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Population Consolidated Report (Esri 2022)

Pickens County, GA
 Pickens County, GA (13227)
 Geography: County

Prepared by Esri

Demographic Summary				2022-2027	2022-2027
	Census 2010	2022	2027	Change	Annual Rate
Total Population	29,431	34,065	35,343	1,278	0.74%
Population 50+	11,393	15,435	16,433	998	1.26%
Median Age	42.1	46.2	47.0	0.8	0.34%
Households	11,291	13,490	14,052	562	0.82%
% Householders 55+	48.0%	56.1%	58.0%	1.9	0.67%
Total Owner-Occupied Housing Units	8,822	10,422	10,941	519	0.98%
Total Renter-Occupied Housing Units	2,469	3,068	3,111	43	0.28%
Owner/Renter Ratio (per 100 renters)	357	340	352	12.0	0.70%
Median Home Value	-	\$286,132	\$325,372	\$39,240	2.60%
Average Home Value	-	\$313,527	\$359,357	\$45,830	2.77%
Median Household Income	-	\$73,389	\$82,806	\$9,417	2.44%
Median Household Income for Householder 55+	-	\$69,805	\$80,333	\$10,528	2.85%

Population by Age and Sex

Male Population	Census 2010		2022		2027	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	5,370	100.0%	7,412	100.0%	7,951	100.0%
50-54	1,063	19.8%	1,121	15.1%	1,126	14.2%
55-59	948	17.7%	1,187	16.0%	1,208	15.2%
60-64	1,144	21.3%	1,345	18.1%	1,291	16.2%
65-69	869	16.2%	1,237	16.7%	1,332	16.8%
70-74	636	11.8%	1,192	16.1%	1,202	15.1%
75-79	378	7.0%	757	10.2%	957	12.0%
80-84	223	4.2%	366	4.9%	562	7.1%
85+	109	2.0%	207	2.8%	273	3.4%

Female Population	Census 2010		2022		2027	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	6,023	100.0%	8,023	100.0%	8,482	100.0%
50-54	1,082	18.0%	1,149	14.3%	1,081	12.7%
55-59	1,172	19.5%	1,258	15.7%	1,258	14.8%
60-64	1,179	19.6%	1,433	17.9%	1,348	15.9%
65-69	918	15.2%	1,418	17.7%	1,399	16.5%
70-74	661	11.0%	1,160	14.5%	1,298	15.3%
75-79	427	7.1%	836	10.4%	1,047	12.3%
80-84	302	5.0%	427	5.3%	634	7.5%
85+	282	4.7%	342	4.3%	417	4.9%

Total Population	Census 2010		2022		2027	
	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total(50+)	11,393	38.7%	15,435	45.3%	16,433	46.5%
50-54	2,145	7.3%	2,270	6.7%	2,207	6.2%
55-59	2,120	7.2%	2,445	7.2%	2,466	7.0%
60-64	2,323	7.9%	2,778	8.2%	2,639	7.5%
65-69	1,787	6.1%	2,655	7.8%	2,731	7.7%
70-74	1,297	4.4%	2,352	6.9%	2,500	7.1%
75-79	805	2.7%	1,593	4.7%	2,004	5.7%
80-84	525	1.8%	793	2.3%	1,196	3.4%
85+	391	1.3%	549	1.6%	690	2.0%
65+	4,805	16.3%	7,942	23.3%	9,121	25.8%
75+	1,721	5.8%	2,935	8.6%	3,890	11.0%

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

Source: Esri, U.S. Census



Population Consolidated Report (Esri 2022)

Pickens County, GA
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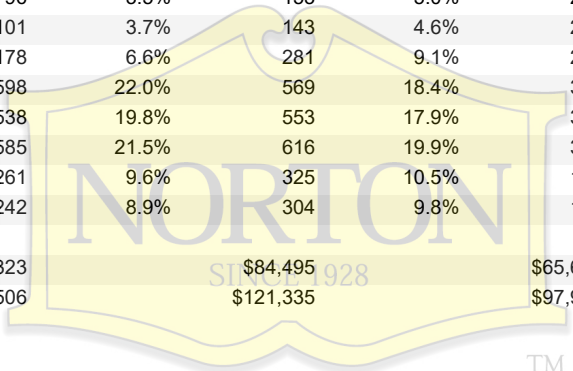
Prepared by Esri

2022 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	2,791	100%	2,985	100%	1,787	100%	7,563	100%
<\$15,000	185	6.6%	217	7.3%	186	10.4%	588	7.8%
\$15,000-\$24,999	148	5.3%	216	7.2%	262	14.7%	626	8.3%
\$25,000-\$34,999	135	4.8%	178	6.0%	195	10.9%	508	6.7%
\$35,000-\$49,999	236	8.5%	350	11.7%	242	13.5%	828	10.9%
\$50,000-\$74,999	635	22.8%	551	18.5%	268	15.0%	1,454	19.2%
\$75,000-\$99,999	543	19.5%	522	17.5%	250	14.0%	1,315	17.4%
\$100,000-\$149,999	501	18.0%	491	16.4%	209	11.7%	1,201	15.9%
\$150,000-\$199,999	192	6.9%	226	7.6%	86	4.8%	504	6.7%
\$200,000+	216	7.7%	234	7.8%	89	5.0%	539	7.1%
Median HH Income	\$76,851		\$73,752		\$50,547		\$69,805	
Average HH Income	\$103,849		\$101,768		\$78,593		\$97,060	

