



# Age by Sex Profile

Stephens County, GA  
 Stephens County, GA (13257)  
 Geography: County

Prepared by Esri

Summary	Census 2020	2024	2029	2024-2029 Change	2024-2029 Annual Rate
Population	26,784	26,638	26,523	-115	-0.09%
Households	10,618	10,813	10,965	152	0.28%
Average Household Size	2.44	2.41	2.37	-0.04	-0.33%
Median Age	43.7	44.4	45.2	0.8	0.36%
Median Male Age	41.9	42.8	43.7	0.9	0.42%
Median Female Age	45.2	45.9	46.6	0.7	0.30%

Total Population by Age	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	26,784	100.0%	26,638	100.0%	26,523	100.0%
0 - 4	1,428	5.3%	1,410	5.3%	1,403	5.3%
5 - 9	1,498	5.6%	1,438	5.4%	1,308	4.9%
10 - 14	1,701	6.4%	1,559	5.9%	1,452	5.5%
15 - 19	1,704	6.4%	1,703	6.4%	1,545	5.8%
20 - 24	1,713	6.4%	1,572	5.9%	1,568	5.9%
25 - 29	1,402	5.2%	1,424	5.3%	1,472	5.5%
30 - 34	1,420	5.3%	1,480	5.6%	1,508	5.7%
35 - 39	1,451	5.4%	1,449	5.4%	1,516	5.7%
40 - 44	1,423	5.3%	1,475	5.5%	1,437	5.4%
45 - 49	1,584	5.9%	1,511	5.7%	1,591	6.0%
50 - 54	1,701	6.4%	1,696	6.4%	1,538	5.8%
55 - 59	1,892	7.1%	1,728	6.5%	1,663	6.3%
60 - 64	1,984	7.4%	1,918	7.2%	1,699	6.4%
65 - 69	1,878	7.0%	1,941	7.3%	1,911	7.2%
70 - 74	1,570	5.9%	1,625	6.1%	1,764	6.7%
75 - 79	1,093	4.1%	1,311	4.9%	1,451	5.5%
80 - 84	737	2.8%	747	2.8%	958	3.6%
85+	605	2.3%	651	2.4%	739	2.8%
18+	21,163	79.0%	21,237	79.7%	21,462	80.9%
21+	20,035	74.8%	20,166	75.7%	20,465	77.2%

Total Population by Age Dependency	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	26,784	100.0%	26,638	100.0%	26,523	100.0%
Child (<18)	5,621	21.0%	5,401	20.3%	5,061	19.1%
Working-Age (18-64)	15,280	57.0%	14,962	56.2%	14,639	55.2%
Senior (Age 65+)	5,883	22.0%	6,275	23.6%	6,823	25.7%
Child Dependency Ratio	36.8	-	36.1	-	34.6	-
Age Dependency Ratio	75.3	-	78.0	-	81.2	-
Senior Dependency Ratio	38.5	-	41.9	-	46.6	-

**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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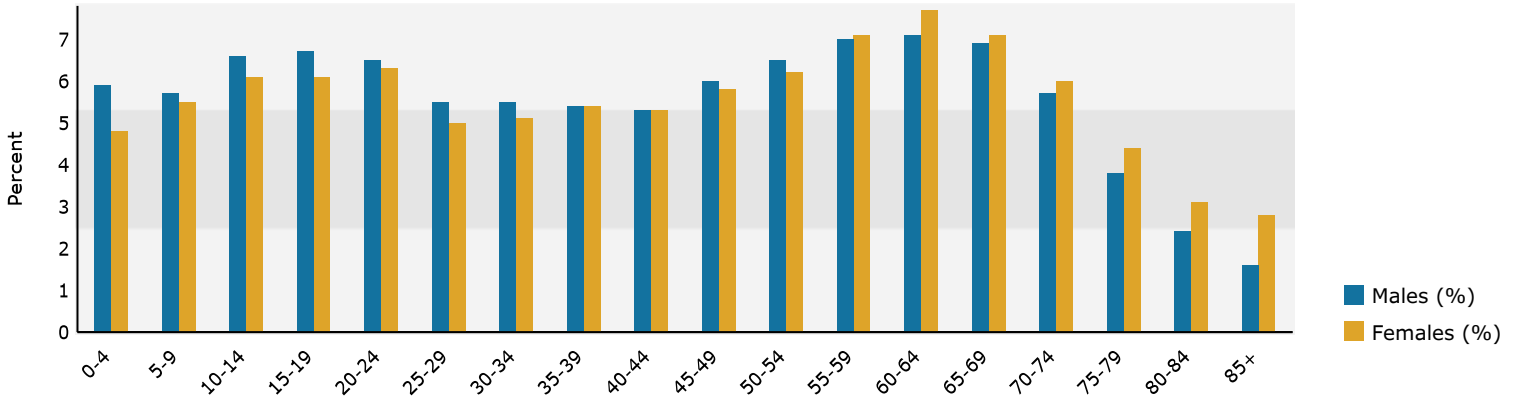
Prepared by Esri

