



Age by Sex Profile

Jackson County, GA
 Jackson County, GA (13157)
 Geography: County

Prepared by Esri

Summary	Census 2020	2024	2029	2024-2029 Change	2024-2029 Annual Rate
Population	75,907	89,301	102,669	13,368	2.83%
Households	26,174	30,730	35,185	4,455	2.74%
Average Household Size	2.88	2.89	2.90	0.01	0.07%
Median Age	38.2	38.6	39.3	0.7	0.36%
Median Male Age	37.4	38.0	38.7	0.7	0.37%
Median Female Age	39.0	39.3	39.9	0.6	0.30%

Total Population by Age	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	75,907	100.0%	89,301	100.0%	102,669	100.0%
0 - 4	4,768	6.3%	5,520	6.2%	6,338	6.2%
5 - 9	5,398	7.1%	6,241	7.0%	6,556	6.4%
10 - 14	5,832	7.7%	6,550	7.3%	7,163	7.0%
15 - 19	5,369	7.1%	6,238	7.0%	6,593	6.4%
20 - 24	4,031	5.3%	5,050	5.7%	5,793	5.6%
25 - 29	4,363	5.7%	4,619	5.2%	6,648	6.5%
30 - 34	5,012	6.6%	5,840	6.5%	6,046	5.9%
35 - 39	5,074	6.7%	6,366	7.1%	7,125	6.9%
40 - 44	5,082	6.7%	6,212	7.0%	7,312	7.1%
45 - 49	5,095	6.7%	5,784	6.5%	6,888	6.7%
50 - 54	5,093	6.7%	5,948	6.7%	6,308	6.1%
55 - 59	5,025	6.6%	5,518	6.2%	6,318	6.2%
60 - 64	4,355	5.7%	5,320	6.0%	5,832	5.7%
65 - 69	3,701	4.9%	4,479	5.0%	5,573	5.4%
70 - 74	3,299	4.3%	3,621	4.1%	4,464	4.3%
75 - 79	2,264	3.0%	2,999	3.4%	3,463	3.4%
80 - 84	1,314	1.7%	1,766	2.0%	2,501	2.4%
85+	832	1.1%	1,230	1.4%	1,748	1.7%
18+	56,451	74.4%	67,137	75.2%	78,569	76.5%
21+	53,717	70.8%	63,673	71.3%	74,828	72.9%

Total Population by Age Dependency	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	75,907	100.0%	89,301	100.0%	102,669	100.0%
Child (<18)	19,456	25.6%	22,164	24.8%	24,100	23.5%
Working-Age (18-64)	45,041	59.3%	53,042	59.4%	60,820	59.2%
Senior (Age 65+)	11,410	15.0%	14,095	15.8%	17,749	17.3%
Child Dependency Ratio	43.2	-	41.8	-	39.6	-
Age Dependency Ratio	68.5	-	68.4	-	68.8	-
Senior Dependency Ratio	25.3	-	26.6	-	29.2	-

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.

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Male Population by Age	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	37,433	100.0%	44,713	100.0%	51,044	100.0%
0 - 4	2,408	6.4%	2,796	6.3%	3,220	6.3%
5 - 9	2,793	7.5%	3,166	7.1%	3,312	6.5%
10 - 14	3,023	8.1%	3,393	7.6%	3,619	7.1%
15 - 19	2,712	7.2%	3,267	7.3%	3,455	6.8%
20 - 24	2,048	5.5%	2,580	5.8%	2,982	5.8%
25 - 29	2,111	5.6%	2,338	5.2%	3,289	6.4%
30 - 34	2,488	6.6%	2,884	6.5%	3,038	6.0%
35 - 39	2,464	6.6%	3,243	7.3%	3,494	6.8%
40 - 44	2,521	6.7%	3,140	7.0%	3,691	7.2%
45 - 49	2,571	6.9%	2,949	6.6%	3,446	6.8%
50 - 54	2,540	6.8%	3,106	6.9%	3,208	6.3%
55 - 59	2,459	6.6%	2,790	6.2%	3,220	6.3%
60 - 64	2,110	5.6%	2,645	5.9%	2,915	5.7%
65 - 69	1,746	4.7%	2,156	4.8%	2,710	5.3%
70 - 74	1,523	4.1%	1,678	3.8%	2,105	4.1%
75 - 79	1,034	2.8%	1,359	3.0%	1,564	3.1%
80 - 84	591	1.6%	772	1.7%	1,088	2.1%
85+	291	0.8%	451	1.0%	688	1.3%
18+	27,452	73.3%	33,332	74.5%	38,771	76.0%
21+	26,058	69.6%	31,524	70.5%	36,807	72.1%