2027 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	2,716	100%	3,088	100%	2,343	100%	8,147	100%
<\$15,000	117	4.3%	144	4.7%	180	7.7%	441	5.4%
\$15,000-\$24,999	96	3.5%	153	5.0%	235	10.0%	484	5.9%
\$25,000-\$34,999	101	3.7%	143	4.6%	203	8.7%	447	5.5%
\$35,000-\$49,999	178	6.6%	281	9.1%	279	11.9%	738	9.1%
\$50,000-\$74,999	598	22.0%	569	18.4%	390	16.6%	1,557	19.1%
\$75,000-\$99,999	538	19.8%	553	17.9%	381	16.3%	1,472	18.1%
\$100,000-\$149,999	585	21.5%	616	19.9%	349	14.9%	1,550	19.0%
\$150,000-\$199,999	261	9.6%	325	10.5%	163	7.0%	749	9.2%
\$200,000+	242	8.9%	304	9.8%	163	7.0%	709	8.7%
Median HH Income	\$85,323		\$84,495		\$65,601		\$80,333	
Average HH Income	\$119,506		\$121,335		\$97,949		\$114,000	





Demographic and Income Profile

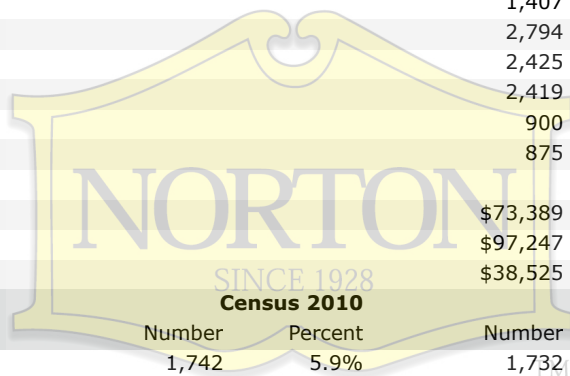
Pickens County, GA
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Prepared by Esri

Summary	Census 2010	Census 2020	2022	2027
Population	29,431	33,216	34,065	35,343
Households	11,291	13,120	13,490	14,052
Families	8,423	-	9,824	10,204
Average Household Size	2.57	2.51	2.50	2.49
Owner Occupied Housing Units	8,822	-	10,422	10,941
Renter Occupied Housing Units	2,469	-	3,068	3,111
Median Age	42.1	-	46.2	47.0

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.74%	0.51%	0.25%
Households	0.82%	0.56%	0.31%
Families	0.76%	0.51%	0.28%
Owner HHs	0.98%	0.77%	0.53%
Median Household Income	2.44%	3.59%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	948	7.0%	685	4.9%
\$15,000 - \$24,999	897	6.6%	661	4.7%
\$25,000 - \$34,999	825	6.1%	664	4.7%
\$35,000 - \$49,999	1,407	10.4%	1,175	8.4%
\$50,000 - \$74,999	2,794	20.7%	2,829	20.1%
\$75,000 - \$99,999	2,425	18.0%	2,601	18.5%
\$100,000 - \$149,999	2,419	17.9%	3,028	21.5%
\$150,000 - \$199,999	900	6.7%	1,276	9.1%
\$200,000+	875	6.5%	1,133	8.1%
Median Household Income	\$73,389		\$82,806	
Average Household Income	\$97,247		\$114,004	
Per Capita Income	\$38,525		\$45,341	



