



Age by Sex Profile

Fannin County, GA
Fannin County, GA (13111)
Geography: County

Prepared by Esri

Summary	Census 2020	2024	2029	2024-2029 Change	2024-2029 Annual Rate
Population	25,319	26,204	26,781	577	0.44%
Households	11,189	11,796	12,370	574	0.95%
Average Household Size	2.25	2.21	2.16	-0.05	-0.46%
Median Age	53.2	54.2	54.5	0.3	0.11%
Median Male Age	51.8	52.6	52.9	0.3	0.11%
Median Female Age	54.5	55.7	56.1	0.4	0.14%

Total Population by Age	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	25,319	100.0%	26,204	100.0%	26,781	100.0%
0 - 4	948	3.7%	959	3.7%	984	3.7%
5 - 9	1,100	4.3%	1,105	4.2%	1,044	3.9%
10 - 14	1,274	5.0%	1,194	4.6%	1,215	4.5%
15 - 19	1,322	5.2%	1,202	4.6%	1,109	4.1%
20 - 24	1,086	4.3%	1,158	4.4%	1,009	3.8%
25 - 29	1,026	4.1%	1,097	4.2%	1,254	4.7%
30 - 34	1,068	4.2%	1,170	4.5%	1,243	4.6%
35 - 39	1,140	4.5%	1,218	4.6%	1,346	5.0%
40 - 44	1,246	4.9%	1,293	4.9%	1,358	5.1%
45 - 49	1,373	5.4%	1,340	5.1%	1,438	5.4%
50 - 54	1,687	6.7%	1,619	6.2%	1,533	5.7%
55 - 59	2,116	8.4%	1,905	7.3%	1,794	6.7%
60 - 64	2,446	9.7%	2,422	9.2%	2,140	8.0%
65 - 69	2,525	10.0%	2,594	9.9%	2,514	9.4%
70 - 74	2,177	8.6%	2,384	9.1%	2,455	9.2%
75 - 79	1,408	5.6%	1,802	6.9%	2,003	7.5%
80 - 84	768	3.0%	1,038	4.0%	1,415	5.3%
85+	609	2.4%	704	2.7%	927	3.5%
18+	21,188	83.7%	22,228	84.8%	22,862	85.4%
21+	20,415	80.6%	21,505	82.1%	22,217	83.0%

Total Population by Age Dependency	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	25,319	100.0%	26,204	100.0%	26,781	100.0%
Child (<18)	4,131	16.3%	3,976	15.2%	3,919	14.6%
Working-Age (18-64)	13,701	54.1%	13,706	52.3%	13,548	50.6%
Senior (Age 65+)	7,487	29.6%	8,522	32.5%	9,314	34.8%
Child Dependency Ratio	30.2	-	29.0	-	28.9	-
Age Dependency Ratio	84.8	-	91.2	-	97.7	-
Senior Dependency Ratio	54.6	-	62.2	-	68.7	-

Data Note: Detail may not sum to totals due to rounding. Dependency ratios represent the number of dependents per 100 persons of the working-age population aged 18 to 64.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.

Age by Sex Profile

Fannin County, GA
Fannin County, GA (13111)
Geography: County

Prepared by Esri

Male Population by Age	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	12,465	100.0%	13,075	100.0%	13,326	100.0%
0 - 4	498	4.0%	505	3.9%	521	3.9%
5 - 9	592	4.7%	584	4.5%	551	4.1%
10 - 14	685	5.5%	635	4.9%	636	4.8%
15 - 19	675	5.4%	632	4.8%	579	4.3%
20 - 24	586	4.7%	617	4.7%	545	4.1%
25 - 29	503	4.0%	576	4.4%	640	4.8%
30 - 34	524	4.2%	587	4.5%	648	4.9%
35 - 39	578	4.6%	626	4.8%	675	5.1%
40 - 44	622	5.0%	668	5.1%	679	5.1%
45 - 49	673	5.4%	689	5.3%	742	5.6%
50 - 54	792	6.4%	810	6.2%	781	5.9%
55 - 59	1,011	8.1%	915	7.0%	887	6.7%
60 - 64	1,176	9.4%	1,183	9.0%	1,037	7.8%
65 - 69	1,173	9.4%	1,245	9.5%	1,213	9.1%
70 - 74	1,089	8.7%	1,125	8.6%	1,173	8.8%
75 - 79	688	5.5%	896	6.9%	923	6.9%
80 - 84	354	2.8%	501	3.8%	696	5.2%
85+	246	2.0%	281	2.1%	400	3.0%
18+	10,262	82.3%	10,971	83.9%	11,266	84.5%
21+	9,879	79.3%	10,596	81.0%	10,928	82.0%

Female Population by Age	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	12,854	100.0%	13,129	100.0%	13,455	100.0%
0 - 4	450	3.5%	454	3.5%	463	3.4%
5 - 9	508	4.0%	521	4.0%	493	3.7%
10 - 14	589	4.6%	559	4.3%	579	4.3%
15 - 19	647	5.0%	570	4.3%	530	3.9%
20 - 24	500	3.9%	541	4.1%	464	3.4%
25 - 29	523	4.1%	521	4.0%	614	4.6%
30 - 34	544	4.2%	583	4.4%	595	4.4%
35 - 39	562	4.4%	592	4.5%	671	5.0%
40 - 44	624	4.9%	625	4.8%	679	5.0%
45 - 49	700	5.4%	651	5.0%	696	5.2%
50 - 54	895	7.0%	809	6.2%	752	5.6%
55 - 59	1,105	8.6%	990	7.5%	907	6.7%
60 - 64	1,270	9.9%	1,239	9.4%	1,103	8.2%
65 - 69	1,352	10.5%	1,349	10.3%	1,301	9.7%
70 - 74	1,088	8.5%	1,259	9.6%	1,282	9.5%
75 - 79	720	5.6%	906	6.9%	1,080	8.0%
80 - 84	414	3.2%	537	4.1%	719	5.3%
85+	363	2.8%	423	3.2%	527	3.9%
18+	10,926	85.0%	11,257	85.7%	11,596	86.2%
21+	10,536	82.0%	10,909	83.1%	11,289	83.9%