Male Population by Age	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	12,941	100.0%	13,140	100.0%	13,070	100.0%
0 - 4	766	5.9%	748	5.7%	746	5.7%
5 - 9	736	5.7%	766	5.8%	688	5.3%
10 - 14	850	6.6%	777	5.9%	779	6.0%
15 - 19	865	6.7%	864	6.6%	771	5.9%
20 - 24	837	6.5%	791	6.0%	772	5.9%
25 - 29	706	5.5%	730	5.6%	756	5.8%
30 - 34	710	5.5%	749	5.7%	756	5.8%
35 - 39	697	5.4%	719	5.5%	733	5.6%
40 - 44	687	5.3%	751	5.7%	728	5.6%
45 - 49	778	6.0%	753	5.7%	811	6.2%
50 - 54	844	6.5%	852	6.5%	753	5.8%
55 - 59	910	7.0%	857	6.5%	806	6.2%
60 - 64	915	7.1%	957	7.3%	862	6.6%
65 - 69	889	6.9%	911	6.9%	943	7.2%
70 - 74	742	5.7%	763	5.8%	809	6.2%
75 - 79	490	3.8%	605	4.6%	658	5.0%
80 - 84	307	2.4%	322	2.5%	427	3.3%
85+	212	1.6%	225	1.7%	272	2.1%
18+	10,089	78.0%	10,344	78.7%	10,404	79.6%
21+	9,509	73.5%	9,802	74.6%	9,914	75.9%

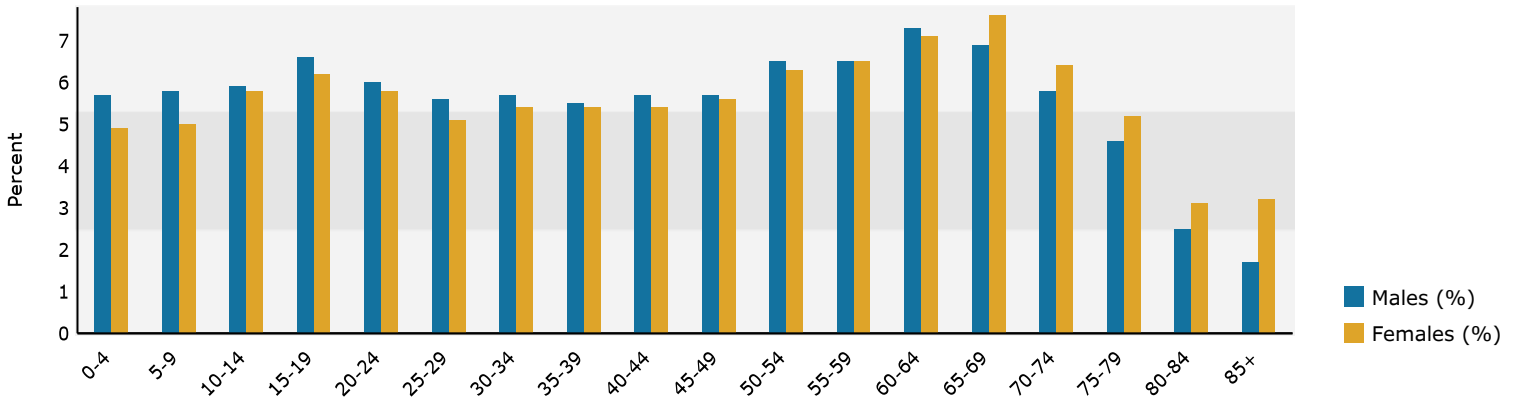
Female Population by Age	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total	13,843	100.0%	13,498	100.0%	13,453	100.0%
0 - 4	662	4.8%	662	4.9%	657	4.9%
5 - 9	762	5.5%	672	5.0%	620	4.6%
10 - 14	851	6.1%	782	5.8%	673	5.0%
15 - 19	839	6.1%	839	6.2%	774	5.8%
20 - 24	876	6.3%	781	5.8%	796	5.9%
25 - 29	696	5.0%	694	5.1%	716	5.3%
30 - 34	710	5.1%	731	5.4%	752	5.6%
35 - 39	754	5.4%	730	5.4%	783	5.8%
40 - 44	736	5.3%	724	5.4%	709	5.3%
45 - 49	806	5.8%	758	5.6%	780	5.8%
50 - 54	857	6.2%	844	6.3%	785	5.8%
55 - 59	982	7.1%	871	6.5%	857	6.4%
60 - 64	1,069	7.7%	961	7.1%	837	6.2%
65 - 69	989	7.1%	1,030	7.6%	968	7.2%
70 - 74	828	6.0%	862	6.4%	955	7.1%
75 - 79	603	4.4%	706	5.2%	793	5.9%
80 - 84	430	3.1%	425	3.1%	531	3.9%
85+	393	2.8%	426	3.2%	467	3.5%
18+	11,074	80.0%	10,893	80.7%	11,058	82.2%
21+	10,526	76.0%	10,364	76.8%	10,551	78.4%