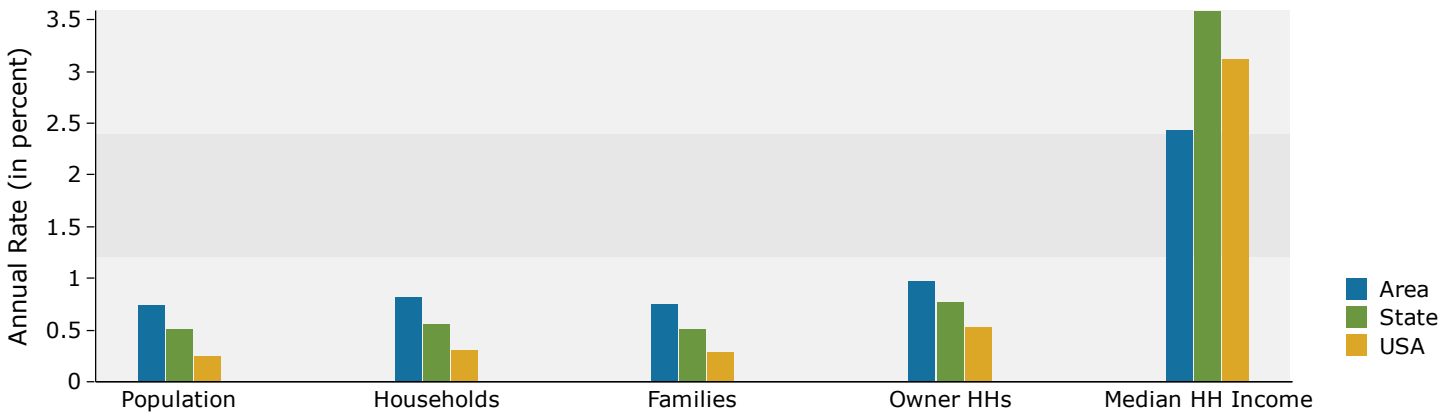
Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,742	5.9%	1,732	5.1%	1,756	5.0%
5 - 9	1,935	6.6%	1,877	5.5%	1,914	5.4%
10 - 14	1,883	6.4%	1,946	5.7%	2,099	5.9%
15 - 19	1,727	5.9%	1,815	5.3%	1,925	5.4%
20 - 24	1,492	5.1%	1,509	4.4%	1,503	4.3%
25 - 34	3,133	10.6%	3,763	11.0%	3,324	9.4%
35 - 44	3,990	13.6%	3,893	11.4%	4,337	12.3%
45 - 54	4,281	14.5%	4,365	12.8%	4,259	12.1%
55 - 64	4,443	15.1%	5,223	15.3%	5,105	14.4%
65 - 74	3,084	10.5%	5,007	14.7%	5,231	14.8%
75 - 84	1,330	4.5%	2,386	7.0%	3,200	9.1%
85+	391	1.3%	549	1.6%	690	2.0%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	28,171	95.7%	30,400	91.5%	31,050	91.1%	31,945	90.4%
Black Alone	312	1.1%	301	0.9%	308	0.9%	315	0.9%
American Indian Alone	81	0.3%	141	0.4%	150	0.4%	167	0.5%
Asian Alone	119	0.4%	194	0.6%	203	0.6%	219	0.6%
Pacific Islander Alone	7	0.0%	6	0.0%	6	0.0%	6	0.0%
Some Other Race Alone	396	1.3%	477	1.4%	494	1.5%	524	1.5%
Two or More Races	345	1.2%	1,697	5.1%	1,854	5.4%	2,167	6.1%
Hispanic Origin (Any Race)	819	2.8%	1,198	3.6%	1,253	3.7%	1,342	3.8%

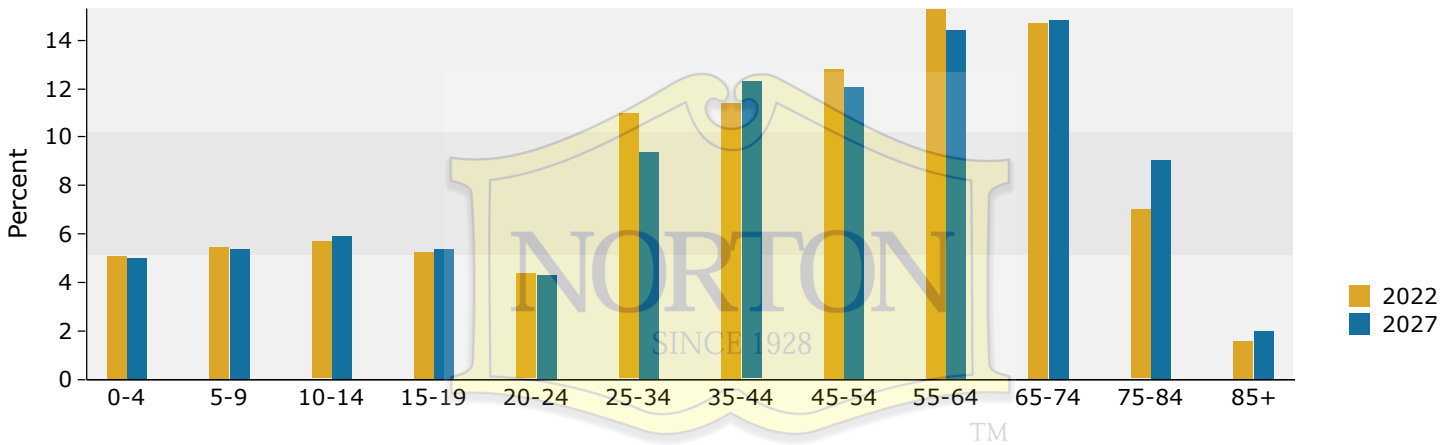
Data Note: Income is expressed in current dollars.