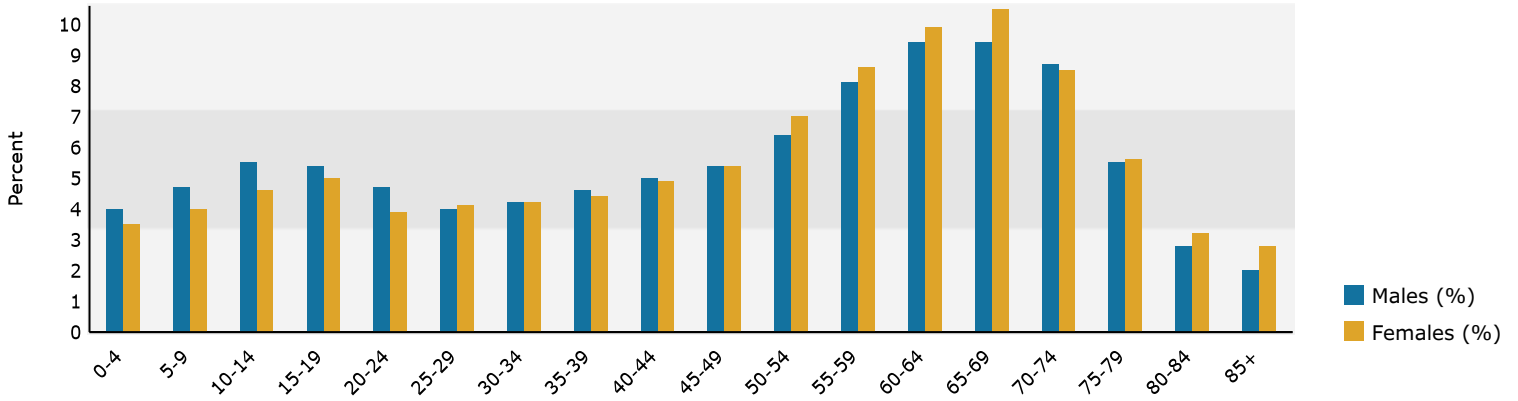
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.

Age by Sex Profile

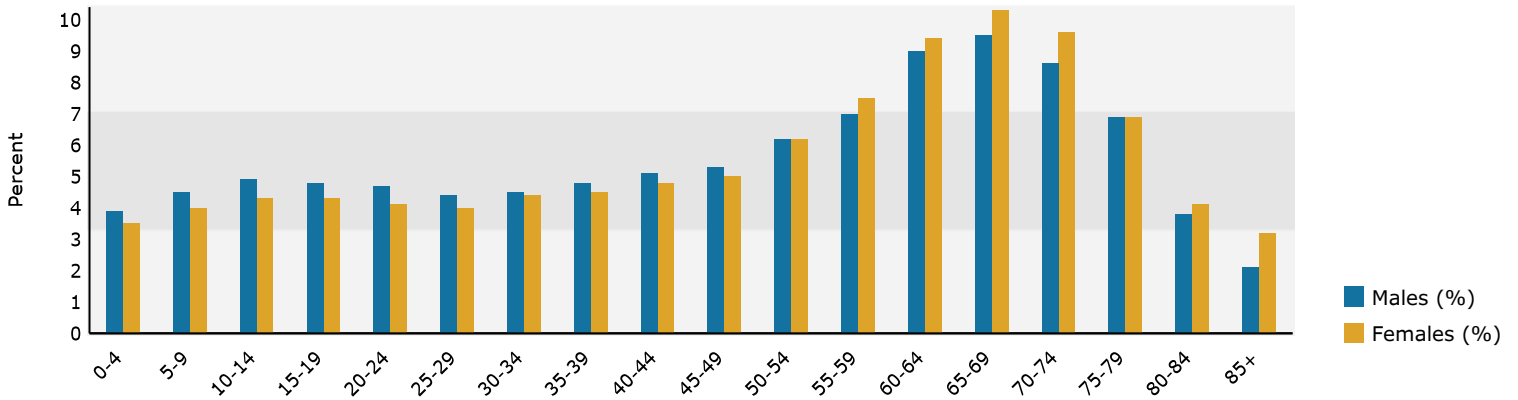
Fannin County, GA
 Fannin County, GA (13111)
 Geography: County

Prepared by Esri

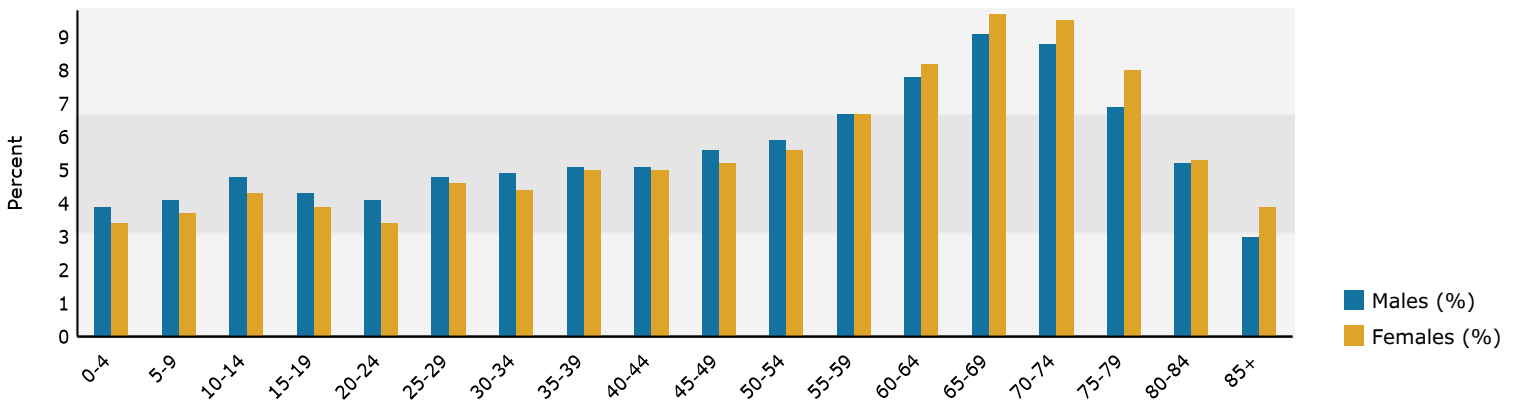
Census 2020 Population by Age and Sex



2024 Population by Age and Sex



2029 Population by Age and Sex



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.