Female Population by Age	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	38,474	100.0%	44,588	100.0%	51,625	100.0%
0 - 4	2,360	6.1%	2,724	6.1%	3,118	6.0%
5 - 9	2,605	6.8%	3,075	6.9%	3,244	6.3%
10 - 14	2,809	7.3%	3,157	7.1%	3,544	6.9%
15 - 19	2,657	6.9%	2,971	6.7%	3,138	6.1%
20 - 24	1,983	5.2%	2,470	5.5%	2,811	5.4%
25 - 29	2,252	5.9%	2,281	5.1%	3,359	6.5%
30 - 34	2,524	6.6%	2,956	6.6%	3,008	5.8%
35 - 39	2,610	6.8%	3,123	7.0%	3,631	7.0%
40 - 44	2,561	6.7%	3,072	6.9%	3,621	7.0%
45 - 49	2,524	6.6%	2,835	6.4%	3,442	6.7%
50 - 54	2,553	6.6%	2,842	6.4%	3,100	6.0%
55 - 59	2,566	6.7%	2,728	6.1%	3,098	6.0%
60 - 64	2,245	5.8%	2,675	6.0%	2,917	5.7%
65 - 69	1,955	5.1%	2,323	5.2%	2,863	5.5%
70 - 74	1,776	4.6%	1,943	4.4%	2,359	4.6%
75 - 79	1,230	3.2%	1,640	3.7%	1,899	3.7%
80 - 84	723	1.9%	994	2.2%	1,413	2.7%
85+	541	1.4%	779	1.7%	1,060	2.1%
18+	28,999	75.4%	33,805	75.8%	39,798	77.1%
21+	27,659	71.9%	32,149	72.1%	38,021	73.6%

