



# Age by Sex Profile

Lumpkin County, GA  
 Lumpkin County, GA (13187)  
 Geography: County

Prepared by Esri

Summary	Census 2020	2024	2029	2024-2029 Change	2024-2029 Annual Rate
Population	33,488	35,080	36,468	1,388	0.78%
Households	11,676	12,416	13,052	636	1.00%
Average Household Size	2.52	2.51	2.50	-0.01	-0.08%
Median Age	36.7	37.7	38.8	1.1	0.58%
Median Male Age	35.6	36.9	38.2	1.3	0.69%
Median Female Age	37.8	38.5	39.3	0.8	0.41%

Total Population by Age	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	33,488	100.0%	35,080	100.0%	36,468	100.0%
0 - 4	1,453	4.3%	1,506	4.3%	1,579	4.3%
5 - 9	1,566	4.7%	1,716	4.9%	1,626	4.5%
10 - 14	1,725	5.2%	1,735	4.9%	1,816	5.0%
15 - 19	3,615	10.8%	3,579	10.2%	3,491	9.6%
20 - 24	4,344	13.0%	4,085	11.6%	3,977	10.9%
25 - 29	1,782	5.3%	2,051	5.8%	2,021	5.5%
30 - 34	1,710	5.1%	1,888	5.4%	2,179	6.0%
35 - 39	1,619	4.8%	1,844	5.3%	2,051	5.6%
40 - 44	1,587	4.7%	1,754	5.0%	1,938	5.3%
45 - 49	1,687	5.0%	1,707	4.9%	1,879	5.2%
50 - 54	1,874	5.6%	1,908	5.4%	1,806	5.0%
55 - 59	2,135	6.4%	1,977	5.6%	1,940	5.3%
60 - 64	2,300	6.9%	2,370	6.8%	2,184	6.0%
65 - 69	2,019	6.0%	2,179	6.2%	2,302	6.3%
70 - 74	1,774	5.3%	1,907	5.4%	2,145	5.9%
75 - 79	1,172	3.5%	1,490	4.2%	1,700	4.7%
80 - 84	655	2.0%	813	2.3%	1,103	3.0%
85+	471	1.4%	571	1.6%	731	2.0%
18+	27,689	82.7%	29,035	82.8%	30,398	83.4%
21+	23,507	70.2%	24,976	71.2%	26,419	72.4%

Total Population by Age Dependency	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	33,488	100.0%	35,080	100.0%	36,468	100.0%
Child (<18)	5,799	17.3%	6,045	17.2%	6,070	16.6%
Working-Age (18-64)	21,598	64.5%	22,075	62.9%	22,417	61.5%
Senior (Age 65+)	6,091	18.2%	6,960	19.8%	7,981	21.9%
Child Dependency Ratio	26.8	-	27.4	-	27.1	-
Age Dependency Ratio	55.1	-	58.9	-	62.7	-
Senior Dependency Ratio	28.2	-	31.5	-	35.6	-

**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	16,405	100.0%	17,398	100.0%	17,976	100.0%
0 - 4	731	4.5%	760	4.4%	798	4.4%
5 - 9	787	4.8%	860	4.9%	811	4.5%
10 - 14	920	5.6%	865	5.0%	883	4.9%
15 - 19	1,693	10.3%	1,746	10.0%	1,649	9.2%
20 - 24	2,155	13.1%	2,028	11.7%	2,017	11.2%
25 - 29	934	5.7%	1,079	6.2%	1,043	5.8%
30 - 34	897	5.5%	988	5.7%	1,114	6.2%
35 - 39	815	5.0%	974	5.6%	1,046	5.8%
40 - 44	791	4.8%	912	5.2%	1,016	5.7%
45 - 49	816	5.0%	872	5.0%	971	5.4%
50 - 54	910	5.5%	956	5.5%	920	5.1%
55 - 59	1,042	6.4%	978	5.6%	953	5.3%
60 - 64	1,072	6.5%	1,167	6.7%	1,065	5.9%
65 - 69	946	5.8%	1,011	5.8%	1,100	6.1%
70 - 74	871	5.3%	899	5.2%	986	5.5%
75 - 79	546	3.3%	732	4.2%	806	4.5%
80 - 84	307	1.9%	357	2.1%	511	2.8%
85+	172	1.0%	214	1.2%	287	1.6%
18+	13,450	82.0%	14,336	82.4%	14,965	83.2%
21+	11,444	69.8%	12,354	71.0%	13,032	72.5%

Female Population by Age	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	17,083	100.0%	17,682	100.0%	18,492	100.0%
0 - 4	722	4.2%	746	4.2%	781	4.2%
5 - 9	779	4.6%	856	4.8%	815	4.4%
10 - 14	805	4.7%	870	4.9%	933	5.0%
15 - 19	1,922	11.3%	1,833	10.4%	1,842	10.0%
20 - 24	2,189	12.8%	2,057	11.6%	1,960	10.6%
25 - 29	848	5.0%	972	5.5%	978	5.3%
30 - 34	813	4.8%	900	5.1%	1,065	5.8%
35 - 39	804	4.7%	870	4.9%	1,005	5.4%
40 - 44	796	4.7%	842	4.8%	922	5.0%
45 - 49	871	5.1%	835	4.7%	908	4.9%
50 - 54	964	5.6%	952	5.4%	886	4.8%
55 - 59	1,093	6.4%	999	5.6%	987	5.3%
60 - 64	1,228	7.2%	1,203	6.8%	1,119	6.1%
65 - 69	1,073	6.3%	1,168	6.6%	1,202	6.5%
70 - 74	903	5.3%	1,008	5.7%	1,159	6.3%
75 - 79	626	3.7%	758	4.3%	894	4.8%
80 - 84	348	2.0%	456	2.6%	592	3.2%
85+	299	1.8%	357	2.0%	444	2.4%
18+	14,239	83.4%	14,699	83.1%	15,433	83.5%
21+	12,063	70.6%	12,622	71.4%	13,387	72.4%

