010 Vacant Housing Units 761

2020 Total Housing Units 14,998

2020 Vacant Housing Units 638

2022 Total Housing Units 15,684

2022 Owner Occupied Housing Units 12,679

2022 Renter Occupied Housing Units 2,389

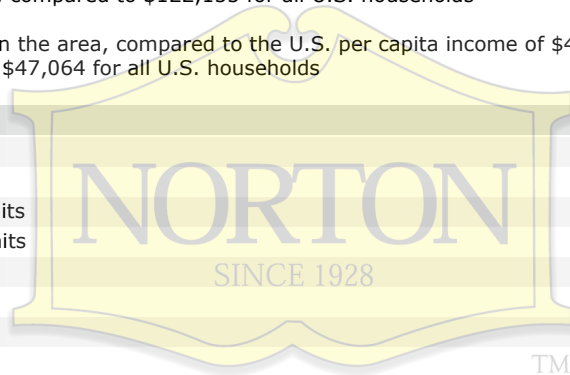
2022 Vacant Housing Units 616

2027 Total Housing Units 16,692

2027 Owner Occupied Housing Units 13,566

2027 Renter Occupied Housing Units 2,467

2027 Vacant Housing Units 659



Currently, 80.8% of the 15,684 housing units in the area are owner occupied; 15.2%, renter occupied; and 3.9% 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 14,998 housing units in the area and 4.3% vacant housing units. The annual rate of change in housing units since 2020 is 2.01%. Median home value in the area is \$338,937, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 1.54% annually to \$365,846.

**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.



Summary	2022	2027	2022-2027 Change	2022-2027 Annual Rate
Population	43,972	46,978	3,006	1.33%
Households	15,068	16,033	965	1.25%
Median Age	41.4	42.1	0.7	0.34%
Average Household Size	2.91	2.92	0.01	0.07%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
Household	15,068	100%	16,033	100%
<\$15,000	346	2.3%	235	1.5%
\$15,000-\$24,999	557	3.7%	389	2.4%
\$25,000-\$34,999	813	5.4%	628	3.9%
\$35,000-\$49,999	1,585	10.5%	1,271	7.9%
\$50,000-\$74,999	2,185	14.5%	2,027	12.6%
\$75,000-\$99,999	1,789	11.9%	1,805	11.3%
\$100,000-\$149,999	3,357	22.3%	4,019	25.1%
\$150,000-\$199,999	1,757	11.7%	2,374	14.8%
\$200,000+	2,679	17.8%	3,285	20.5%
Median Household Income	\$102,462		\$115,295	
Average Household Income	\$138,528		\$159,153	
Per Capita Income	\$47,473		\$54,320	



**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.



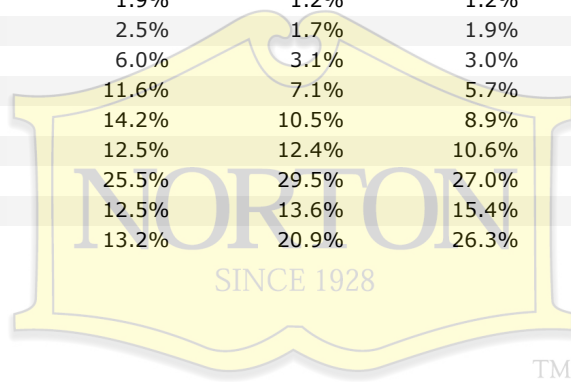


# Household Income Profile

Oconee County, GA  
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 Geography: County