Summary	Census 2010	Census 2020	2024	2029
Population	23,703	25,319	26,204	26,781
Households	10,195	11,189	11,796	12,370
Families	7,022	7,425	7,648	7,962
Average Household Size	2.31	2.25	2.21	2.16
Owner Occupied Housing Units	7,963	8,752	9,413	10,181
Renter Occupied Housing Units	2,232	2,437	2,383	2,189
Median Age	48.2	53.2	54.2	54.5

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.44%	0.61%	0.38%
Households	0.95%	0.86%	0.64%
Families	0.81%	0.75%	0.56%
Owner HHs	1.58%	1.32%	0.97%
Median Household Income	1.90%	3.20%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	1,111	9.4%	957	7.7%
\$15,000 - \$24,999	749	6.3%	681	5.5%
\$25,000 - \$34,999	1,219	10.3%	1,146	9.3%
\$35,000 - \$49,999	1,185	10.0%	1,097	8.9%
\$50,000 - \$74,999	2,974	25.2%	3,024	24.4%
\$75,000 - \$99,999	1,546	13.1%	1,728	14.0%
\$100,000 - \$149,999	1,163	9.9%	1,363	11.0%
\$150,000 - \$199,999	919	7.8%	1,256	10.2%
\$200,000+	930	7.9%	1,118	9.0%

Median Household Income	\$60,912	\$66,923
Average Household Income	\$91,648	\$104,238
Per Capita Income	\$41,262	\$48,153

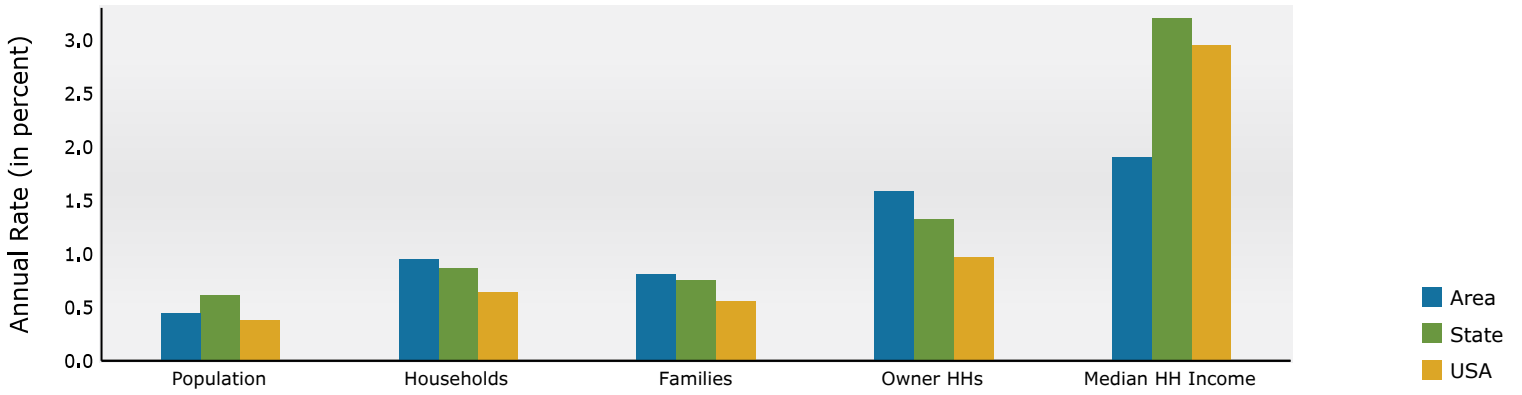
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,133	4.8%	948	3.7%	959	3.7%	984	3.7%
5 - 9	1,274	5.4%	1,100	4.3%	1,105	4.2%	1,044	3.9%
10 - 14	1,334	5.6%	1,274	5.0%	1,194	4.6%	1,215	4.5%
15 - 19	1,248	5.3%	1,322	5.2%	1,202	4.6%	1,109	4.1%
20 - 24	1,055	4.5%	1,086	4.3%	1,158	4.4%	1,009	3.8%
25 - 34	2,078	8.8%	2,094	8.3%	2,267	8.7%	2,497	9.3%
35 - 44	2,593	10.9%	2,386	9.4%	2,511	9.6%	2,704	10.1%
45 - 54	3,685	15.5%	3,060	12.1%	2,959	11.3%	2,971	11.1%
55 - 64	4,104	17.3%	4,562	18.0%	4,327	16.5%	3,934	14.7%
65 - 74	3,068	12.9%	4,702	18.6%	4,978	19.0%	4,969	18.6%
75 - 84	1,635	6.9%	2,176	8.6%	2,840	10.8%	3,418	12.8%
85+	496	2.1%	609	2.4%	704	2.7%	927	3.5%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	23,028	97.2%	23,549	93.0%	24,117	92.0%	24,437	91.2%
Black Alone	83	0.4%	85	0.3%	130	0.5%	151	0.6%
American Indian Alone	71	0.3%	95	0.4%	114	0.4%	122	0.5%
Asian Alone	77	0.3%	113	0.4%	136	0.5%	152	0.6%
Pacific Islander Alone	6	0.0%	5	0.0%	7	0.0%	8	0.0%
Some Other Race Alone	156	0.7%	332	1.3%	398	1.5%	453	1.7%
Two or More Races	282	1.2%	1,140	4.5%	1,302	5.0%	1,458	5.4%
Hispanic Origin (Any Race)	431	1.8%	753	3.0%	914	3.5%	1,034	3.9%