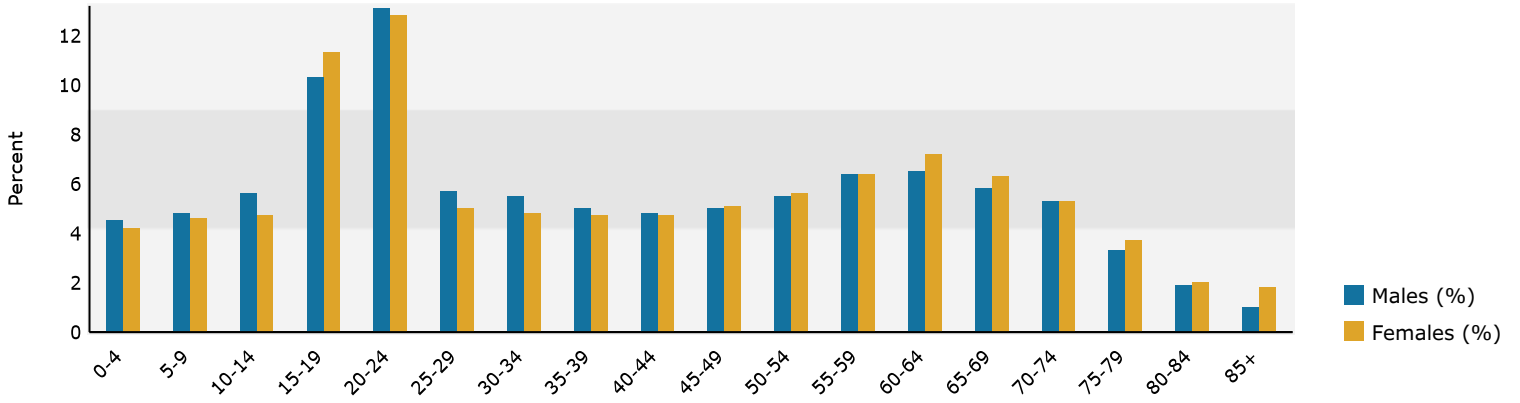
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.

# Age by Sex Profile

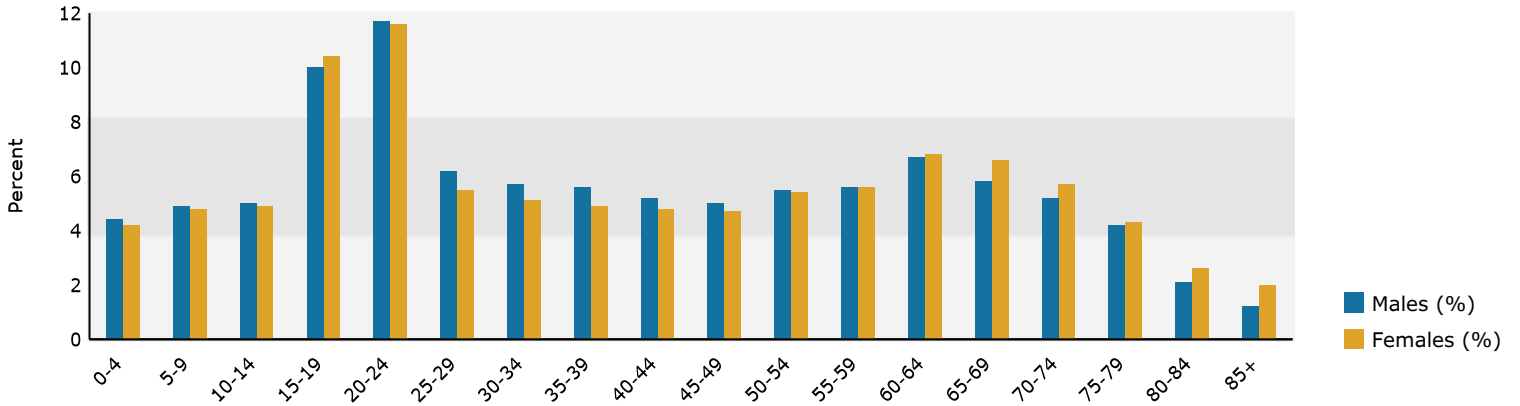
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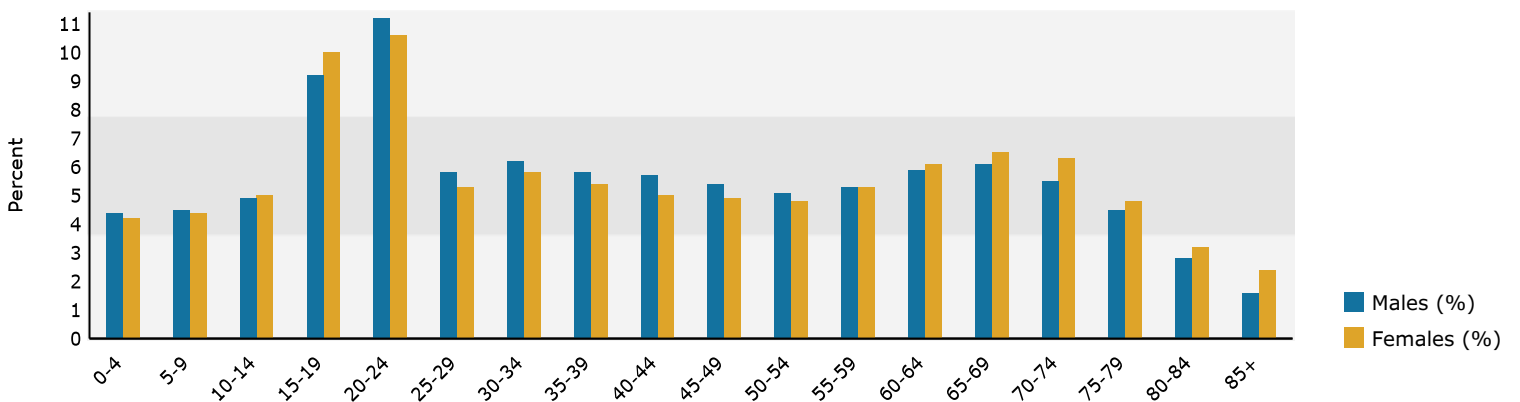
Census 2020 Population by Age and Sex