Prepared by Esri

2022 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	282	1,890	2,420	3,077	3,414	2,490	1,495
<\$15,000	22	35	28	36	83	72	70
\$15,000-\$24,999	20	48	42	60	126	127	134
\$25,000-\$34,999	33	113	76	92	153	144	202
\$35,000-\$49,999	47	219	173	176	297	321	352
\$50,000-\$74,999	66	269	254	274	444	602	276
\$75,000-\$99,999	38	237	301	326	384	341	162
\$100,000-\$149,999	39	482	713	831	793	382	117
\$150,000-\$199,999	9	237	328	473	434	188	88
\$200,000+	8	250	505	809	700	313	94
Median HH Income	\$55,058	\$101,489	\$117,430	\$129,365	\$109,714	\$73,718	\$49,358
Average HH Income	\$73,986	\$128,466	\$156,397	\$172,809	\$148,801	\$114,005	\$81,327
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	7.8%	1.9%	1.2%	1.2%	2.4%	2.9%	4.7%
\$15,000-\$24,999	7.1%	2.5%	1.7%	1.9%	3.7%	5.1%	9.0%
\$25,000-\$34,999	11.7%	6.0%	3.1%	3.0%	4.5%	5.8%	13.5%
\$35,000-\$49,999	16.7%	11.6%	7.1%	5.7%	8.7%	12.9%	23.5%
\$50,000-\$74,999	23.4%	14.2%	10.5%	8.9%	13.0%	24.2%	18.5%
\$75,000-\$99,999	13.5%	12.5%	12.4%	10.6%	11.2%	13.7%	10.8%
\$100,000-\$149,999	13.8%	25.5%	29.5%	27.0%	23.2%	15.3%	7.8%
\$150,000-\$199,999	3.2%	12.5%	13.6%	15.4%	12.7%	7.6%	5.9%
\$200,000+	2.8%	13.2%	20.9%	26.3%	20.5%	12.6%	6.3%



**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.

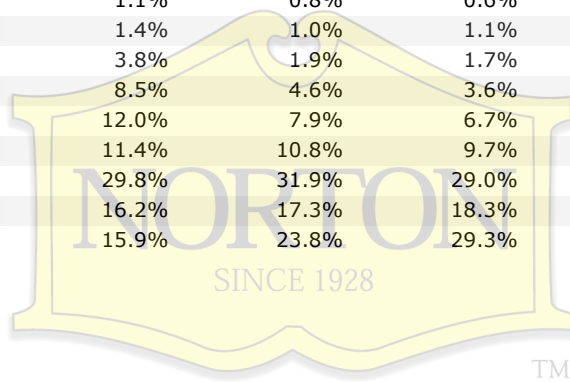


# Household Income Profile

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Prepared by Esri

2027 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	265	2,007	2,692	2,895	3,336	2,858	1,980
<\$15,000	15	22	22	18	39	49	70
\$15,000-\$24,999	14	28	27	32	72	92	124
\$25,000-\$34,999	25	76	52	49	101	115	210
\$35,000-\$49,999	30	170	124	104	189	260	394
\$50,000-\$74,999	61	240	212	195	352	609	358
\$75,000-\$99,999	43	228	290	280	351	387	226
\$100,000-\$149,999	54	598	858	839	883	563	224
\$150,000-\$199,999	11	325	467	531	545	308	187
\$200,000+	12	320	640	847	804	475	187
Median HH Income	\$68,015	\$114,143	\$130,648	\$143,837	\$126,433	\$93,415	\$61,022
Average HH Income	\$91,892	\$150,149	\$177,871	\$194,417	\$173,726	\$139,636	\$103,892
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	5.7%	1.1%	0.8%	0.6%	1.2%	1.7%	3.5%
\$15,000-\$24,999	5.3%	1.4%	1.0%	1.1%	2.2%	3.2%	6.3%
\$25,000-\$34,999	9.4%	3.8%	1.9%	1.7%	3.0%	4.0%	10.6%
\$35,000-\$49,999	11.3%	8.5%	4.6%	3.6%	5.7%	9.1%	19.9%
\$50,000-\$74,999	23.0%	12.0%	7.9%	6.7%	10.6%	21.3%	18.1%
\$75,000-\$99,999	16.2%	11.4%	10.8%	9.7%	10.5%	13.5%	11.4%
\$100,000-\$149,999	20.4%	29.8%	31.9%	29.0%	26.5%	19.7%	11.3%
\$150,000-\$199,999	4.2%	16.2%	17.3%	18.3%	16.3%	10.8%	9.4%
\$200,000+	4.5%	15.9%	23.8%	29.3%	24.1%	16.6%	9.4%



**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

Oconee County, GA  
 Oconee County, GA (13219)  
 Geography: County

Prepared by Esri

Population		Households	
2010 Total Population	32,808	2022 Median Household Income	\$102,462
2020 Total Population	41,799	2027 Median Household Income	\$115,295
2022 Total Population	43,972	2022-2027 Annual Rate	2.39%
2027 Total Population	46,978		
2022-2027 Annual Rate	1.33%		