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

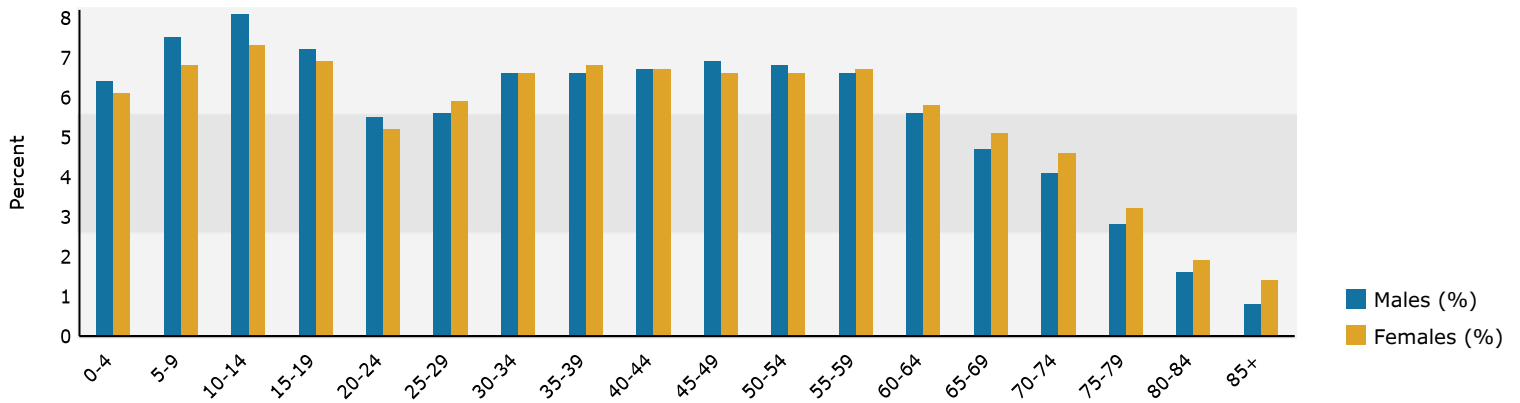
December 18, 2024

Age by Sex Profile

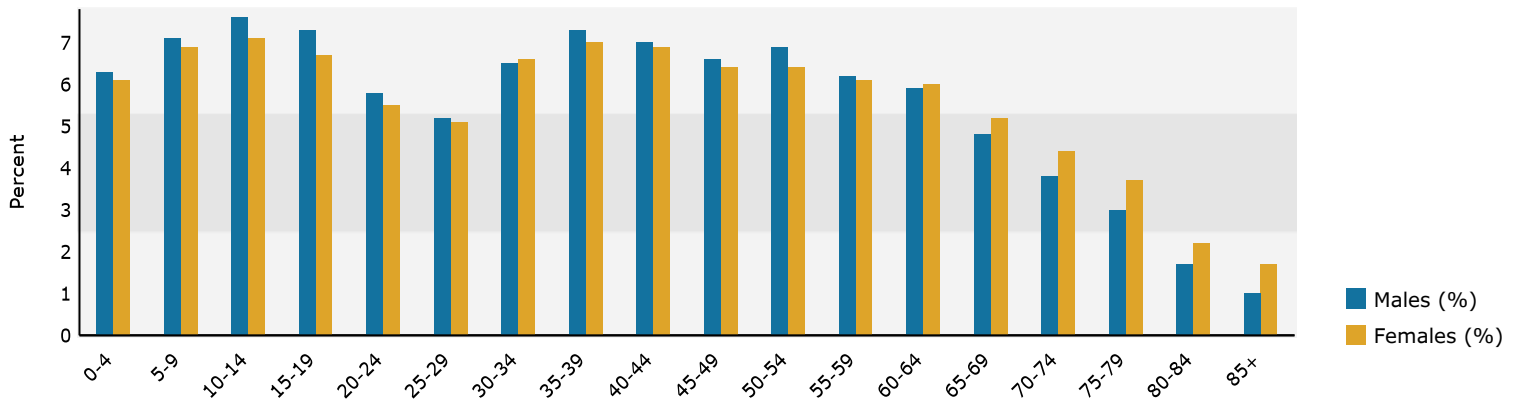
Jackson County, GA
Jackson County, GA (13157)
Geography: County

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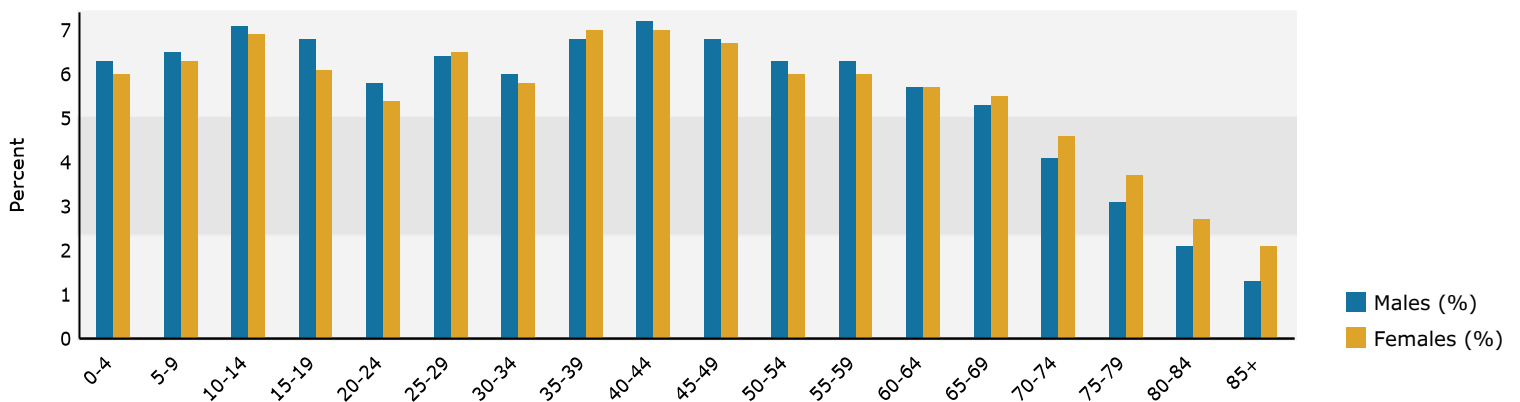
Census 2020 Population by Age and Sex



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.