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.

Summary	Census 2010	Census 2020	2024	2029
Population	29,966	33,488	35,080	36,468
Households	10,989	11,676	12,416	13,052
Families	7,645	7,944	8,262	8,626
Average Household Size	2.56	2.52	2.51	2.50
Owner Occupied Housing Units	7,728	8,453	9,388	10,210
Renter Occupied Housing Units	3,261	3,223	3,028	2,842
Median Age	36.1	36.7	37.7	38.8

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.78%	0.61%	0.38%
Households	1.00%	0.86%	0.64%
Families	0.87%	0.75%	0.56%
Owner HHs	1.69%	1.32%	0.97%
Median Household Income	1.80%	3.20%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	1,071	8.6%	902	6.9%
\$15,000 - \$24,999	1,046	8.4%	931	7.1%
\$25,000 - \$34,999	1,035	8.3%	948	7.3%
\$35,000 - \$49,999	1,067	8.6%	963	7.4%
\$50,000 - \$74,999	1,795	14.5%	1,786	13.7%
\$75,000 - \$99,999	2,119	17.1%	2,312	17.7%
\$100,000 - \$149,999	1,749	14.1%	2,004	15.4%
\$150,000 - \$199,999	1,429	11.5%	1,905	14.6%
\$200,000+	1,105	8.9%	1,301	10.0%

Median Household Income	\$76,670	\$83,827
Average Household Income	\$100,944	\$114,408
Per Capita Income	\$36,252	\$41,451

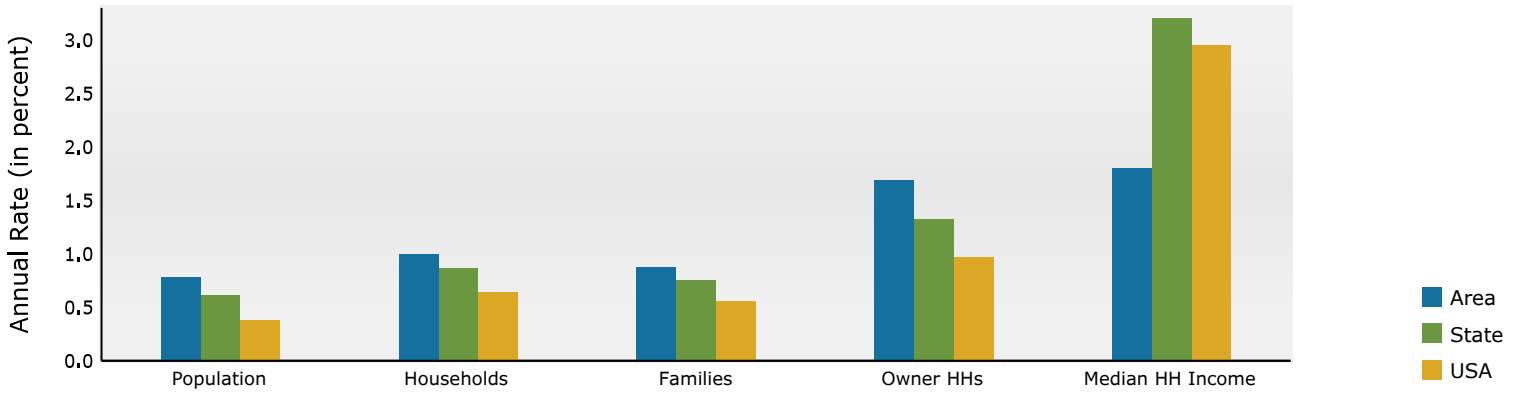
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,765	5.9%	1,453	4.3%	1,506	4.3%	1,579	4.3%
5 - 9	1,688	5.6%	1,566	4.7%	1,716	4.9%	1,626	4.5%
10 - 14	1,743	5.8%	1,725	5.2%	1,735	4.9%	1,816	5.0%
15 - 19	2,662	8.9%	3,615	10.8%	3,579	10.2%	3,491	9.6%
20 - 24	3,195	10.7%	4,344	13.0%	4,085	11.6%	3,977	10.9%
25 - 34	3,557	11.9%	3,492	10.4%	3,939	11.2%	4,200	11.5%
35 - 44	3,543	11.8%	3,206	9.6%	3,598	10.3%	3,989	10.9%
45 - 54	4,233	14.1%	3,561	10.6%	3,615	10.3%	3,685	10.1%
55 - 64	3,786	12.6%	4,435	13.2%	4,347	12.4%	4,124	11.3%
65 - 74	2,428	8.1%	3,793	11.3%	4,086	11.6%	4,447	12.2%
75 - 84	1,081	3.6%	1,827	5.5%	2,303	6.6%	2,803	7.7%
85+	285	1.0%	471	1.4%	571	1.6%	731	2.0%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	28,277	94.4%	29,750	88.8%	30,865	88.0%	31,725	87.0%
Black Alone	340	1.1%	429	1.3%	463	1.3%	508	1.4%
American Indian Alone	177	0.6%	187	0.6%	201	0.6%	216	0.6%
Asian Alone	138	0.5%	257	0.8%	343	1.0%	404	1.1%
Pacific Islander Alone	27	0.1%	21	0.1%	21	0.1%	23	0.1%
Some Other Race Alone	464	1.5%	691	2.1%	826	2.4%	940	2.6%
Two or More Races	543	1.8%	2,153	6.4%	2,361	6.7%	2,652	7.3%
Hispanic Origin (Any Race)	1,344	4.5%	1,790	5.3%	2,179	6.2%	2,504	6.9%