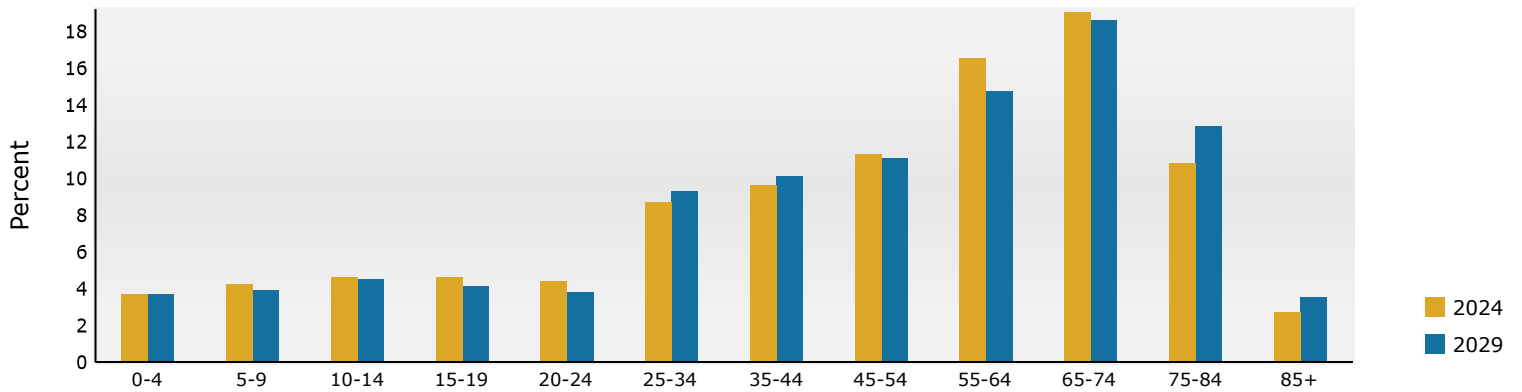
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

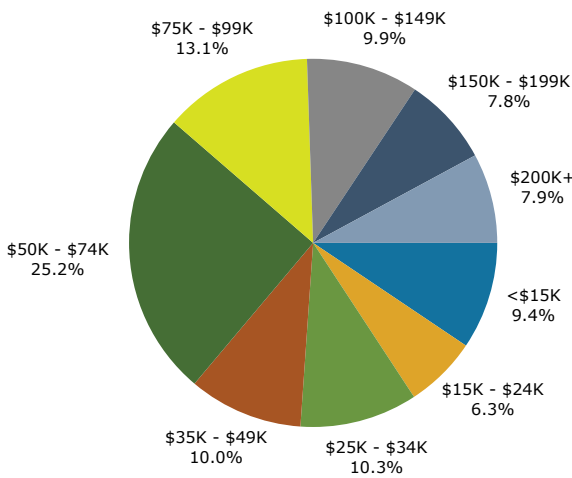
Trends 2024-2029



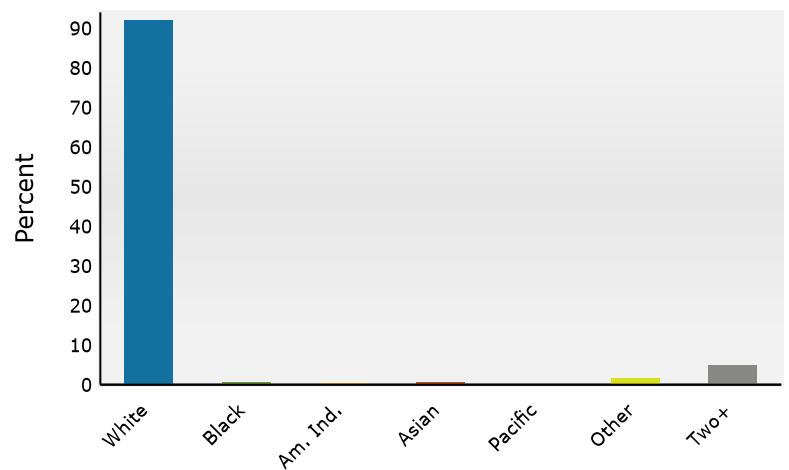
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 3.5%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Fannin County...

Population

2010 Population	23,703
2020 Population	25,319
2024 Population	26,204
2029 Population	26,781
2010-2020 Annual Rate	0.66%
2020-2024 Annual Rate	0.81%
2024-2029 Annual Rate	0.44%
2020 Male Population	49.2%
2020 Female Population	50.8%
2020 Median Age	53.2
2024 Male Population	49.9%
2024 Female Population	50.1%
2024 Median Age	54.2

In the identified area, the current year population is 26,204. In 2020, the Census count in the area was 25,319. The rate of change since 2020 was 0.81% annually. The five-year projection for the population in the area is 26,781 representing a change of 0.44% annually from 2024 to 2029. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 54.2, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	92.0%
2024 Black Alone	0.5%
2024 American Indian/Alaska Native Alone	0.4%
2024 Asian Alone	0.5%
2024 Pacific Islander Alone	0.0%
2024 Other Race	1.5%
2024 Two or More Races	5.0%
2024 Hispanic Origin (Any Race)	3.5%

Persons of Hispanic origin represent 3.5% of the population in the identified area compared to 19.6% 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 20.7 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	104
2010 Households	10,195
2020 Households	11,189
2024 Households	11,796
2029 Households	12,370
2010-2020 Annual Rate	0.93%
2020-2024 Annual Rate	1.25%
2024-2029 Annual Rate	0.95%
2024 Average Household Size	2.21