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

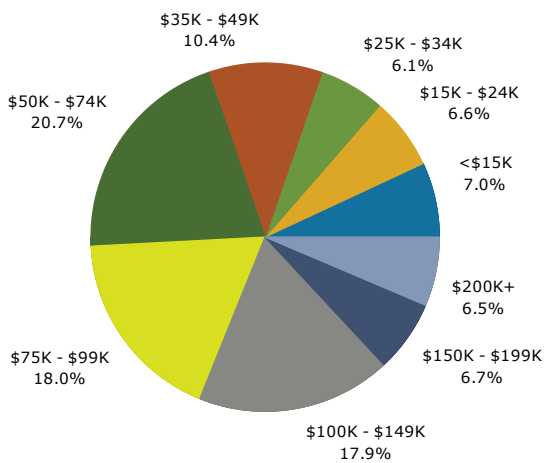
Trends 2022-2027



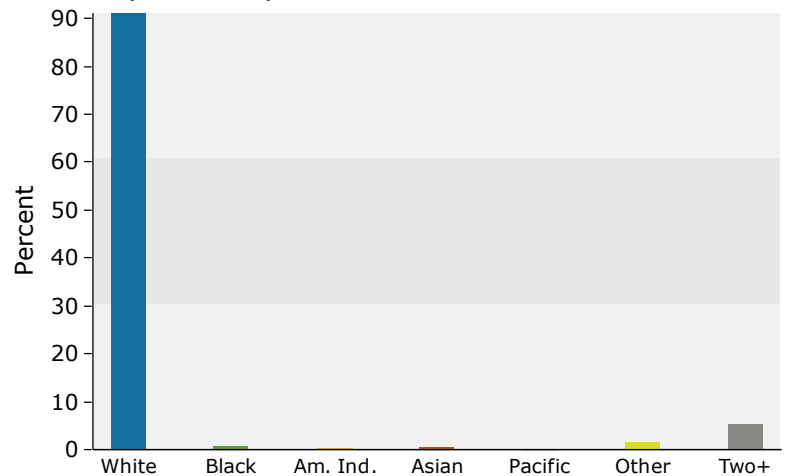
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 3.7%

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



Executive Summary

Pickens County, GA
 Pickens County, GA (13227)
 Geography: County

Prepared by Esri

Pickens Count...

Population

2010 Population	29,431
2020 Population	33,216
2022 Population	34,065
2027 Population	35,343
2010-2020 Annual Rate	1.22%
2020-2022 Annual Rate	1.13%
2022-2027 Annual Rate	0.74%
2022 Male Population	49.3%
2022 Female Population	50.7%
2022 Median Age	46.2

In the identified area, the current year population is 34,065. In 2020, the Census count in the area was 33,216. The rate of change since 2020 was 1.13% annually. The five-year projection for the population in the area is 35,343 representing a change of 0.74% annually from 2022 to 2027. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 46.2, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	91.1%
2022 Black Alone	0.9%
2022 American Indian/Alaska Native Alone	0.4%
2022 Asian Alone	0.6%
2022 Pacific Islander Alone	0.0%
2022 Other Race	1.5%
2022 Two or More Races	5.4%
2022 Hispanic Origin (Any Race)	3.7%

Persons of Hispanic origin represent 3.7% 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 22.5 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	103
2010 Households	11,291
2020 Households	13,120
2022 Households	13,490
2027 Households	14,052
2010-2020 Annual Rate	1.51%
2020-2022 Annual Rate	1.24%
2022-2027 Annual Rate	0.82%
2022 Average Household Size	2.50

The household count in this area has changed from 13,120 in 2020 to 13,490 in the current year, a change of 1.24% annually. The five-year projection of households is 14,052, a change of 0.82% annually from the current year total. Average household size is currently 2.50, compared to 2.51 in the year 2020. The number of families in the current year is 9,824 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.

Pickens Count...

Mortgage Income

2022 Percent of Income for Mortgage 20.6%

Median Household Income

2022 Median Household Income \$73,389

2027 Median Household Income \$82,806

2022-2027 Annual Rate 2.44%

Average Household Income

2022 Average Household Income \$97,247

2027 Average Household Income \$114,004

2022-2027 Annual Rate 3.23%

Per Capita Income

2022 Per Capita Income \$38,525

2027 Per Capita Income \$45,341

2022-2027 Annual Rate 3.31%

Households by Income

Current median household income is \$73,389 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$82,806 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$97,247 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$114,004 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$38,525 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$45,341 in five years, compared to \$47,064 for all U.S. households