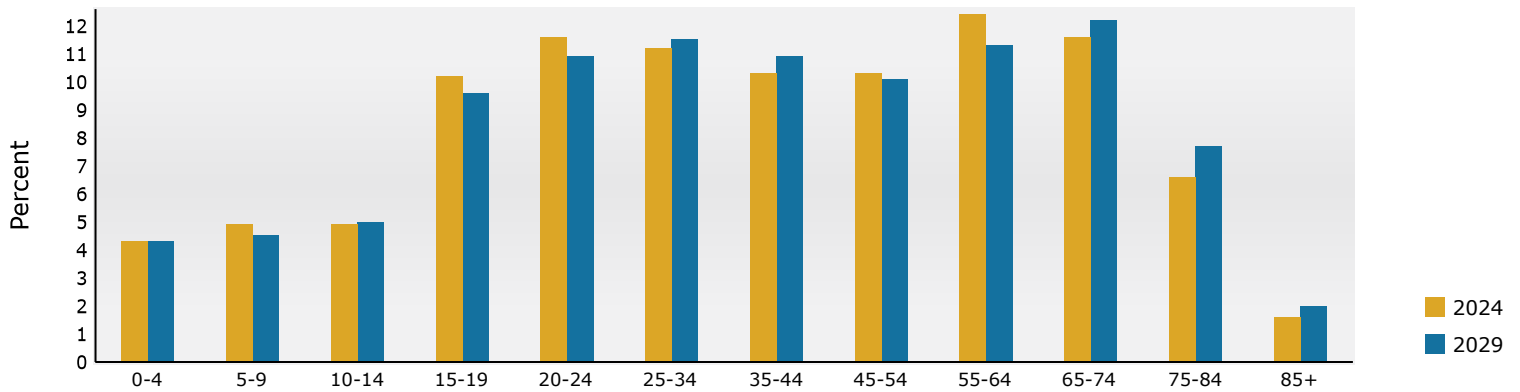
**Data Note:** Income is expressed in current dollars.

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

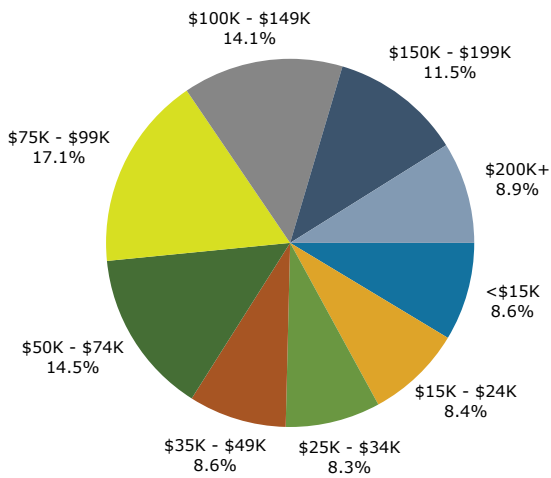
## Trends 2024-2029



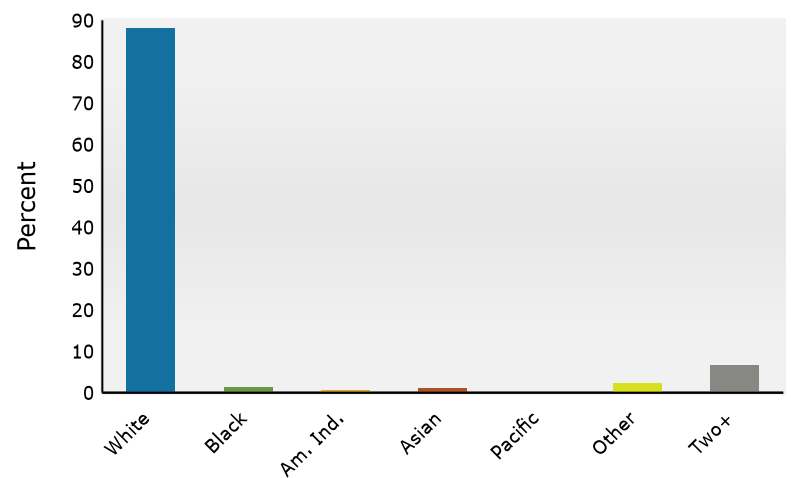
## Population by Age



## 2024 Household Income



## 2024 Population by Race



2024 Percent Hispanic Origin: 6.2%

	Lumpkin Count...
<b>Population</b>	
2010 Population	29,966
2020 Population	33,488
2024 Population	35,080
2029 Population	36,468
2010-2020 Annual Rate	1.12%
2020-2024 Annual Rate	1.10%
2024-2029 Annual Rate	0.78%
2020 Male Population	49.0%
2020 Female Population	51.0%
2020 Median Age	36.7
2024 Male Population	49.6%
2024 Female Population	50.4%
2024 Median Age	37.7

In the identified area, the current year population is 35,080. In 2020, the Census count in the area was 33,488. The rate of change since 2020 was 1.10% annually. The five-year projection for the population in the area is 36,468 representing a change of 0.78% annually from 2024 to 2029. Currently, the population is 49.6% male and 50.4% female.