Demographic and Income Profile

Jackson County, GA
 Jackson County, GA (13157)
 Geography: County

Prepared by Esri

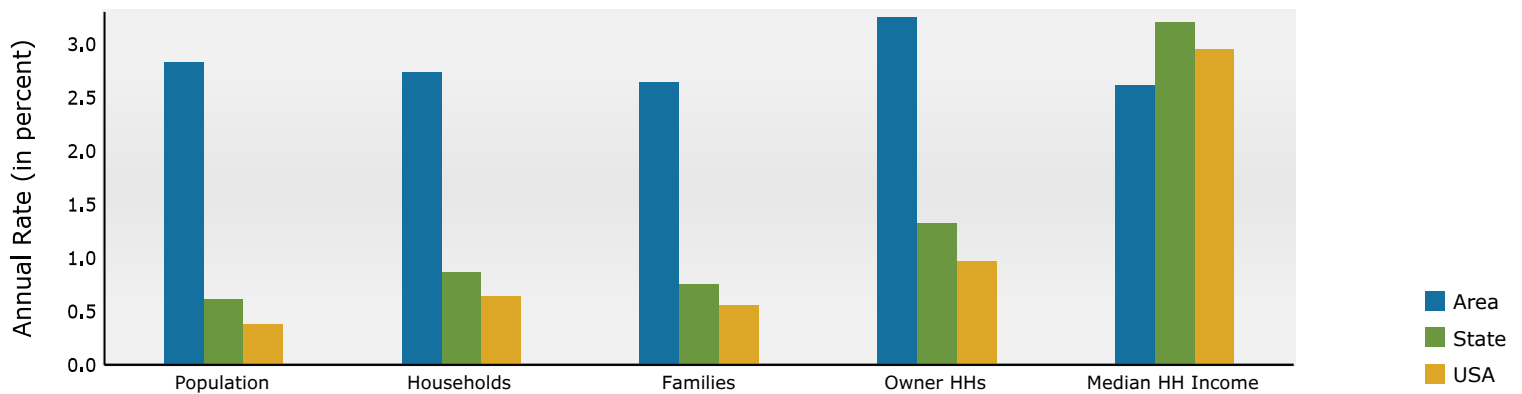
Summary	Census 2010		Census 2020		2024		2029	
Population	60,481		75,907		89,301		102,669	
Households	21,341		26,174		30,730		35,185	
Families	16,478		20,261		23,417		26,680	
Average Household Size	2.80		2.88		2.89		2.90	
Owner Occupied Housing Units	16,427		20,930		25,160		29,517	
Renter Occupied Housing Units	4,914		5,244		5,570		5,668	
Median Age	36.9		38.2		38.6		39.3	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	2.83%		0.61%		0.38%			
Households	2.74%		0.86%		0.64%			
Families	2.64%		0.75%		0.56%			
Owner HHs	3.25%		1.32%		0.97%			
Median Household Income	2.61%		3.20%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			892	2.9%	783	2.2%		
\$15,000 - \$24,999			1,209	3.9%	1,045	3.0%		
\$25,000 - \$34,999			2,426	7.9%	2,140	6.1%		
\$35,000 - \$49,999			3,536	11.5%	3,428	9.7%		
\$50,000 - \$74,999			4,156	13.5%	4,393	12.5%		
\$75,000 - \$99,999			4,956	16.1%	5,396	15.3%		
\$100,000 - \$149,999			7,349	23.9%	9,229	26.2%		
\$150,000 - \$199,999			3,137	10.2%	4,831	13.7%		
\$200,000+			3,069	10.0%	3,940	11.2%		
Median Household Income			\$89,073		\$101,300			
Average Household Income			\$110,835		\$125,278			
Per Capita Income			\$38,152		\$42,943			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,313	7.1%	4,768	6.3%	5,520	6.2%	6,338	6.2%
5 - 9	4,675	7.7%	5,398	7.1%	6,241	7.0%	6,556	6.4%
10 - 14	4,466	7.4%	5,832	7.7%	6,550	7.3%	7,163	7.0%
15 - 19	4,101	6.8%	5,369	7.1%	6,238	7.0%	6,593	6.4%
20 - 24	3,214	5.3%	4,031	5.3%	5,050	5.7%	5,793	5.6%
25 - 34	7,752	12.8%	9,375	12.4%	10,459	11.7%	12,694	12.4%
35 - 44	9,182	15.2%	10,156	13.4%	12,578	14.1%	14,437	14.1%
45 - 54	8,776	14.5%	10,188	13.4%	11,732	13.1%	13,196	12.9%
55 - 64	6,805	11.3%	9,380	12.4%	10,838	12.1%	12,150	11.8%
65 - 74	4,514	7.5%	7,000	9.2%	8,100	9.1%	10,037	9.8%
75 - 84	1,966	3.3%	3,578	4.7%	4,765	5.3%	5,964	5.8%
85+	717	1.2%	832	1.1%	1,230	1.4%	1,748	1.7%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	52,492	86.8%	60,464	79.7%	68,739	77.0%	77,224	75.2%
Black Alone	4,103	6.8%	5,232	6.9%	7,015	7.9%	8,521	8.3%
American Indian Alone	124	0.2%	245	0.3%	353	0.4%	430	0.4%
Asian Alone	1,033	1.7%	1,780	2.3%	2,388	2.7%	3,053	3.0%
Pacific Islander Alone	13	0.0%	44	0.1%	52	0.1%	59	0.1%
Some Other Race Alone	1,649	2.7%	3,128	4.1%	4,358	4.9%	5,438	5.3%
Two or More Races	1,067	1.8%	5,014	6.6%	6,396	7.2%	7,944	7.7%
Hispanic Origin (Any Race)	3,736	6.2%	6,712	8.8%	9,292	10.4%	11,656	11.4%

Data Note: Income is expressed in current dollars.