Housing Units by Occupancy Status and Tenure	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	12,383	100.0%	15,684	100.0%	16,692	100.0%
Occupied	11,622	93.9%	15,068	96.1%	16,033	96.1%
Owner	9,418	76.1%	12,679	80.8%	13,566	81.3%
Renter	2,204	17.8%	2,389	15.2%	2,467	14.8%
Vacant	761	6.1%	616	3.9%	659	3.9%

Owner Occupied Housing Units by Value	2022		2027	
	Number	Percent	Number	Percent
Total	12,679	100.0%	13,566	100.0%
<\$50,000	119	0.9%	57	0.4%
\$50,000-\$99,999	158	1.2%	60	0.4%
\$100,000-\$149,999	395	3.1%	173	1.3%
\$150,000-\$199,999	964	7.6%	646	4.8%
\$200,000-\$249,999	1,449	11.4%	1,330	9.8%
\$250,000-\$299,999	2,035	16.1%	2,138	15.8%
\$300,000-\$399,999	3,132	24.7%	3,613	26.6%
\$400,000-\$499,999	1,758	13.9%	2,114	15.6%
\$500,000-\$749,999	1,792	14.1%	2,278	16.8%
\$750,000-\$999,999	515	4.1%	715	5.3%
\$1,000,000-\$1,499,999	150	1.2%	191	1.4%
\$1,500,000-\$1,999,999	18	0.1%	18	0.1%
\$2,000,000+	194	1.5%	233	1.7%
Median Value	\$338,937		\$365,846	
Average Value	\$412,649		\$448,734	



Census 2010 Housing Units	Number	Percent
Total	12,383	100.0%
In Urbanized Areas	6,264	50.6%
In Urban Clusters	0	0.0%
Rural Housing Units	6,119	49.4%

**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	9,418	100.0%
Owned with a Mortgage/Loan	7,168	76.1%
Owned Free and Clear	2,250	23.9%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	761	100.0%
For Rent	197	25.9%
Rented- Not Occupied	14	1.8%
For Sale Only	221	29.0%
Sold - Not Occupied	42	5.5%
Seasonal/Recreational/Occasional Use	73	9.6%
For Migrant Workers	2	0.3%
Other Vacant	212	27.9%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership				
	Occupied Units	Owner Occupied Units		
		Number	% of Occupied	
Total	11,622	9,418	81.0%	
15-24	232	70	30.2%	
25-34	1,278	750	58.7%	
35-44	2,489	1,967	79.0%	
45-54	3,010	2,608	86.6%	
55-64	2,431	2,162	88.9%	
65-74	1,291	1,177	91.2%	
75-84	624	534	85.6%	
85+	267	150	56.2%	

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership				
	Occupied Units	Owner Occupied Units		
		Number	% of Occupied	
Total	11,622	9,418	81.0%	
White Alone	10,471	8,657	82.7%	
Black/African American Alone	585	355	60.7%	
American Indian/Alaska Native	15	13	86.7%	
Asian Alone	286	250	87.4%	
Pacific Islander Alone	0	0	0.0%	
Other Race Alone	169	77	45.6%	
Two or More Races	96	66	68.8%	
Hispanic Origin	358	203	56.7%	

Census 2010 Occupied Housing Units by Size and Home Ownership				
	Occupied Units	Owner Occupied Units		
		Number	% of Occupied	
Total	11,622	9,418	81.0%	
1-Person	1,898	1,273	67.1%	
2-Person	3,873	3,270	84.4%	
3-Person	2,256	1,860	82.4%	
4-Person	2,252	1,906	84.6%	
5-Person	953	796	83.5%	
6-Person	276	224	81.2%	
7+ Person	114	89	78.1%	

2022 Housing Affordability	
Housing Affordability Index	139
Percent of Income for Mortgage	17.4%

**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.



# 2010 Census Profile

Oconee County, GA  
 Oconee County, GA (13219)  
 Geography: County

Prepared by Esri

	2010	2020	2010-2020 Annual Rate
Population	32,808	41,799	2.45%
Households	11,622	14,360	2.14%
Housing Units	12,383	14,998	1.93%

	2010	
Population by Race	Number	Percent
Total	32,808	100.0%
Population Reporting One Race	32,356	98.6%
White	29,004	88.4%
Black	1,635	5.0%
American Indian	49	0.1%
Asian	1,022	3.1%
Pacific Islander	5	0.0%
Some Other Race	641	2.0%
Population Reporting Two or More Races	452	1.4%
Total Hispanic Population	1,436	4.4%