<b>Median Age</b>	
The median age in this area is 37.7, compared to U.S. median age of 39.3.	

<b>Race and Ethnicity</b>	
2024 White Alone	88.0%
2024 Black Alone	1.3%
2024 American Indian/Alaska Native Alone	0.6%
2024 Asian Alone	1.0%
2024 Pacific Islander Alone	0.1%
2024 Other Race	2.4%
2024 Two or More Races	6.7%
2024 Hispanic Origin (Any Race)	6.2%

Persons of Hispanic origin represent 6.2% 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 31.1 in the identified area, compared to 72.5 for the U.S. as a whole.

<b>Households</b>	
2024 Wealth Index	104
2010 Households	10,989
2020 Households	11,676
2024 Households	12,416
2029 Households	13,052
2010-2020 Annual Rate	0.61%
2020-2024 Annual Rate	1.46%
2024-2029 Annual Rate	1.00%
2024 Average Household Size	2.51

The household count in this area has changed from 11,676 in 2020 to 12,416 in the current year, a change of 1.46% annually. The five-year projection of households is 13,052, a change of 1.00% annually from the current year total. Average household size is currently 2.51, compared to 2.52 in the year 2020. The number of families in the current year is 8,262 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.

	Lumpkin Count...
<b>Mortgage Income</b>	
2024 Percent of Income for Mortgage	26.0%
<b>Median Household Income</b>	
2024 Median Household Income	\$76,670
2029 Median Household Income	\$83,827
2024-2029 Annual Rate	1.80%
<b>Average Household Income</b>	
2024 Average Household Income	\$100,944
2029 Average Household Income	\$114,408
2024-2029 Annual Rate	2.54%
<b>Per Capita Income</b>	
2024 Per Capita Income	\$36,252
2029 Per Capita Income	\$41,451
2024-2029 Annual Rate	2.72%
<b>GINI Index</b>	
2024 Gini Index	41.3
<b>Households by Income</b>	
Current median household income is \$76,670 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$83,827 in five years, compared to \$91,442 all U.S. households.	
Current average household income is \$100,944 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$114,408 in five years, compared to \$130,581 for all U.S. households.	
Current per capita income is \$36,252 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$41,451 in five years, compared to \$51,203 for all U.S. households.	
<b>Housing</b>	
2024 Housing Affordability Index	98
2010 Total Housing Units	12,925
2010 Owner Occupied Housing Units	7,728
2010 Renter Occupied Housing Units	3,261
2010 Vacant Housing Units	1,936
2020 Total Housing Units	13,006
2020 Owner Occupied Housing Units	8,453
2020 Renter Occupied Housing Units	3,223
2020 Vacant Housing Units	1,330
2024 Total Housing Units	13,750
2024 Owner Occupied Housing Units	9,388
2024 Renter Occupied Housing Units	3,028
2024 Vacant Housing Units	1,334
2029 Total Housing Units	14,398
2029 Owner Occupied Housing Units	10,210
2029 Renter Occupied Housing Units	2,842
2029 Vacant Housing Units	1,346
<b>Socioeconomic Status Index</b>	
2024 Socioeconomic Status Index	51.5

Currently, 68.3% of the 13,750 housing units in the area are owner occupied; 22.0%, renter occupied; and 9.7% 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 13,006 housing units in the area and 10.2% vacant housing units. The annual rate of change in housing units since 2020 is 1.32%. Median home value in the area is \$318,239, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.39% annually to \$340,897.

**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

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Households	12,416	13,052	636	1.00%
Median Age	37.7	38.8	1.1	0.58%
Average Household Size	2.51	2.50	-0.01	-0.08%

Income Inequality Measures	2024		2029	
	Number	Percent	Number	Percent
Household	12,416	100%	13,052	100%
<\$15,000	1,071	8.6%	902	6.9%
\$15,000-\$24,999	1,046	8.4%	931	7.1%
\$25,000-\$34,999	1,035	8.3%	948	7.3%
\$35,000-\$49,999	1,067	8.6%	963	7.4%
\$50,000-\$74,999	1,795	14.5%	1,786	13.7%
\$75,000-\$99,999	2,119	17.1%	2,312	17.7%
\$100,000-\$149,999	1,749	14.1%	2,004	15.4%
\$150,000-\$199,999	1,429	11.5%	1,905	14.6%
\$200,000+	1,105	8.9%	1,301	10.0%

Median Household Income	\$76,670	\$83,827
Average Household Income	\$100,944	\$114,408
Per Capita Income	\$36,252	\$41,451

Households by Income	2024		2029	
	Number	Percent	Number	Percent
P90-P10 Ratio	11.8		10.7	
P90-P50 Ratio	2.5		2.4	
P50-P10 Ratio	4.7		4.5	
80-20 Share Ratio	14.2		13.8	
90-40 Share Ratio	2.9		2.9	

Households in Low Income Tier	2,904	23.4%	2,555	19.6%
Households in Middle Income	7,167	57.7%	7,544	57.8%
Households in Upper Income Tier	2,345	18.9%	2,953	22.6%