The household count in this area has changed from 11,189 in 2020 to 11,796 in the current year, a change of 1.25% annually. The five-year projection of households is 12,370, a change of 0.95% annually from the current year total. Average household size is currently 2.21, compared to 2.25 in the year 2020. The number of families in the current year is 7,648 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

	Fannin County...
Mortgage Income	
2024 Percent of Income for Mortgage	35.3%
Median Household Income	
2024 Median Household Income	\$60,912
2029 Median Household Income	\$66,923
2024-2029 Annual Rate	1.90%
Average Household Income	
2024 Average Household Income	\$91,648
2029 Average Household Income	\$104,238
2024-2029 Annual Rate	2.61%
Per Capita Income	
2024 Per Capita Income	\$41,262
2029 Per Capita Income	\$48,153
2024-2029 Annual Rate	3.14%
GINI Index	
2024 Gini Index	42.0
Households by Income	
Current median household income is \$60,912 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$66,923 in five years, compared to \$91,442 all U.S. households.	
Current average household income is \$91,648 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$104,238 in five years, compared to \$130,581 for all U.S. households.	
Current per capita income is \$41,262 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$48,153 in five years, compared to \$51,203 for all U.S. households.	
Housing	
2024 Housing Affordability Index	75
2010 Total Housing Units	16,222
2010 Owner Occupied Housing Units	7,963
2010 Renter Occupied Housing Units	2,232
2010 Vacant Housing Units	6,027
2020 Total Housing Units	17,643
2020 Owner Occupied Housing Units	8,752
2020 Renter Occupied Housing Units	2,437
2020 Vacant Housing Units	6,454
2024 Total Housing Units	18,689
2024 Owner Occupied Housing Units	9,413
2024 Renter Occupied Housing Units	2,383
2024 Vacant Housing Units	6,893
2029 Total Housing Units	19,564
2029 Owner Occupied Housing Units	10,181
2029 Renter Occupied Housing Units	2,189
2029 Vacant Housing Units	7,194
Socioeconomic Status Index	
2024 Socioeconomic Status Index	49.2

Currently, 50.4% of the 18,689 housing units in the area are owner occupied; 12.8%, renter occupied; and 36.9% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 17,643 housing units in the area and 36.6% vacant housing units. The annual rate of change in housing units since 2020 is 1.36%. Median home value in the area is \$343,325, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.00% annually to \$379,098.

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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Household Income Profile

Fannin County, GA
Fannin County, GA (13111)
Geography: County

Prepared by Esri

Summary	2024	2029	2024-2029 Change	2024-2029 Annual Rate
Population	26,204	26,781	577	0.44%
Households	11,796	12,370	574	0.95%
Median Age	54.2	54.5	0.3	0.11%
Average Household Size	2.21	2.16	-0.05	-0.46%

Income Inequality Measures	2024		2029	
	Number	Percent	Number	Percent
Household	11,796	100%	12,370	100%
<\$15,000	1,111	9.4%	957	7.7%
\$15,000-\$24,999	749	6.3%	681	5.5%
\$25,000-\$34,999	1,219	10.3%	1,146	9.3%
\$35,000-\$49,999	1,185	10.0%	1,097	8.9%
\$50,000-\$74,999	2,974	25.2%	3,024	24.4%
\$75,000-\$99,999	1,546	13.1%	1,728	14.0%
\$100,000-\$149,999	1,163	9.9%	1,363	11.0%
\$150,000-\$199,999	919	7.8%	1,256	10.2%
\$200,000+	930	7.9%	1,118	9.0%

Median Household Income	\$60,912	\$66,923
Average Household Income	\$91,648	\$104,238
Per Capita Income	\$41,262	\$48,153

Households by Income	2024		2029	
	Number	Percent	Number	Percent
P90-P10 Ratio	11.5		10.4	
P90-P50 Ratio	3.0		2.9	
P50-P10 Ratio	3.9		3.6	
80-20 Share Ratio	13.4		13.4	
90-40 Share Ratio	3.1		3.3	

Households in Low Income Tier	2,788	23.6%	2,517	20.3%
Households in Middle Income	7,281	61.7%	7,644	61.8%
Households in Upper Income Tier	1,727	14.6%	2,209	17.9%

Data Note: 2024 household income represents an estimate of annual income as of July 1, 2024 and 2029 household income represents an estimate of annual income as of July 1, 2029.

Source: Esri forecasts for 2024 and 2029.

Household Income Profile

Fannin County, GA
Fannin County, GA (13111)
Geography: County

Prepared by Esri

2024 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	237	960	1,167	1,608	2,417	3,051	2,356
<\$15,000	33	82	85	139	243	284	245
\$15,000-\$24,999	19	49	40	65	127	174	275
\$25,000-\$34,999	33	96	83	105	195	326	381
\$35,000-\$49,999	30	103	80	145	188	363	276
\$50,000-\$74,999	82	280	317	414	604	731	546
\$75,000-\$99,999	22	126	170	240	336	415	237
\$100,000-\$149,999	12	98	151	197	260	294	151
\$150,000-\$199,999	4	65	119	161	224	229	117
\$200,000+	2	61	122	142	240	235	128
Median HH Income	\$50,532	\$60,317	\$72,490	\$69,533	\$66,660	\$60,192	\$50,028
Average HH Income	\$55,112	\$87,064	\$108,254	\$101,580	\$101,548	\$90,579	\$73,413
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%	8.5%	7.3%	8.6%	10.1%	9.3%	10.4%
\$15,000-\$24,999	8.0%	5.1%	3.4%	4.0%	5.3%	5.7%	11.7%
\$25,000-\$34,999	13.9%	10.0%	7.1%	6.5%	8.1%	10.7%	16.2%
\$35,000-\$49,999	12.7%	10.7%	6.9%	9.0%	7.8%	11.9%	11.7%
\$50,000-\$74,999	34.6%	29.2%	27.2%	25.7%	25.0%	24.0%	23.2%
\$75,000-\$99,999	9.3%	13.1%	14.6%	14.9%	13.9%	13.6%	10.1%
\$100,000-\$149,999	5.1%	10.2%	12.9%	12.3%	10.8%	9.6%	6.4%
\$150,000-\$199,999	1.7%	6.8%	10.2%	10.0%	9.3%	7.5%	5.0%
\$200,000+	0.8%	6.4%	10.5%	8.8%	9.9%	7.7%	5.4%

Data Note: 2024 household income represents an estimate of annual income as of July 1, 2024 and 2029 household income represents an estimate of annual income as of July 1, 2029.