Population by Sex	Number	Percent
Male	16,007	48.8%
Female	16,801	51.2%

Population by Age	Number	Percent
Total	32,808	100.0%
Age 0 - 4	1,924	5.9%
Age 5 - 9	2,693	8.2%
Age 10 - 14	2,912	8.9%
Age 15 - 19	2,593	7.9%
Age 20 - 24	1,441	4.4%
Age 25 - 29	1,364	4.2%
Age 30 - 34	1,689	5.1%
Age 35 - 39	2,294	7.0%
Age 40 - 44	2,621	8.0%
Age 45 - 49	2,833	8.6%
Age 50 - 54	2,665	8.1%
Age 55 - 59	2,318	7.1%
Age 60 - 64	1,883	5.7%
Age 65 - 69	1,322	4.0%
Age 70 - 74	825	2.5%
Age 75 - 79	602	1.8%
Age 80 - 84	410	1.2%
Age 85+	419	1.3%
Age 18+	23,505	71.6%
Age 65+	3,578	10.9%



**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	11,622	100.0%
Households with 1 Person	1,898	16.3%
Households with 2+ People	9,724	83.7%
Family Households	9,346	80.4%
Husband-wife Families	7,828	67.4%
With Own Children	3,840	33.0%
Other Family (No Spouse Present)	1,518	13.1%
With Own Children	896	7.7%
Nonfamily Households	378	3.3%
All Households with Children	5,040	43.4%
Multigenerational Households	390	3.4%
Unmarried Partner Households	399	3.4%
Male-female	330	2.8%
Same-sex	69	0.6%
Average Household Size	2.81	
<b>Family Households by Size</b>		
Total	9,346	100.0%
2 People	3,567	38.2%
3 People	2,211	23.7%
4 People	2,232	23.9%
5 People	951	10.2%
6 People	272	2.9%
7+ People	113	1.2%
Average Family Size	3.16	
<b>Nonfamily Households by Size</b>		
Total	2,276	100.0%
1 Person	1,898	83.4%
2 People	306	13.4%
3 People	45	2.0%
4 People	20	0.9%
5 People	2	0.1%
6 People	4	0.2%
7+ People	1	0.0%
Average Nonfamily Size	1.22	
<b>Population by Relationship and Household Type</b>		
Total	32,808	100.0%
In Households	32,691	99.6%
In Family Households	29,924	91.2%
Householder	9,346	28.5%
Spouse	7,828	23.9%
Child	11,606	35.4%
Other relative	771	2.4%
Nonrelative	373	1.1%
In Nonfamily Households	2,767	8.4%
In Group Quarters	117	0.4%
Institutionalized Population	114	0.3%
Noninstitutionalized Population	3	0.0%