Housing

2022 Housing Affordability Index 119

2010 Total Housing Units 13,692

2010 Owner Occupied Housing Units 8,822

2010 Renter Occupied Housing Units 2,469

2010 Vacant Housing Units 2,401

2020 Total Housing Units 14,896

2020 Vacant Housing Units 1,776

2022 Total Housing Units 15,333

2022 Owner Occupied Housing Units 10,422

2022 Renter Occupied Housing Units 3,068

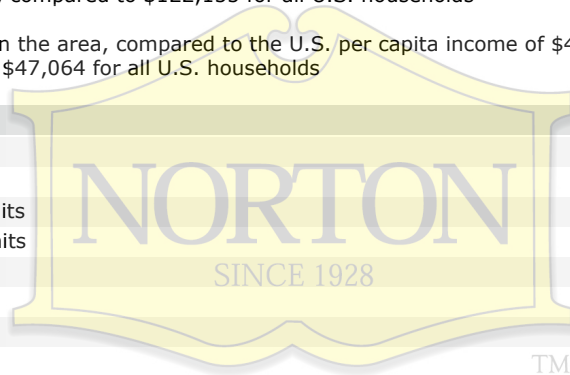
2022 Vacant Housing Units 1,843

2027 Total Housing Units 15,959

2027 Owner Occupied Housing Units 10,941

2027 Renter Occupied Housing Units 3,111

2027 Vacant Housing Units 1,907



Currently, 68.0% of the 15,333 housing units in the area are owner occupied; 20.0%, renter occupied; and 12.0% 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 14,896 housing units in the area and 11.9% vacant housing units. The annual rate of change in housing units since 2020 is 1.29%. Median home value in the area is \$286,132, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 2.60% annually to \$325,372.

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

Pickens County, GA
 Pickens County, GA (13227)
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Prepared by Esri

Summary	2022	2027	2022-2027 Change	2022-2027 Annual Rate
Population	34,065	35,343	1,278	0.74%
Households	13,490	14,052	562	0.82%
Median Age	46.2	47.0	0.8	0.34%
Average Household Size	2.50	2.49	-0.01	-0.08%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
Household	13,490	100%	14,052	100%
<\$15,000	948	7.0%	685	4.9%
\$15,000-\$24,999	897	6.6%	661	4.7%
\$25,000-\$34,999	825	6.1%	664	4.7%
\$35,000-\$49,999	1,407	10.4%	1,175	8.4%
\$50,000-\$74,999	2,794	20.7%	2,829	20.1%
\$75,000-\$99,999	2,425	18.0%	2,601	18.5%
\$100,000-\$149,999	2,419	17.9%	3,028	21.5%
\$150,000-\$199,999	900	6.7%	1,276	9.1%
\$200,000+	875	6.5%	1,133	8.1%
Median Household Income	\$73,389		\$82,806	
Average Household Income	\$97,247		\$114,004	
Per Capita Income	\$38,525		\$45,341	



TM

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.

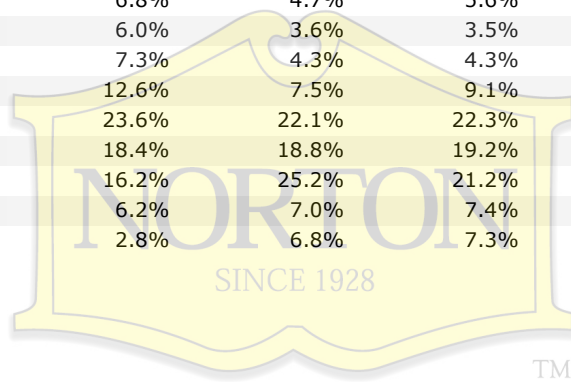


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2022 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	316	1,448	1,876	2,287	2,791	2,985	1,787
<\$15,000	44	99	89	128	185	217	186
\$15,000-\$24,999	35	87	68	81	148	216	262
\$25,000-\$34,999	33	105	80	99	135	178	195
\$35,000-\$49,999	46	183	141	209	236	350	242
\$50,000-\$74,999	73	342	414	511	635	551	268
\$75,000-\$99,999	52	267	353	438	543	522	250
\$100,000-\$149,999	27	234	473	484	501	491	209
\$150,000-\$199,999	6	90	131	169	192	226	86
\$200,000+	0	41	127	168	216	234	89
Median HH Income	\$50,000	\$66,029	\$83,356	\$80,017	\$76,851	\$73,752	\$50,547
Average HH Income	\$57,311	\$83,120	\$105,674	\$105,415	\$103,849	\$101,768	\$78,593
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	13.9%	6.8%	4.7%	5.6%	6.6%	7.3%	10.4%
\$15,000-\$24,999	11.1%	6.0%	3.6%	3.5%	5.3%	7.2%	14.7%
\$25,000-\$34,999	10.4%	7.3%	4.3%	4.3%	4.8%	6.0%	10.9%
\$35,000-\$49,999	14.6%	12.6%	7.5%	9.1%	8.5%	11.7%	13.5%
\$50,000-\$74,999	23.1%	23.6%	22.1%	22.3%	22.8%	18.5%	15.0%
\$75,000-\$99,999	16.5%	18.4%	18.8%	19.2%	19.5%	17.5%	14.0%
\$100,000-\$149,999	8.5%	16.2%	25.2%	21.2%	18.0%	16.4%	11.7%
\$150,000-\$199,999	1.9%	6.2%	7.0%	7.4%	6.9%	7.6%	4.8%
\$200,000+	0.0%	2.8%	6.8%	7.3%	7.7%	7.8%	5.0%



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.