Source: Esri forecasts for 2024 and 2029.

Household Income Profile

Fannin County, GA
Fannin County, GA (13111)
Geography: County

Prepared by Esri

2029 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	209	1,069	1,275	1,627	2,215	3,061	2,914
<\$15,000	31	75	72	113	175	227	264
\$15,000-\$24,999	15	48	33	55	93	147	290
\$25,000-\$34,999	27	92	76	86	152	284	429
\$35,000-\$49,999	22	103	73	122	149	314	314
\$50,000-\$74,999	73	304	320	386	522	729	690
\$75,000-\$99,999	22	151	196	263	326	443	327
\$100,000-\$149,999	13	124	184	227	268	333	214
\$150,000-\$199,999	5	92	166	212	276	308	197
\$200,000+	1	80	155	163	254	276	189
Median HH Income	\$51,755	\$65,221	\$81,515	\$78,744	\$75,937	\$67,082	\$53,944
Average HH Income	\$58,419	\$98,895	\$123,859	\$115,842	\$117,143	\$104,244	\$84,604
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	14.8%	7.0%	5.6%	6.9%	7.9%	7.4%	9.1%
\$15,000-\$24,999	7.2%	4.5%	2.6%	3.4%	4.2%	4.8%	10.0%
\$25,000-\$34,999	12.9%	8.6%	6.0%	5.3%	6.9%	9.3%	14.7%
\$35,000-\$49,999	10.5%	9.6%	5.7%	7.5%	6.7%	10.3%	10.8%
\$50,000-\$74,999	34.9%	28.4%	25.1%	23.7%	23.6%	23.8%	23.7%
\$75,000-\$99,999	10.5%	14.1%	15.4%	16.2%	14.7%	14.5%	11.2%
\$100,000-\$149,999	6.2%	11.6%	14.4%	14.0%	12.1%	10.9%	7.3%
\$150,000-\$199,999	2.4%	8.6%	13.0%	13.0%	12.5%	10.1%	6.8%
\$200,000+	0.5%	7.5%	12.2%	10.0%	11.5%	9.0%	6.5%

Data Note: 2024 household income represents an estimate of annual income as of July 1, 2024 and 2029 household income represents an estimate of annual income as of July 1, 2029.

Source: Esri forecasts for 2024 and 2029.

Housing Profile

Fannin County, GA
Fannin County, GA (13111)
Geography: County

Prepared by Esri

Population		Households	
2020 Total Population	25,319	2024 Median Household Income	\$60,912
2024 Total Population	26,204	2029 Median Household Income	\$66,923
2029 Total Population	26,781	2024-2029 Annual Rate	1.90%
2024-2029 Annual Rate	0.44%		

Housing Units by Occupancy Status and Tenure	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	17,643	100.0%	18,689	100.0%	19,564	100.0%
Occupied	11,189	63.4%	11,796	63.1%	12,370	63.2%
Owner	8,752	49.6%	9,413	50.4%	10,181	52.0%
Renter	2,437	13.8%	2,383	12.8%	2,189	11.2%
Vacant	6,454	36.6%	6,893	36.9%	7,194	36.8%

Owner Occupied Housing Units by Value	2024		2029	
	Number	Percent	Number	Percent
Total	9,413	100.0%	10,181	100.0%
<\$50,000	261	2.8%	240	2.4%
\$50,000-\$99,999	327	3.5%	299	2.9%
\$100,000-\$149,999	716	7.6%	658	6.5%
\$150,000-\$199,999	821	8.7%	759	7.5%
\$200,000-\$249,999	737	7.8%	684	6.7%
\$250,000-\$299,999	1,335	14.2%	1,442	14.2%
\$300,000-\$399,999	1,176	12.5%	1,275	12.5%
\$400,000-\$499,999	1,951	20.7%	2,331	22.9%
\$500,000-\$749,999	1,094	11.6%	1,305	12.8%
\$750,000-\$999,999	599	6.4%	719	7.1%
\$1,000,000-\$1,499,999	160	1.7%	190	1.9%
\$1,500,000-\$1,999,999	114	1.2%	135	1.3%
\$2,000,000+	122	1.3%	144	1.4%

Median Value	\$343,325	\$379,098
Average Value	\$421,608	\$445,109

Census 2020 Housing Units	Number	Percent
Total	17,643	100.0%
Housing Units In Urbanized Areas	0	0.0%
Rural Housing Units	17,643	100.0%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	8,752	100.0%
Owned with a Mortgage/Loan	4,602	52.6%
Owned Free and Clear	4,150	47.4%

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

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.

Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	6,454	100.0%
For Rent	618	9.6%
Rented- Not Occupied	77	1.2%
For Sale Only	253	3.9%
Sold - Not Occupied	113	1.8%
Seasonal/Recreational/Occasional Use	4,658	72.2%
For Migrant Workers	5	0.1%
Other Vacant	730	11.3%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	11,189	8,752	78.2%
15-24	242	80	33.1%
25-34	879	447	50.9%
35-44	1,106	743	67.2%
45-54	1,659	1,256	75.7%
55-59	1,165	933	80.1%
60-64	1,387	1,161	83.7%
65-74	2,889	2,516	87.1%
75-84	1,452	1,271	87.5%
85+	410	345	84.1%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	11,189	8,752	78.2%
White Alone	10,525	8,317	79.0%
Black/African American Alone	56	36	64.3%
American Indian/Alaska Native	30	27	90.0%
Asian Alone	31	8	25.8%
Pacific Islander Alone	1	1	100.0%
Other Race Alone	104	49	47.1%
Two or More Races	442	314	71.0%
Hispanic Origin	227	122	53.7%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	11,189	8,752	78.2%
1-Person	3,245	2,292	70.6%
2-Person	4,700	4,048	86.1%
3-Person	1,450	1,112	76.7%
4-Person	990	736	74.3%
5-Person	508	369	72.6%
6-Person	169	110	65.1%
7+ Person	127	85	66.9%

2024 Housing Affordability

Housing Affordability Index	75
Percent of Income for Mortgage	35.3%

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

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.