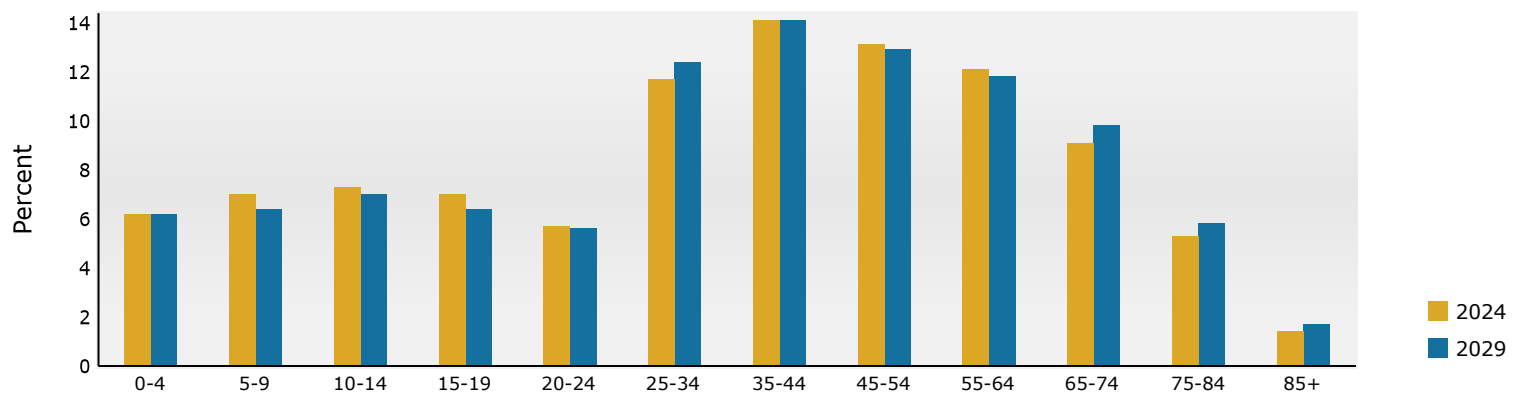
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

January 15, 2025

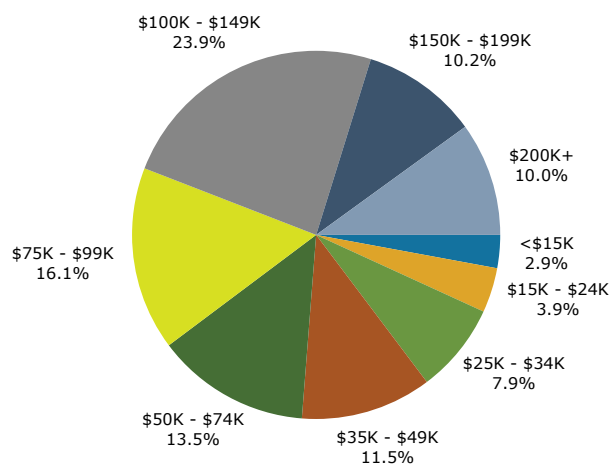
Trends 2024-2029



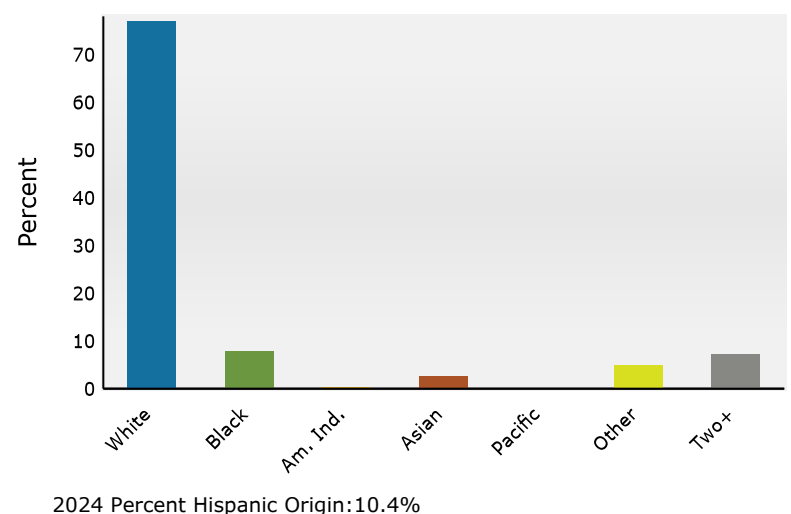
Population by Age



2024 Household Income



2024 Population by Race



Executive Summary

Jackson County, GA
 Jackson County, GA (13157)
 Geography: County

Prepared by Esri

Jackson Count...