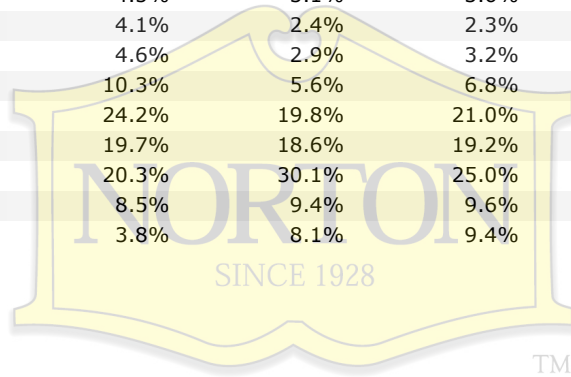


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2027 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	325	1,278	2,080	2,222	2,716	3,088	2,343
<\$15,000	41	58	65	80	117	144	180
\$15,000-\$24,999	25	52	50	50	96	153	235
\$25,000-\$34,999	25	59	61	72	101	143	203
\$35,000-\$49,999	38	132	116	151	178	281	279
\$50,000-\$74,999	85	309	412	466	598	569	390
\$75,000-\$99,999	64	252	386	427	538	553	381
\$100,000-\$149,999	38	259	626	555	585	616	349
\$150,000-\$199,999	9	109	196	213	261	325	163
\$200,000+	0	48	168	208	242	304	163
Median HH Income	\$57,150	\$77,050	\$95,786	\$90,240	\$85,323	\$84,495	\$65,601
Average HH Income	\$67,091	\$98,192	\$121,501	\$122,959	\$119,506	\$121,335	\$97,949
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	12.6%	4.5%	3.1%	3.6%	4.3%	4.7%	7.7%
\$15,000-\$24,999	7.7%	4.1%	2.4%	2.3%	3.5%	5.0%	10.0%
\$25,000-\$34,999	7.7%	4.6%	2.9%	3.2%	3.7%	4.6%	8.7%
\$35,000-\$49,999	11.7%	10.3%	5.6%	6.8%	6.6%	9.1%	11.9%
\$50,000-\$74,999	26.2%	24.2%	19.8%	21.0%	22.0%	18.4%	16.6%
\$75,000-\$99,999	19.7%	19.7%	18.6%	19.2%	19.8%	17.9%	16.3%
\$100,000-\$149,999	11.7%	20.3%	30.1%	25.0%	21.5%	19.9%	14.9%
\$150,000-\$199,999	2.8%	8.5%	9.4%	9.6%	9.6%	10.5%	7.0%
\$200,000+	0.0%	3.8%	8.1%	9.4%	8.9%	9.8%	7.0%



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

Pickens County, GA
 Pickens County, GA (13227)
 Geography: County

Prepared by Esri

Population		Households	
2010 Total Population	29,431	2022 Median Household Income	\$73,389
2020 Total Population	33,216	2027 Median Household Income	\$82,806
2022 Total Population	34,065	2022-2027 Annual Rate	2.44%
2027 Total Population	35,343		
2022-2027 Annual Rate	0.74%		

Housing Units by Occupancy Status and Tenure	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	13,692	100.0%	15,333	100.0%	15,959	100.0%
Occupied	11,291	82.5%	13,490	88.0%	14,052	88.1%
Owner	8,822	64.4%	10,422	68.0%	10,941	68.6%
Renter	2,469	18.0%	3,068	20.0%	3,111	19.5%
Vacant	2,401	17.5%	1,843	12.0%	1,907	11.9%

Owner Occupied Housing Units by Value	2022		2027	
	Number	Percent	Number	Percent
Total	10,422	100.0%	10,941	100.0%
<\$50,000	340	3.3%	181	1.7%
\$50,000-\$99,999	499	4.8%	205	1.9%
\$100,000-\$149,999	813	7.8%	389	3.6%
\$150,000-\$199,999	1,478	14.2%	1,100	10.1%
\$200,000-\$249,999	1,044	10.0%	1,061	9.7%
\$250,000-\$299,999	1,435	13.8%	1,665	15.2%
\$300,000-\$399,999	2,679	25.7%	3,427	31.3%
\$400,000-\$499,999	1,291	12.4%	1,717	15.7%
\$500,000-\$749,999	487	4.7%	684	6.3%
\$750,000-\$999,999	175	1.7%	268	2.4%
\$1,000,000-\$1,499,999	136	1.3%	191	1.7%
\$1,500,000-\$1,999,999	31	0.3%	36	0.3%
\$2,000,000+	14	0.1%	17	0.2%
Median Value	\$286,132		\$325,372	
Average Value	\$313,527		\$359,357	



Census 2010 Housing Units	Number	Percent
Total	13,692	100.0%
In Urbanized Areas	0	0.0%
In Urban Clusters	3,338	24.4%
Rural Housing Units	10,354	75.6%

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	8,822	100.0%
Owned with a Mortgage/Loan	5,870	66.5%
Owned Free and Clear	2,952	33.5%