	2010		2020		2024		Annual Rate		
	Number	Percent	Number	Percent	Number	Percent	2000-2020	2010-2020	2020-2024
Total Population	23,703	100.0%	25,319	100.0%	26,204	100.0%	1.22%	0.66%	0.81%
Household Population	23,542	99.3%	25,190	99.5%	26,122	99.7%	1.23%	0.68%	0.86%
Group Quarters	161	0.7%	129	0.5%	82	0.3%	-0.55%	-2.19%	-10.11%
Population Density	61.2	-	65.4	-	67.7	-			
Total Housing Units	16,222	100.0%	17,643	100.0%	18,689	100.0%	2.29%	0.84%	1.36%
Total Households	10,195	62.8%	11,189	63.4%	11,796	63.1%	1.45%	0.93%	1.25%
Total Vacant	6,027	37.2%	6,454	36.6%	6,893	36.9%	4.22%	0.69%	1.56%
Average Household Size	2.31	-	2.25	-	2.21	-	-	-	-

Population by Race	2020					
	Total		Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	25,319	100.0%	24,566	97.0%	753	3.0%
Population Reporting One Race	24,179	95.5%	23,692	93.6%	487	1.9%
White	23,549	93.0%	23,351	92.2%	198	0.8%
Black	85	0.3%	85	0.3%	0	0.0%
American Indian	95	0.4%	85	0.3%	10	0.0%
Asian	113	0.4%	113	0.4%	0	0.0%
Pacific Islander	5	0.0%	3	0.0%	2	0.0%
Some Other Race	332	1.3%	55	0.2%	277	1.1%
Population Reporting Two or More Races	1,140	4.5%	874	3.5%	266	1.1%
Diversity Index	18.3	-	-	-	-	-

Population 18+ by Race	2020					
	Total		Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	21,188	83.7%	20,683	84.2%	505	67.1%
Population Reporting One Race	20,315	80.2%	19,994	81.4%	321	42.6%
White	19,841	78.4%	19,721	80.3%	120	15.9%
Black	65	0.3%	65	0.3%	0	0.0%
American Indian	80	0.3%	73	0.3%	7	0.9%
Asian	92	0.4%	92	0.4%	0	0.0%
Pacific Islander	3	0.0%	3	0.0%	0	0.0%
Some Other Race	234	0.9%	40	0.2%	194	25.8%
Population Reporting Two or More Races	873	3.4%	689	2.8%	184	24.4%

Population <18 by Race	2020					
	Total		Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	4,131	16.3%	3,883	15.8%	248	32.9%
Population Reporting One Race	3,864	15.3%	3,698	15.1%	166	22.0%
White	3,708	14.6%	3,630	14.8%	78	10.4%
Black	20	0.1%	20	0.1%	0	0.0%
American Indian	15	0.1%	12	0.0%	3	0.4%
Asian	21	0.1%	21	0.1%	0	0.0%
Pacific Islander	2	0.0%	0	0.0%	2	0.3%
Some Other Race	98	0.4%	15	0.1%	83	11.0%
Population Reporting Two or More Races	267	1.1%	185	0.8%	82	10.9%

Data Note: Hispanic population can be of any race. Population density is measured in square miles. Esri's Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Source: U.S. Census Bureau. U.S. Census Bureau 2020 decennial Census data.

Group Quarters Population	2020	
	Number	Percent
Total	129	0.5%
Institutionalized population	113	0.4%
Correctional facilities for adults	32	0.1%
Juvenile facilities	0	0.0%
Nursing facilities/Skilled-nursing	81	0.3%
Other institutional facilities	0	0.0%
Noninstitutionalized population	16	0.1%
College/University student housing	0	0.0%
Military Quarters	0	0.0%
Other noninstitutional	16	0.1%

Population by Sex	2020	
	Number	Percent
Male	12,465	49.2%
Female	12,854	50.8%

Population by Age	2020	
	Number	Percent
Total	25,319	100%
Age 0-4	948	3.7%
Age 5-9	1,100	4.3%
Age 10-14	1,274	5.0%
Age 15-19	1,322	5.2%
Age 20-24	1,086	4.3%
Age 25-29	1,026	4.1%
Age 30-34	1,068	4.2%
Age 35-39	1,140	4.5%
Age 40-44	1,246	4.9%
Age 45-49	1,373	5.4%
Age 50-54	1,687	6.7%
Age 55-59	2,116	8.4%
Age 60-64	2,446	9.7%
Age 65-69	2,525	10.0%
Age 70-74	2,177	8.6%
Age 75-79	1,408	5.6%
Age 80-84	768	3.0%
Age 85+	609	2.4%
Age 18+	21,188	83.7%
Age 65+	7,487	29.6%

Data Note: Hispanic population can be of any race. Population density is measured in square miles. Esri's Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Source: U.S. Census Bureau. U.S. Census Bureau 2020 decennial Census data.