**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	696	1,586	1,703	1,859	2,459	2,394	1,719
<\$15,000	111	122	119	134	229	176	180
\$15,000-\$24,999	113	108	71	87	179	201	287
\$25,000-\$34,999	67	118	84	104	160	229	273
\$35,000-\$49,999	90	137	94	121	163	267	195
\$50,000-\$74,999	138	305	230	269	333	333	187
\$75,000-\$99,999	109	309	278	311	409	472	231
\$100,000-\$149,999	45	241	353	356	370	247	137
\$150,000-\$199,999	20	145	272	293	343	233	123
\$200,000+	3	101	202	184	273	236	106
Median HH Income	\$43,407	\$75,166	\$97,143	\$90,538	\$83,278	\$74,077	\$43,137
Average HH Income	\$53,917	\$93,802	\$121,787	\$114,545	\$111,405	\$100,571	\$76,770
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	15.9%	7.7%	7.0%	7.2%	9.3%	7.4%	10.5%
\$15,000-\$24,999	16.2%	6.8%	4.2%	4.7%	7.3%	8.4%	16.7%
\$25,000-\$34,999	9.6%	7.4%	4.9%	5.6%	6.5%	9.6%	15.9%
\$35,000-\$49,999	12.9%	8.6%	5.5%	6.5%	6.6%	11.2%	11.3%
\$50,000-\$74,999	19.8%	19.2%	13.5%	14.5%	13.5%	13.9%	10.9%
\$75,000-\$99,999	15.7%	19.5%	16.3%	16.7%	16.6%	19.7%	13.4%
\$100,000-\$149,999	6.5%	15.2%	20.7%	19.2%	15.0%	10.3%	8.0%
\$150,000-\$199,999	2.9%	9.1%	16.0%	15.8%	13.9%	9.7%	7.2%
\$200,000+	0.4%	6.4%	11.9%	9.9%	11.1%	9.9%	6.2%

**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

Lumpkin County, GA  
Lumpkin County, GA (13187)  
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	665	1,667	1,875	1,875	2,303	2,571	2,096
<\$15,000	99	98	98	109	166	144	188
\$15,000-\$24,999	97	98	60	71	138	172	295
\$25,000-\$34,999	62	106	77	76	120	211	296
\$35,000-\$49,999	76	126	85	96	122	237	221
\$50,000-\$74,999	140	310	231	237	278	356	234
\$75,000-\$99,999	115	332	317	314	387	532	315
\$100,000-\$149,999	47	287	403	393	384	295	195
\$150,000-\$199,999	26	190	360	369	429	333	198
\$200,000+	3	120	244	210	279	291	154
Median HH Income	\$49,611	\$80,484	\$105,837	\$102,869	\$95,093	\$80,945	\$53,927
Average HH Income	\$59,727	\$105,600	\$135,920	\$130,086	\$127,194	\$115,799	\$89,739
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	14.9%	5.9%	5.2%	5.8%	7.2%	5.6%	9.0%
\$15,000-\$24,999	14.6%	5.9%	3.2%	3.8%	6.0%	6.7%	14.1%
\$25,000-\$34,999	9.3%	6.4%	4.1%	4.1%	5.2%	8.2%	14.1%
\$35,000-\$49,999	11.4%	7.6%	4.5%	5.1%	5.3%	9.2%	10.5%
\$50,000-\$74,999	21.1%	18.6%	12.3%	12.6%	12.1%	13.8%	11.2%
\$75,000-\$99,999	17.3%	19.9%	16.9%	16.7%	16.8%	20.7%	15.0%
\$100,000-\$149,999	7.1%	17.2%	21.5%	21.0%	16.7%	11.5%	9.3%
\$150,000-\$199,999	3.9%	11.4%	19.2%	19.7%	18.6%	13.0%	9.4%
\$200,000+	0.5%	7.2%	13.0%	11.2%	12.1%	11.3%	7.3%

**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

Lumpkin County, GA  
Lumpkin County, GA (13187)  
Geography: County

Prepared by Esri

Population		Households	
2020 Total Population	33,488	2024 Median Household Income	\$76,670
2024 Total Population	35,080	2029 Median Household Income	\$83,827
2029 Total Population	36,468	2024-2029 Annual Rate	1.80%
2024-2029 Annual Rate	0.78%		

Housing Units by Occupancy Status and Tenure	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	13,006	100.0%	13,750	100.0%	14,398	100.0%
Occupied	11,676	89.8%	12,416	90.3%	13,052	90.7%
Owner	8,453	65.0%	9,388	68.3%	10,210	70.9%
Renter	3,223	24.8%	3,028	22.0%	2,842	19.7%
Vacant	1,330	10.2%	1,334	9.7%	1,346	9.3%

Owner Occupied Housing Units by Value	2024		2029	
	Number	Percent	Number	Percent
Total	9,388	100.0%	10,210	100.0%
<\$50,000	137	1.5%	128	1.3%
\$50,000-\$99,999	428	4.6%	399	3.9%
\$100,000-\$149,999	315	3.4%	294	2.9%
\$150,000-\$199,999	799	8.5%	752	7.4%
\$200,000-\$249,999	1,417	15.1%	1,338	13.1%
\$250,000-\$299,999	1,277	13.6%	1,401	13.7%
\$300,000-\$399,999	1,760	18.7%	1,939	19.0%
\$400,000-\$499,999	1,525	16.2%	1,852	18.1%
\$500,000-\$749,999	765	8.1%	929	9.1%
\$750,000-\$999,999	815	8.7%	997	9.8%
\$1,000,000-\$1,499,999	150	1.6%	181	1.8%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	0	0.0%	0	0.0%