Population

2010 Population	60,481
2020 Population	75,907
2024 Population	89,301
2029 Population	102,669
2010-2020 Annual Rate	2.30%
2020-2024 Annual Rate	3.90%
2024-2029 Annual Rate	2.83%
2020 Male Population	49.3%
2020 Female Population	50.7%
2020 Median Age	38.2
2024 Male Population	50.1%
2024 Female Population	49.9%
2024 Median Age	38.6

In the identified area, the current year population is 89,301. In 2020, the Census count in the area was 75,907. The rate of change since 2020 was 3.90% annually. The five-year projection for the population in the area is 102,669 representing a change of 2.83% annually from 2024 to 2029. Currently, the population is 50.1% male and 49.9% female.

Median Age

The median age in this area is 38.6, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	77.0%
2024 Black Alone	7.9%
2024 American Indian/Alaska Native Alone	0.4%
2024 Asian Alone	2.7%
2024 Pacific Islander Alone	0.1%
2024 Other Race	4.9%
2024 Two or More Races	7.2%
2024 Hispanic Origin (Any Race)	10.4%

Persons of Hispanic origin represent 10.4% 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 50.6 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	98
2010 Households	21,341
2020 Households	26,174
2024 Households	30,730
2029 Households	35,185
2010-2020 Annual Rate	2.06%
2020-2024 Annual Rate	3.85%
2024-2029 Annual Rate	2.74%
2024 Average Household Size	2.89

The household count in this area has changed from 26,174 in 2020 to 30,730 in the current year, a change of 3.85% annually. The five-year projection of households is 35,185, a change of 2.74% annually from the current year total. Average household size is currently 2.89, compared to 2.88 in the year 2020. The number of families in the current year is 23,417 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.

January 15, 2025

Executive Summary

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Jackson Count...

Mortgage Income

2024 Percent of Income for Mortgage	23.1%
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Median Household Income

2024 Median Household Income	\$89,073
2029 Median Household Income	\$101,300
2024-2029 Annual Rate	2.61%

Average Household Income

2024 Average Household Income	\$110,835
2029 Average Household Income	\$125,278
2024-2029 Annual Rate	2.48%

Per Capita Income

2024 Per Capita Income	\$38,152
2029 Per Capita Income	\$42,943
2024-2029 Annual Rate	2.39%

GINI Index

2024 Gini Index	35.2
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Households by Income

Current median household income is \$89,073 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$101,300 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$110,835 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$125,278 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$38,152 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$42,943 in five years, compared to \$51,203 for all U.S. households.

Housing

2024 Housing Affordability Index	107
2010 Total Housing Units	23,750
2010 Owner Occupied Housing Units	16,427
2010 Renter Occupied Housing Units	4,914
2010 Vacant Housing Units	2,409
2020 Total Housing Units	27,699
2020 Owner Occupied Housing Units	20,930
2020 Renter Occupied Housing Units	5,244
2020 Vacant Housing Units	1,525
2024 Total Housing Units	32,619
2024 Owner Occupied Housing Units	25,160
2024 Renter Occupied Housing Units	5,570
2024 Vacant Housing Units	1,889
2029 Total Housing Units	37,322
2029 Owner Occupied Housing Units	29,517
2029 Renter Occupied Housing Units	5,668
2029 Vacant Housing Units	2,137

Socioeconomic Status Index

2024 Socioeconomic Status Index	51.5
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Currently, 77.1% of the 32,619 housing units in the area are owner occupied; 17.1%, renter occupied; and 5.8% 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 27,699 housing units in the area and 5.5% vacant housing units. The annual rate of change in housing units since 2020 is 3.92%. Median home value in the area is \$328,689, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 0.68% annually to \$340,016.

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.

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Median Age	38.6	39.3	0.7	0.36%
Average Household Size	2.89	2.90	0.01	0.07%

Income Inequality Measures	2024		2029	
	Number	Percent	Number	Percent
Household	30,730	100%	35,185	100%
<\$15,000	892	2.9%	783	2.2%
\$15,000-\$24,999	1,209	3.9%	1,045	3.0%
\$25,000-\$34,999	2,426	7.9%	2,140	6.1%
\$35,000-\$49,999	3,536	11.5%	3,428	9.7%
\$50,000-\$74,999	4,156	13.5%	4,393	12.5%
\$75,000-\$99,999	4,956	16.1%	5,396	15.3%
\$100,000-\$149,999	7,349	23.9%	9,229	26.2%
\$150,000-\$199,999	3,137	10.2%	4,831	13.7%
\$200,000+	3,069	10.0%	3,940	11.2%

Median Household Income	\$89,073	\$101,300
Average Household Income	\$110,835	\$125,278
Per Capita Income	\$38,152	\$42,943

Households by Income	2024		2029	
	Number	Percent	Number	Percent
P90-P10 Ratio	7.0		6.3	
P90-P50 Ratio	2.2		2.0	
P50-P10 Ratio	3.1		3.1	
80-20 Share Ratio	8.2		8.0	
90-40 Share Ratio	2.1		2.1	

Households in Low Income Tier	3,954	12.9%	3,462	9.8%
Households in Middle Income	20,985	68.3%	23,587	67.0%
Households in Upper Income Tier	5,791	18.8%	8,136	23.1%

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.