Households by Type	2020	
	Number	Percent
Total	11,189	100%
Married Couple Households	5,841	52.2%
With Own Children <18	1,290	11.5%
Without Own Children <18	4,551	40.7%
Cohabiting Couple Households	567	5.1%
With Own Children <18	161	1.4%
Without Own Children <18	406	3.6%
Male Householder, No Spouse/Partner	1,957	17.5%
Living Alone	1,434	12.8%
65 Years and over	666	6.0%
With Own Children <18	117	1.0%
Without Own Children <18, With Relatives	315	2.8%
No Relatives Present	91	0.8%
Female Householder, No Spouse/Partner	2,824	25.2%
Living Alone	1,811	16.2%
65 Years and over	1,166	10.4%
With Own Children <18	338	3.0%
Without Own Children <18, With Relatives	598	5.3%
No Relatives Present	77	0.7%

Households by Size	2020	
	Number	Percent
Total	11,189	100%
1 Person Household	3,245	29.0%
2 Person Household	4,700	42.0%
3 Person Household	1,450	13.0%
4 Person Household	990	8.8%
5 Person Household	508	4.5%
6 Person Household	169	1.5%
7+ Person Household	127	1.1%

Population by Relationship	2020	
	Number	Percent
Total	25,319	100%
In Households	25,190	99.5%
Householder	11,183	44.4%
Opposite-Sex Spouse	5,774	22.9%
Same-Sex Spouse	56	0.2%
Opposite-Sex Unmarried Partner	533	2.1%
Same-Sex Unmarried Partner	35	0.1%
Biological Child	4,918	19.5%
Adopted Child	179	0.7%
Stepchild	292	1.2%
Grandchild	684	2.7%
Brother or Sister	198	0.8%
Parent	252	1.0%
Parent-in-law	58	0.2%
Son-in-law or Daughter-in-law	136	0.5%
Other Relatives	274	1.1%
Foster Child	20	0.1%
Other Nonrelatives	598	2.4%

Data Note: Hispanic population can be of any race. Population density is measured in square miles. Esri's Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Source: U.S. Census Bureau. U.S. Census Bureau 2020 decennial Census data.

Households by Age of Householder	2020	
	Number	Percent
Total	11,189	100%
Householder Age 15-24	242	2.2%
Householder Age 25-34	879	7.9%
Householder Age 35-44	1,106	9.9%
Householder Age 45-54	1,659	14.8%
Householder Age 55-59	1,165	10.4%
Householder Age 60-64	1,387	12.4%
Householder Age 65-74	2,889	25.8%
Householder Age 75-84	1,452	13.0%
Householder Age 85+	410	3.7%

Family Households by Race of Householder	2020	
	Number	Percent
Total	7,425	100%
Householder is White Alone	6,962	62.2%
Householder is Black Alone	48	0.4%
Householder is American Indian Alone	16	0.1%
Householder is Asian Alone	23	0.2%
Householder is Pacific Islander Alone	1	0.0%
Householder is Some Other Race Alone	85	0.8%
Householder is Two or More Races	290	2.6%
Households with Hispanic Householder	183	1.6%

Nonfamily Households by Race of Householder	2020	
	Number	Percent
Total	3,764	100%
Householder is White Alone	3,563	31.8%
Householder is Black Alone	8	0.1%
Householder is American Indian Alone	14	0.1%
Householder is Asian Alone	8	0.1%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	19	0.2%
Householder is Two or More Races	152	1.4%
Households with Hispanic Householder	44	0.4%

Total Housing Units by Occupancy	2020	
	Number	Percent
Total	17,643	100%
Occupied Housing Units	11,189	63.4%
Vacant Housing Units	6,454	36.6%
For Rent	618	9.6%
Rented, not Occupied	77	1.2%
For Sale Only	253	3.9%
Sold, not Occupied	113	1.8%
For Seasonal/Recreational/Occasional Use	4,658	72.2%
For Migrant Workers	5	0.1%
Other Vacant	730	11.3%

Data Note: Hispanic population can be of any race. Population density is measured in square miles. Esri's Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Source: U.S. Census Bureau. U.S. Census Bureau 2020 decennial Census data.

Owner-Occupied Housing Units by Race of Householder

	2020	
	Number	Percent
Total	8,752	100%
Householder is White Alone	8,317	95.0%
Householder is Black Alone	36	0.4%
Householder is American Indian Alone	27	0.3%
Householder is Asian Alone	8	0.1%
Householder is Pacific Islander Alone	1	0.0%
Householder is Some Other Race Alone	49	0.6%
Householder is Two or More Races	314	3.6%
Hispanic Householder	122	1.4%

Renter-Occupied Housing Units by Race of Householder

	2020	
	Number	Percent
Total	2,437	100%
Householder is White Alone	2,208	90.6%
Householder is Black Alone	20	0.8%
Householder is American Indian Alone	3	0.1%
Householder is Asian Alone	23	0.9%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	55	2.3%
Householder is Two or More Races	128	5.3%
Hispanic Householder	105	4.3%

Data Note: Hispanic population can be of any race. Population density is measured in square miles. Esri's Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Source: U.S. Census Bureau. U.S. Census Bureau 2020 decennial Census data.

SERVICES

- INSURANCE
- REAL ESTATE
 - COMMERCIAL
 - RESIDENTIAL
 - ACREAGE
 - INVESTMENTS
 - RECREATIONAL TOURISM
- MANAGEMENT
 - MULTI-FAMILY
 - COMMERCIAL
 - HOME RENTAL
 - COMMUNITY MANAGEMENT
 - RAW ACREAGE
- RELOCATION
- HOME SERVICES
- CONSULTATION
- RESEARCH
- MORTGAGE
- DEVELOPMENT
- REO

DATA PRODUCTS

- COUNTY DEMOGRAPHICS
- ANNUAL FORECASTS
- DEEP DIVE
- MONTHLY INDICATORS
- TEMPERATURE GAUGES
- LAKE REPORTS
- RESIDENTIAL REPORTS
- COUNTY DASHBOARDS
- ANNUAL TRAFFIC PATTERNS
- INFOGRAPHICS
- CUSTOM CONSULTATIONS



GAINESVILLE 770.532.0022 | GA400 770.887.0053 | BRASELTON 770.307.0087
CLARKESVILLE 706.754.5700 | CLEVELAND 706.865.5400