Median Value	\$318,239	\$340,897
Average Value	\$379,817	\$399,520

Census 2020 Housing Units	Number	Percent
Total	13,006	100.0%
Housing Units In Urbanized Areas	1,403	10.8%
Rural Housing Units	11,603	89.2%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	8,453	100.0%
Owned with a Mortgage/Loan	5,297	62.7%
Owned Free and Clear	3,156	37.3%

**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.

## Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	1,330	100.0%
For Rent	291	21.9%
Rented- Not Occupied	46	3.5%
For Sale Only	114	8.6%
Sold - Not Occupied	114	8.6%
Seasonal/Recreational/Occasional Use	457	34.4%
For Migrant Workers	0	0.0%
Other Vacant	308	23.2%

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

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	11,676	8,453	72.4%
15-24	735	124	16.9%
25-34	1,406	736	52.3%
35-44	1,532	1,024	66.8%
45-54	1,851	1,392	75.2%
55-59	1,197	965	80.6%
60-64	1,335	1,084	81.2%
65-74	2,240	1,919	85.7%
75-84	1,131	999	88.3%
85+	249	210	84.3%

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

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	11,676	8,453	72.4%
White Alone	10,713	7,849	73.3%
Black/African American Alone	130	60	46.2%
American Indian/Alaska Native	57	46	80.7%
Asian Alone	45	26	57.8%
Pacific Islander Alone	10	5	50.0%
Other Race Alone	138	75	54.3%
Two or More Races	583	392	67.2%
Hispanic Origin	373	228	61.1%

## Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	11,676	8,453	72.4%
1-Person	2,853	1,841	64.5%
2-Person	4,394	3,449	78.5%
3-Person	1,870	1,313	70.2%
4-Person	1,459	1,057	72.4%
5-Person	650	458	70.5%
6-Person	266	205	77.1%
7+ Person	184	130	70.7%

## 2024 Housing Affordability

Housing Affordability Index	98
Percent of Income for Mortgage	26.0%

**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	29,966	100.0%	33,488	100.0%	35,080	100.0%	2.36%	1.12%	1.10%
Household Population	28,184	94.1%	29,475	88.0%	31,212	89.0%	2.05%	0.45%	1.36%
Group Quarters	1,782	5.9%	4,013	12.0%	3,868	11.0%	5.59%	8.46%	-0.86%
Population Density	105.9	-	118.4	-	124.0	-			
Total Housing Units	12,925	100.0%	13,006	100.0%	13,750	100.0%	2.29%	0.06%	1.32%
Total Households	10,989	85.0%	11,676	89.8%	12,416	90.3%	2.21%	0.61%	1.46%
Total Vacant	1,936	15.0%	1,330	10.2%	1,334	9.7%	3.07%	-3.68%	0.07%
Average Household Size	2.56	-	2.52	-	2.51	-	-	-	-

Population by Race	Total		2020 Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	33,488	100.0%	31,698	94.7%	1,790	5.3%
Population Reporting One Race	31,335	93.6%	30,200	90.2%	1,135	3.4%
White	29,750	88.8%	29,241	87.3%	509	1.5%
Black	429	1.3%	412	1.2%	17	0.1%
American Indian	187	0.6%	151	0.5%	36	0.1%
Asian	257	0.8%	257	0.8%	0	0.0%
Pacific Islander	21	0.1%	21	0.1%	0	0.0%
Some Other Race	691	2.1%	118	0.4%	573	1.7%
Population Reporting Two or More Races	2,153	6.4%	1,498	4.5%	655	2.0%
Diversity Index	28.6	-	-	-	-	-

Population 18+ by Race	Total		2020 Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	27,689	82.7%	26,344	83.1%	1,345	75.1%
Population Reporting One Race	26,108	78.0%	25,261	79.7%	847	47.3%
White	24,824	74.1%	24,419	77.0%	405	22.6%
Black	367	1.1%	362	1.1%	5	0.3%
American Indian	158	0.5%	135	0.4%	23	1.3%
Asian	234	0.7%	234	0.7%	0	0.0%
Pacific Islander	17	0.1%	17	0.1%	0	0.0%
Some Other Race	508	1.5%	94	0.3%	414	23.1%
Population Reporting Two or More Races	1,581	4.7%	1,083	3.4%	498	27.8%

Population <18 by Race	Total		2020 Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	5,799	17.3%	5,354	16.9%	445	24.9%
Population Reporting One Race	5,227	15.6%	4,939	15.6%	288	16.1%
White	4,926	14.7%	4,822	15.2%	104	5.8%
Black	62	0.2%	50	0.2%	12	0.7%
American Indian	29	0.1%	16	0.1%	13	0.7%
Asian	23	0.1%	23	0.1%	0	0.0%
Pacific Islander	4	0.0%	4	0.0%	0	0.0%
Some Other Race	183	0.5%	24	0.1%	159	8.9%
Population Reporting Two or More Races	572	1.7%	415	1.3%	157	8.8%

**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	4,013	12.0%
Institutionalized population	227	0.7%
Correctional facilities for adults	44	0.1%
Juvenile facilities	0	0.0%
Nursing facilities/Skilled-nursing	183	0.5%
Other institutional facilities	0	0.0%
Noninstitutionalized population	3,786	11.3%
College/University student housing	3,612	10.8%
Military Quarters	41	0.1%
Other noninstitutional	133	0.4%