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2024 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	647	4,033	5,947	6,037	5,877	4,655	3,534
<\$15,000	37	90	93	93	164	171	244
\$15,000-\$24,999	28	89	98	110	238	288	358
\$25,000-\$34,999	84	279	254	261	412	499	637
\$35,000-\$49,999	114	462	481	477	606	769	627
\$50,000-\$74,999	107	539	703	815	868	616	508
\$75,000-\$99,999	132	728	958	1,077	998	684	379
\$100,000-\$149,999	115	1,135	1,694	1,631	1,337	924	513
\$150,000-\$199,999	21	374	848	769	619	358	148
\$200,000+	9	337	818	804	635	346	120
Median HH Income	\$61,858	\$92,640	\$107,318	\$103,458	\$89,483	\$74,145	\$46,879
Average HH Income	\$72,920	\$109,416	\$131,547	\$128,373	\$113,636	\$95,282	\$70,412
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%	2.2%	1.6%	1.5%	2.8%	3.7%	6.9%
\$15,000-\$24,999	4.3%	2.2%	1.6%	1.8%	4.0%	6.2%	10.1%
\$25,000-\$34,999	13.0%	6.9%	4.3%	4.3%	7.0%	10.7%	18.0%
\$35,000-\$49,999	17.6%	11.5%	8.1%	7.9%	10.3%	16.5%	17.7%
\$50,000-\$74,999	16.5%	13.4%	11.8%	13.5%	14.8%	13.2%	14.4%
\$75,000-\$99,999	20.4%	18.1%	16.1%	17.8%	17.0%	14.7%	10.7%
\$100,000-\$149,999	17.8%	28.1%	28.5%	27.0%	22.7%	19.8%	14.5%
\$150,000-\$199,999	3.2%	9.3%	14.3%	12.7%	10.5%	7.7%	4.2%
\$200,000+	1.4%	8.4%	13.8%	13.3%	10.8%	7.4%	3.4%

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

Jackson County, GA
 Jackson County, GA (13157)
 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	687	4,803	6,617	6,646	6,396	5,600	4,436
<\$15,000	38	73	80	74	117	146	255
\$15,000-\$24,999	24	81	68	82	180	257	353
\$25,000-\$34,999	68	241	205	189	326	458	653
\$35,000-\$49,999	105	455	430	406	528	790	714
\$50,000-\$74,999	113	577	686	751	848	734	684
\$75,000-\$99,999	140	803	996	1,089	1,036	831	501
\$100,000-\$149,999	149	1,491	1,967	1,922	1,614	1,290	796
\$150,000-\$199,999	38	605	1,217	1,134	946	611	280
\$200,000+	12	477	968	999	801	483	200
Median HH Income	\$73,619	\$103,281	\$115,423	\$113,389	\$103,128	\$85,665	\$56,910
Average HH Income	\$83,451	\$124,751	\$145,177	\$144,951	\$130,925	\$110,394	\$83,816
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	5.5%	1.5%	1.2%	1.1%	1.8%	2.6%	5.7%
\$15,000-\$24,999	3.5%	1.7%	1.0%	1.2%	2.8%	4.6%	8.0%
\$25,000-\$34,999	9.9%	5.0%	3.1%	2.8%	5.1%	8.2%	14.7%
\$35,000-\$49,999	15.3%	9.5%	6.5%	6.1%	8.3%	14.1%	16.1%
\$50,000-\$74,999	16.4%	12.0%	10.4%	11.3%	13.3%	13.1%	15.4%
\$75,000-\$99,999	20.4%	16.7%	15.1%	16.4%	16.2%	14.8%	11.3%
\$100,000-\$149,999	21.7%	31.0%	29.7%	28.9%	25.2%	23.0%	17.9%
\$150,000-\$199,999	5.5%	12.6%	18.4%	17.1%	14.8%	10.9%	6.3%
\$200,000+	1.7%	9.9%	14.6%	15.0%	12.5%	8.6%	4.5%