Census 2010 Vacant Housing Units by Status		
	Number	Percent
Total	2,401	100.0%
For Rent	263	11.0%
Rented- Not Occupied	19	0.8%
For Sale Only	345	14.4%
Sold - Not Occupied	32	1.3%
Seasonal/Recreational/Occasional Use	1,306	54.4%
For Migrant Workers	0	0.0%
Other Vacant	436	18.2%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	11,291	8,822	78.1%
15-24	319	131	41.1%
25-34	1,242	738	59.4%
35-44	1,991	1,447	72.7%
45-54	2,316	1,852	80.0%
55-64	2,457	2,106	85.7%
65-74	1,893	1,658	87.6%
75-84	861	723	84.0%
85+	212	167	78.8%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	11,291	8,822	78.1%
White Alone	10,956	8,630	78.8%
Black/African American Alone	107	55	51.4%
American Indian/Alaska Native	27	15	55.6%
Asian Alone	27	22	81.5%
Pacific Islander Alone	2	2	100.0%
Other Race Alone	78	35	44.9%
Two or More Races	94	63	67.0%
Hispanic Origin	172	100	58.1%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	11,291	8,822	78.1%
1-Person	2,391	1,643	68.7%
2-Person	4,410	3,831	86.9%
3-Person	1,894	1,451	76.6%
4-Person	1,487	1,123	75.5%
5-Person	689	492	71.4%
6-Person	261	175	67.0%
7+ Person	159	107	67.3%

2022 Housing Affordability	
Housing Affordability Index	119
Percent of Income for Mortgage	20.6%

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	2020	2010-2020 Annual Rate
Population	29,431	33,216	1.22%
Households	11,291	13,120	1.51%
Housing Units	13,692	14,896	0.85%

	2010	
Population by Race	Number	Percent
Total	29,431	100.0%
Population Reporting One Race	29,086	98.8%
White	28,171	95.7%
Black	312	1.1%
American Indian	81	0.3%
Asian	119	0.4%
Pacific Islander	7	0.0%
Some Other Race	396	1.3%
Population Reporting Two or More Races	345	1.2%
Total Hispanic Population	819	2.8%

Population by Sex	Number	Percent
Male	14,440	49.1%
Female	14,991	50.9%

Population by Age	Number	Percent
Total	29,431	100.0%
Age 0 - 4	1,742	5.9%
Age 5 - 9	1,935	6.6%
Age 10 - 14	1,883	6.4%
Age 15 - 19	1,727	5.9%
Age 20 - 24	1,492	5.1%
Age 25 - 29	1,511	5.1%
Age 30 - 34	1,622	5.5%
Age 35 - 39	1,913	6.5%
Age 40 - 44	2,077	7.1%
Age 45 - 49	2,136	7.3%
Age 50 - 54	2,145	7.3%
Age 55 - 59	2,120	7.2%
Age 60 - 64	2,323	7.9%
Age 65 - 69	1,787	6.1%
Age 70 - 74	1,297	4.4%
Age 75 - 79	805	2.7%
Age 80 - 84	525	1.8%
Age 85+	391	1.3%
Age 18+	22,794	77.4%
Age 65+	4,805	16.3%



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.

	2010	
Households by Type		
Total	11,291	100.0%
Households with 1 Person	2,391	21.2%
Households with 2+ People	8,900	78.8%
Family Households	8,423	74.6%
Husband-wife Families	6,848	60.7%
With Own Children	2,397	21.2%
Other Family (No Spouse Present)	1,575	13.9%
With Own Children	765	6.8%
Nonfamily Households	477	4.2%
All Households with Children	3,624	32.1%
Multigenerational Households	515	4.6%
Unmarried Partner Households	582	5.2%
Male-female	507	4.5%
Same-sex	75	0.7%
Average Household Size	2.57	
Family Households by Size		
Total	8,423	100.0%
2 People	4,020	47.7%
3 People	1,837	21.8%
4 People	1,468	17.4%
5 People	681	8.1%
6 People	258	3.1%
7+ People	159	1.9%
Average Family Size	2.97	
Nonfamily Households by Size		
Total	2,868	100.0%
1 Person	2,391	83.4%
2 People	390	13.6%
3 People	57	2.0%
4 People	19	0.7%
5 People	8	0.3%
6 People	3	0.1%
7+ People	0	0.0%
Average Nonfamily Size	1.21	
Population by Relationship and Household Type		
Total	29,431	100.0%
In Households	29,071	98.8%
In Family Households	25,595	87.0%
Householder	8,423	28.6%
Spouse	6,848	23.3%
Child	8,599	29.2%
Other relative	1,114	3.8%
Nonrelative	611	2.1%
In Nonfamily Households	3,476	11.8%
In Group Quarters	360	1.2%
Institutionalized Population	273	0.9%
Noninstitutionalized Population	87	0.3%