**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. Average family size excludes nonrelatives.

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

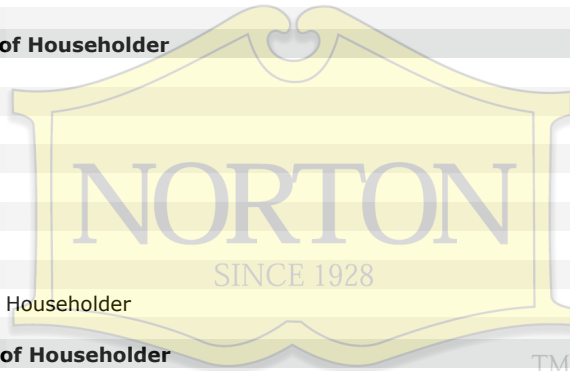
		2010	
<b>Family Households by Age of Householder</b>			
Total		9,346	100.0%
Householder Age	15 - 44	3,407	36.5%
Householder Age	45 - 54	2,635	28.2%
Householder Age	55 - 64	1,918	20.5%
Householder Age	65 - 74	934	10.0%
Householder Age	75+	452	4.8%
<b>Nonfamily Households by Age of Householder</b>			
Total		2,276	100.0%
Householder Age	15 - 44	592	26.0%
Householder Age	45 - 54	375	16.5%
Householder Age	55 - 64	513	22.5%
Householder Age	65 - 74	357	15.7%
Householder Age	75+	439	19.3%
<b>Households by Race of Householder</b>			
Total		11,622	100.0%
Householder is	White Alone	10,471	90.1%
Householder is	Black Alone	585	5.0%
Householder is	American Indian Alone	15	0.1%
Householder is	Asian Alone	286	2.5%
Householder is	Pacific Islander Alone	0	0.0%
Householder is	Some Other Race Alone	169	1.5%
Householder is	Two or More Races	96	0.8%
Households with	Hispanic Householder	358	3.1%
<b>Husband-wife Families by Race of Householder</b>			
Total		7,828	100.0%
Householder is	White Alone	7,173	91.6%
Householder is	Black Alone	253	3.2%
Householder is	American Indian Alone	9	0.1%
Householder is	Asian Alone	237	3.0%
Householder is	Pacific Islander Alone	0	0.0%
Householder is	Some Other Race Alone	98	1.3%
Householder is	Two or More Races	58	0.7%
Husband-wife Families with	Hispanic Householder	239	3.1%
<b>Other Families (No Spouse) by Race of Householder</b>			
Total		1,518	100.0%
Householder is	White Alone	1,257	82.8%
Householder is	Black Alone	180	11.9%
Householder is	American Indian Alone	4	0.3%
Householder is	Asian Alone	22	1.4%
Householder is	Pacific Islander Alone	0	0.0%
Householder is	Some Other Race Alone	36	2.4%
Householder is	Two or More Races	19	1.3%
Other Families with	Hispanic Householder	68	4.5%
<b>Nonfamily Households by Race of Householder</b>			
Total		2,276	100.0%
Householder is	White Alone	2,041	89.7%
Householder is	Black Alone	152	6.7%
Householder is	American Indian Alone	2	0.1%
Householder is	Asian Alone	27	1.2%
Householder is	Pacific Islander Alone	0	0.0%
Householder is	Some Other Race Alone	35	1.5%
Householder is	Two or More Races	19	0.8%
Nonfamily Households with	Hispanic Householder	51	2.2%



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



	<b>2010</b>	
<b>Total Housing Units by Occupancy</b>		
Total	12,383	100.0%
Occupied Housing Units	11,622	93.9%
Vacant Housing Units		
For Rent	197	1.6%
Rented, not Occupied	14	0.1%
For Sale Only	221	1.8%
Sold, not Occupied	42	0.3%
For Seasonal/Recreational/Occasional Use	73	0.6%
For Migrant Workers	2	0.0%
Other Vacant	212	1.7%
Total Vacancy Rate	6.1%	
<b>Households by Tenure and Mortgage Status</b>		
Total	11,622	100.0%
Owner Occupied	9,418	81.0%
Owned with a Mortgage/Loan	7,168	61.7%
Owned Free and Clear	2,250	19.4%
Average Household Size	2.87	
Renter Occupied	2,204	19.0%
Average Household Size	2.58	
<b>Owner-occupied Housing Units by Race of Householder</b>		
Total	9,418	100.0%
Householder is White Alone	8,657	91.9%
Householder is Black Alone	355	3.8%
Householder is American Indian Alone	13	0.1%
Householder is Asian Alone	250	2.7%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	77	0.8%
Householder is Two or More Races	66	0.7%
Owner-occupied Housing Units with Hispanic Householder	203	2.2%
<b>Renter-occupied Housing Units by Race of Householder</b>		
Total	2,204	100.0%
Householder is White Alone	1,814	82.3%
Householder is Black Alone	230	10.4%
Householder is American Indian Alone	2	0.1%
Householder is Asian Alone	36	1.6%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	92	4.2%
Householder is Two or More Races	30	1.4%
Renter-occupied Housing Units with Hispanic Householder	155	7.0%
<b>Average Household Size by Race/Hispanic Origin of Householder</b>		
Householder is White Alone	2.79	
Householder is Black Alone	2.72	
Householder is American Indian Alone	2.73	
Householder is Asian Alone	3.39	
Householder is Pacific Islander Alone	0.00	
Householder is Some Other Race Alone	3.78	
Householder is Two or More Races	2.93	
Householder is Hispanic	3.70	



## SERVICES

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  - RAW ACREAGE
- RELOCATION
- HOME SERVICES
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- REO

## DATA PRODUCTS

- COUNTY DEMOGRAPHICS
- ANNUAL FORECASTS
- DEEP DIVE
- MONTHLY INDICATORS
- TEMPERATURE GAUGES
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- RESIDENTIAL REPORTS
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