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

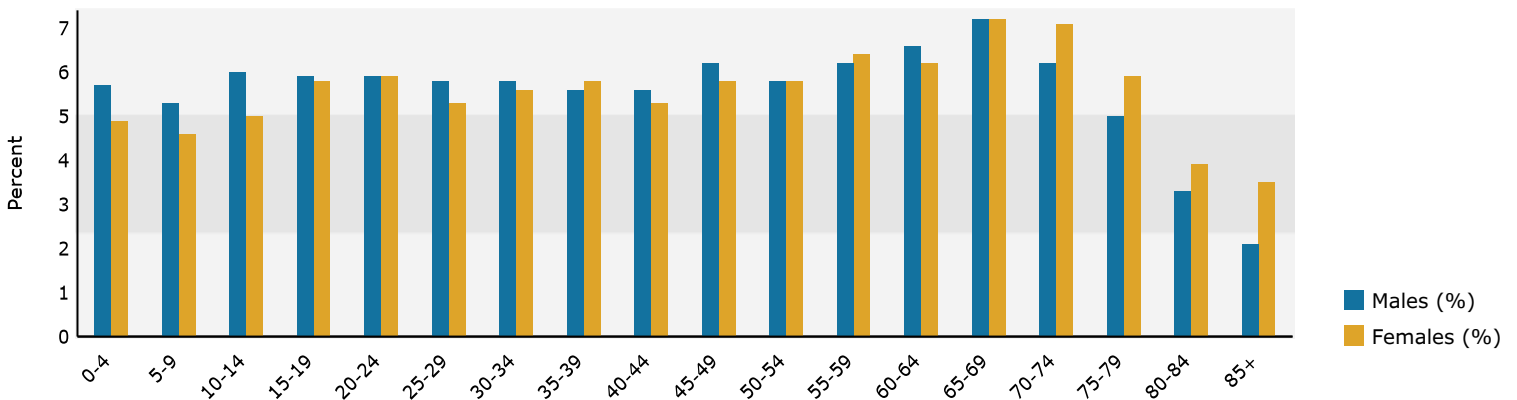
Census 2020 Population by Age and Sex



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	26,168	26,784	26,638	26,523
Households	10,286	10,618	10,813	10,965
Families	7,234	7,084	7,052	7,102
Average Household Size	2.49	2.44	2.41	2.37
Owner Occupied Housing Units	7,179	7,227	7,611	7,882
Renter Occupied Housing Units	3,107	3,391	3,202	3,083
Median Age	40.7	43.7	44.4	45.2