Population by Sex	2020	
	Number	Percent
Male	16,405	49.0%
Female	17,083	51.0%

Population by Age	2020	
	Number	Percent
Total	33,488	100%
Age 0-4	1,453	4.3%
Age 5-9	1,566	4.7%
Age 10-14	1,725	5.2%
Age 15-19	3,615	10.8%
Age 20-24	4,344	13.0%
Age 25-29	1,782	5.3%
Age 30-34	1,710	5.1%
Age 35-39	1,619	4.8%
Age 40-44	1,587	4.7%
Age 45-49	1,687	5.0%
Age 50-54	1,874	5.6%
Age 55-59	2,135	6.4%
Age 60-64	2,300	6.9%
Age 65-69	2,019	6.0%
Age 70-74	1,774	5.3%
Age 75-79	1,172	3.5%
Age 80-84	655	2.0%
Age 85+	471	1.4%
Age 18+	27,689	82.7%
Age 65+	6,091	18.2%

**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	11,676	100%
Married Couple Households	6,159	52.7%
With Own Children <18	1,955	16.7%
Without Own Children <18	4,204	36.0%
Cohabiting Couple Households	657	5.6%
With Own Children <18	176	1.5%
Without Own Children <18	481	4.1%
Male Householder, No Spouse/Partner	2,040	17.5%
Living Alone	1,304	11.2%
65 Years and over	436	3.7%
With Own Children <18	163	1.4%
Without Own Children <18, With Relatives	355	3.0%
No Relatives Present	218	1.9%
Female Householder, No Spouse/Partner	2,820	24.2%
Living Alone	1,549	13.3%
65 Years and over	848	7.3%
With Own Children <18	368	3.2%
Without Own Children <18, With Relatives	645	5.5%
No Relatives Present	258	2.2%

Households by Size	2020	
	Number	Percent
Total	11,676	100%
1 Person Household	2,853	24.4%
2 Person Household	4,394	37.6%
3 Person Household	1,870	16.0%
4 Person Household	1,459	12.5%
5 Person Household	650	5.6%
6 Person Household	266	2.3%
7+ Person Household	184	1.6%

Population by Relationship	2020	
	Number	Percent
Total	33,488	100%
In Households	29,475	88.0%
Householder	11,719	39.8%
Opposite-Sex Spouse	6,117	20.8%
Same-Sex Spouse	58	0.2%
Opposite-Sex Unmarried Partner	637	2.2%
Same-Sex Unmarried Partner	32	0.1%
Biological Child	6,657	22.6%
Adopted Child	257	0.9%
Stepchild	401	1.4%
Grandchild	875	3.0%
Brother or Sister	294	1.0%
Parent	297	1.0%
Parent-in-law	116	0.4%
Son-in-law or Daughter-in-law	181	0.6%
Other Relatives	364	1.2%
Foster Child	39	0.1%
Other Nonrelatives	1,431	4.9%

**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.



Households by Age of Householder	2020	
	Number	Percent
Total	11,676	100%
Householder Age 15-24	735	6.3%
Householder Age 25-34	1,406	12.0%
Householder Age 35-44	1,532	13.1%
Householder Age 45-54	1,851	15.9%
Householder Age 55-59	1,197	10.3%
Householder Age 60-64	1,335	11.4%
Householder Age 65-74	2,240	19.2%
Householder Age 75-84	1,131	9.7%
Householder Age 85+	249	2.1%

Family Households by Race of Householder	2020	
	Number	Percent
Total	7,944	100%
Householder is White Alone	7,251	62.1%
Householder is Black Alone	107	0.9%
Householder is American Indian Alone	43	0.4%
Householder is Asian Alone	28	0.2%
Householder is Pacific Islander Alone	9	0.1%
Householder is Some Other Race Alone	99	0.8%
Householder is Two or More Races	407	3.5%
Households with Hispanic Householder	280	2.4%

Nonfamily Households by Race of Householder	2020	
	Number	Percent
Total	3,732	100%
Householder is White Alone	3,462	29.7%
Householder is Black Alone	23	0.2%
Householder is American Indian Alone	14	0.1%
Householder is Asian Alone	17	0.1%
Householder is Pacific Islander Alone	1	0.0%
Householder is Some Other Race Alone	39	0.3%
Householder is Two or More Races	176	1.5%
Households with Hispanic Householder	93	0.8%

Total Housing Units by Occupancy	2020	
	Number	Percent
Total	13,006	100%
Occupied Housing Units	11,676	89.8%
Vacant Housing Units	1,330	10.2%
For Rent	291	21.9%
Rented, not Occupied	46	3.5%
For Sale Only	114	8.6%
Sold, not Occupied	114	8.6%
For Seasonal/Recreational/Occasional Use	457	34.4%
For Migrant Workers	0	0.0%
Other Vacant	308	23.2%

**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	8,453	100%
Householder is White Alone	7,849	92.9%
Householder is Black Alone	60	0.7%
Householder is American Indian Alone	46	0.5%
Householder is Asian Alone	26	0.3%
Householder is Pacific Islander Alone	5	0.1%
Householder is Some Other Race Alone	75	0.9%
Householder is Two or More Races	392	4.6%
Hispanic Householder	228	2.7%

## Renter-Occupied Housing Units by Race of Householder

	2020	
	Number	Percent
Total	3,223	100%
Householder is White Alone	2,864	88.9%
Householder is Black Alone	70	2.2%
Householder is American Indian Alone	11	0.3%
Householder is Asian Alone	19	0.6%
Householder is Pacific Islander Alone	5	0.2%
Householder is Some Other Race Alone	63	2.0%
Householder is Two or More Races	191	5.9%
Hispanic Householder	145	4.5%

**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

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  - INVESTMENTS
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  - HOME RENTAL
  - COMMUNITY MANAGEMENT
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## DATA PRODUCTS

- COUNTY DEMOGRAPHICS
- ANNUAL FORECASTS
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- RESIDENTIAL REPORTS
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