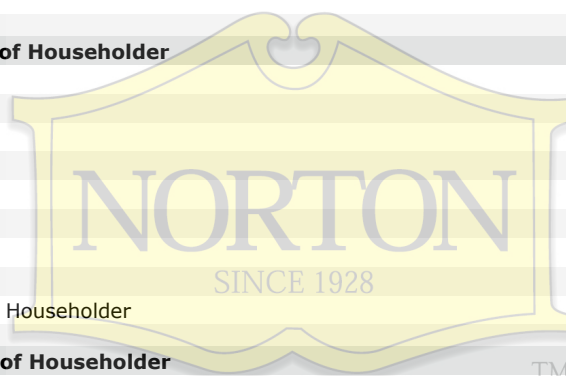
Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household 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	
Family Households by Age of Householder			
Total		8,423	100.0%
Householder Age	15 - 44	3,004	35.7%
Householder Age	45 - 54	1,748	20.8%
Householder Age	55 - 64	1,766	21.0%
Householder Age	65 - 74	1,323	15.7%
Householder Age	75+	582	6.9%
Nonfamily Households by Age of Householder			
Total		2,868	100.0%
Householder Age	15 - 44	548	19.1%
Householder Age	45 - 54	568	19.8%
Householder Age	55 - 64	691	24.1%
Householder Age	65 - 74	570	19.9%
Householder Age	75+	491	17.1%
Households by Race of Householder			
Total		11,291	100.0%
Householder is	White Alone	10,956	97.0%
Householder is	Black Alone	107	0.9%
Householder is	American Indian Alone	27	0.2%
Householder is	Asian Alone	27	0.2%
Householder is	Pacific Islander Alone	2	0.0%
Householder is	Some Other Race Alone	78	0.7%
Householder is	Two or More Races	94	0.8%
Households with	Hispanic Householder	172	1.5%
Husband-wife Families by Race of Householder			
Total		6,848	100.0%
Householder is	White Alone	6,678	97.5%
Householder is	Black Alone	36	0.5%
Householder is	American Indian Alone	15	0.2%
Householder is	Asian Alone	19	0.3%
Householder is	Pacific Islander Alone	1	0.0%
Householder is	Some Other Race Alone	53	0.8%
Householder is	Two or More Races	46	0.7%
Husband-wife Families with	Hispanic Householder	112	1.6%
Other Families (No Spouse) by Race of Householder			
Total		1,575	100.0%
Householder is	White Alone	1,504	95.5%
Householder is	Black Alone	33	2.1%
Householder is	American Indian Alone	5	0.3%
Householder is	Asian Alone	2	0.1%
Householder is	Pacific Islander Alone	0	0.0%
Householder is	Some Other Race Alone	17	1.1%
Householder is	Two or More Races	14	0.9%
Other Families with	Hispanic Householder	36	2.3%
Nonfamily Households by Race of Householder			
Total		2,868	100.0%
Householder is	White Alone	2,774	96.7%
Householder is	Black Alone	38	1.3%
Householder is	American Indian Alone	7	0.2%
Householder is	Asian Alone	6	0.2%
Householder is	Pacific Islander Alone	1	0.0%
Householder is	Some Other Race Alone	8	0.3%
Householder is	Two or More Races	34	1.2%
Nonfamily Households with	Hispanic Householder	24	0.8%



	2010	
Total Housing Units by Occupancy		
Total	13,692	100.0%
Occupied Housing Units	11,291	82.5%
Vacant Housing Units		
For Rent	263	1.9%
Rented, not Occupied	19	0.1%
For Sale Only	345	2.5%
Sold, not Occupied	32	0.2%
For Seasonal/Recreational/Occasional Use	1,306	9.5%
For Migrant Workers	0	0.0%
Other Vacant	436	3.2%
Total Vacancy Rate	17.5%	
Households by Tenure and Mortgage Status		
Total	11,291	100.0%
Owner Occupied	8,822	78.1%
Owned with a Mortgage/Loan	5,870	52.0%
Owned Free and Clear	2,952	26.1%
Average Household Size	2.55	
Renter Occupied	2,469	21.9%
Average Household Size	2.67	
Owner-occupied Housing Units by Race of Householder		
Total	8,822	100.0%
Householder is White Alone	8,630	97.8%
Householder is Black Alone	55	0.6%
Householder is American Indian Alone	15	0.2%
Householder is Asian Alone	22	0.2%
Householder is Pacific Islander Alone	2	0.0%
Householder is Some Other Race Alone	35	0.4%
Householder is Two or More Races	63	0.7%
Owner-occupied Housing Units with Hispanic Householder	100	1.1%
Renter-occupied Housing Units by Race of Householder		
Total	2,469	100.0%
Householder is White Alone	2,326	94.2%
Householder is Black Alone	52	2.1%
Householder is American Indian Alone	12	0.5%
Householder is Asian Alone	5	0.2%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	43	1.7%
Householder is Two or More Races	31	1.3%
Renter-occupied Housing Units with Hispanic Householder	72	2.9%
Average Household Size by Race/Hispanic Origin of Householder		
Householder is White Alone	2.56	
Householder is Black Alone	2.72	
Householder is American Indian Alone	3.04	
Householder is Asian Alone	3.07	
Householder is Pacific Islander Alone	1.50	
Householder is Some Other Race Alone	4.76	
Householder is Two or More Races	2.55	
Householder is Hispanic	4.08	



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GA400 770.887.0053 | GAINESVILLE 770.532.0022
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