Trends: 2024-2029 Annual Rate	Area	State	National
Population	-0.09%	0.61%	0.38%
Households	0.28%	0.86%	0.64%
Families	0.14%	0.75%	0.56%
Owner HHs	0.70%	1.32%	0.97%
Median Household Income	2.03%	3.20%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	905	8.4%	756	6.9%
\$15,000 - \$24,999	1,200	11.1%	994	9.1%
\$25,000 - \$34,999	935	8.6%	792	7.2%
\$35,000 - \$49,999	1,451	13.4%	1,346	12.3%
\$50,000 - \$74,999	2,644	24.5%	2,679	24.4%
\$75,000 - \$99,999	1,251	11.6%	1,307	11.9%
\$100,000 - \$149,999	1,521	14.1%	1,833	16.7%
\$150,000 - \$199,999	590	5.5%	871	7.9%
\$200,000+	316	2.9%	387	3.5%

Median Household Income	\$56,212	\$62,154
Average Household Income	\$73,843	\$85,323
Per Capita Income	\$30,008	\$35,307

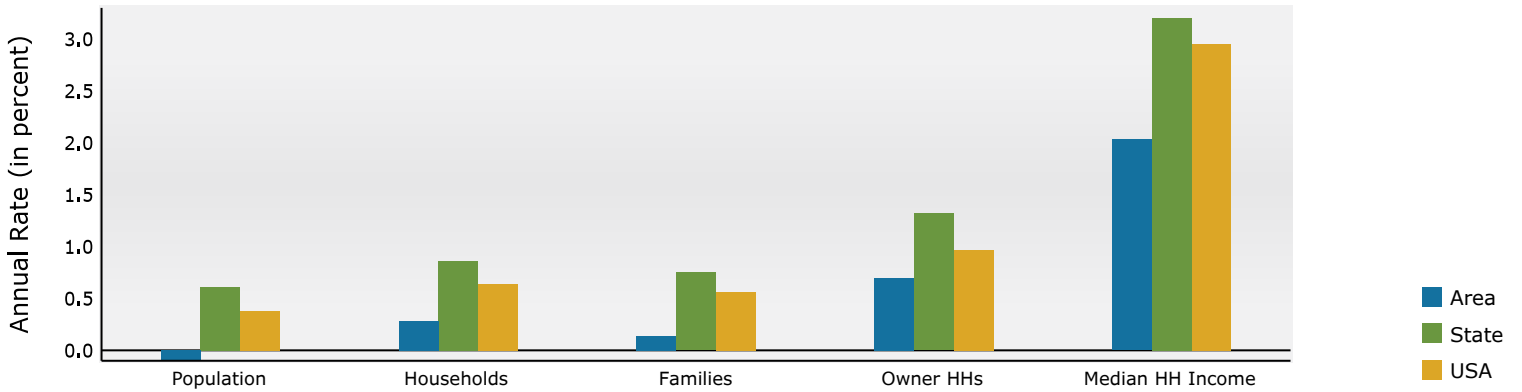
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,620	6.2%	1,428	5.3%	1,410	5.3%	1,403	5.3%
5 - 9	1,586	6.1%	1,498	5.6%	1,438	5.4%	1,308	4.9%
10 - 14	1,684	6.4%	1,701	6.4%	1,559	5.9%	1,452	5.5%
15 - 19	1,851	7.1%	1,704	6.4%	1,703	6.4%	1,545	5.8%
20 - 24	1,751	6.7%	1,713	6.4%	1,572	5.9%	1,568	5.9%
25 - 34	2,813	10.7%	2,822	10.5%	2,904	10.9%	2,980	11.2%
35 - 44	3,162	12.1%	2,874	10.7%	2,924	11.0%	2,953	11.1%
45 - 54	3,771	14.4%	3,285	12.3%	3,207	12.0%	3,129	11.8%
55 - 64	3,583	13.7%	3,876	14.5%	3,646	13.7%	3,362	12.7%
65 - 74	2,506	9.6%	3,448	12.9%	3,566	13.4%	3,675	13.9%
75 - 84	1,360	5.2%	1,830	6.8%	2,058	7.7%	2,409	9.1%
85+	481	1.8%	605	2.3%	651	2.4%	739	2.8%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	22,280	85.1%	21,589	80.6%	21,301	80.0%	20,895	78.8%
Black Alone	2,845	10.9%	2,976	11.1%	2,975	11.2%	3,073	11.6%
American Indian Alone	77	0.3%	94	0.4%	96	0.4%	93	0.4%
Asian Alone	178	0.7%	229	0.9%	233	0.9%	258	1.0%
Pacific Islander Alone	15	0.1%	11	0.0%	11	0.0%	13	0.0%
Some Other Race Alone	256	1.0%	300	1.1%	326	1.2%	361	1.4%
Two or More Races	517	2.0%	1,585	5.9%	1,696	6.4%	1,830	6.9%
Hispanic Origin (Any Race)	631	2.4%	857	3.2%	988	3.7%	1,089	4.1%