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

Jackson County, GA
 Jackson County, GA (13157)
 Geography: County

Prepared by Esri

Population		Households	
2020 Total Population	75,907	2024 Median Household Income	\$89,073
2024 Total Population	89,301	2029 Median Household Income	\$101,300
2029 Total Population	102,669	2024-2029 Annual Rate	2.61%
2024-2029 Annual Rate	2.83%		

Housing Units by Occupancy Status and Tenure	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	27,699	100.0%	32,619	100.0%	37,322	100.0%
Occupied	26,174	94.5%	30,730	94.2%	35,185	94.3%
Owner	20,930	75.6%	25,160	77.1%	29,517	79.1%
Renter	5,244	18.9%	5,570	17.1%	5,668	15.2%
Vacant	1,525	5.5%	1,889	5.8%	2,137	5.7%

Owner Occupied Housing Units by Value	2024		2029	
	Number	Percent	Number	Percent
Total	25,160	100.0%	29,517	100.0%
<\$50,000	543	2.2%	554	1.9%
\$50,000-\$99,999	855	3.4%	870	2.9%
\$100,000-\$149,999	656	2.6%	668	2.3%
\$150,000-\$199,999	1,115	4.4%	1,133	3.8%
\$200,000-\$249,999	3,030	12.0%	3,078	10.4%
\$250,000-\$299,999	4,363	17.3%	5,149	17.4%
\$300,000-\$399,999	7,034	28.0%	8,263	28.0%
\$400,000-\$499,999	3,651	14.5%	4,734	16.0%
\$500,000-\$749,999	2,580	10.3%	3,345	11.3%
\$750,000-\$999,999	967	3.8%	1,256	4.3%
\$1,000,000-\$1,499,999	220	0.9%	286	1.0%
\$1,500,000-\$1,999,999	27	0.1%	30	0.1%
\$2,000,000+	119	0.5%	151	0.5%

Median Value	\$328,689	\$340,016
Average Value	\$373,206	\$387,273

Census 2020 Housing Units	Number	Percent
Total	27,699	100.0%
Housing Units In Urbanized Areas	10,565	38.1%
Rural Housing Units	17,134	61.9%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	20,930	100.0%
Owned with a Mortgage/Loan	15,414	73.6%
Owned Free and Clear	5,516	26.4%

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.

Housing Profile

Jackson County, GA
 Jackson County, GA (13157)
 Geography: County

Prepared by Esri

Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	1,525	100.0%
For Rent	313	20.5%
Rented- Not Occupied	32	2.1%
For Sale Only	343	22.5%
Sold - Not Occupied	145	9.5%
Seasonal/Recreational/Occasional Use	119	7.8%
For Migrant Workers	5	0.3%
Other Vacant	568	37.2%

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

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	26,174	20,930	80.0%
15-24	569	251	44.1%
25-34	3,630	2,590	71.3%
35-44	4,874	3,843	78.8%
45-54	5,278	4,269	80.9%
55-59	2,687	2,212	82.3%
60-64	2,436	2,048	84.1%
65-74	4,078	3,480	85.3%
75-84	2,134	1,846	86.5%
85+	488	391	80.1%

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

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	26,174	20,930	80.0%
White Alone	21,817	17,932	82.2%
Black/African American Alone	1,812	1,093	60.3%
American Indian/Alaska Native	69	50	72.5%
Asian Alone	436	333	76.4%
Pacific Islander Alone	7	4	57.1%
Other Race Alone	777	533	68.6%
Two or More Races	1,256	985	78.4%
Hispanic Origin	1,622	1,194	73.6%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	26,174	20,930	80.0%
1-Person	4,766	3,315	69.6%
2-Person	8,380	7,080	84.5%
3-Person	4,869	3,896	80.0%
4-Person	4,509	3,747	83.1%
5-Person	2,158	1,748	81.0%
6-Person	872	676	77.5%
7+ Person	620	468	75.5%

2024 Housing Affordability

Housing Affordability Index	107
Percent of Income for Mortgage	23.1%

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.

SERVICES

- **INSURANCE**
- **REAL ESTATE**
 - **COMMERCIAL**
 - **RESIDENTIAL**
 - **ACREAGE**
 - **INVESTMENTS**
 - **RECREATIONAL TOURISM**
- **MANAGEMENT**
 - **MULTI-FAMILY**
 - **COMMERCIAL**
 - **HOME RENTAL**
 - **COMMUNITY MANAGEMENT**
 - **RAW ACREAGE**
- **RELOCATION**
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DATA PRODUCTS

- **COUNTY DEMOGRAPHICS**
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- **LAKE REPORTS**
- **RESIDENTIAL REPORTS**
- **COUNTY DASHBOARDS**
- **ANNUAL TRAFFIC PATTERNS**
- **NFOGRAPHICS**
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