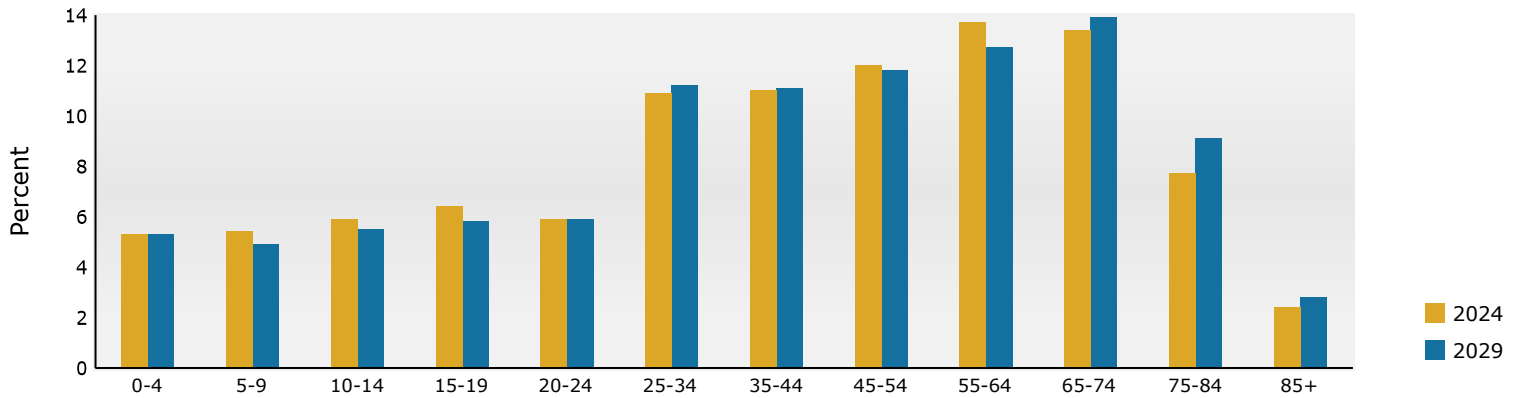
**Data Note:** Income is expressed in current dollars.

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

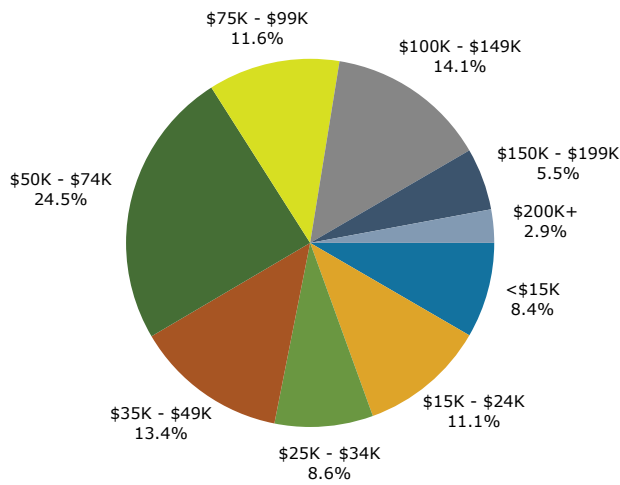
## Trends 2024-2029



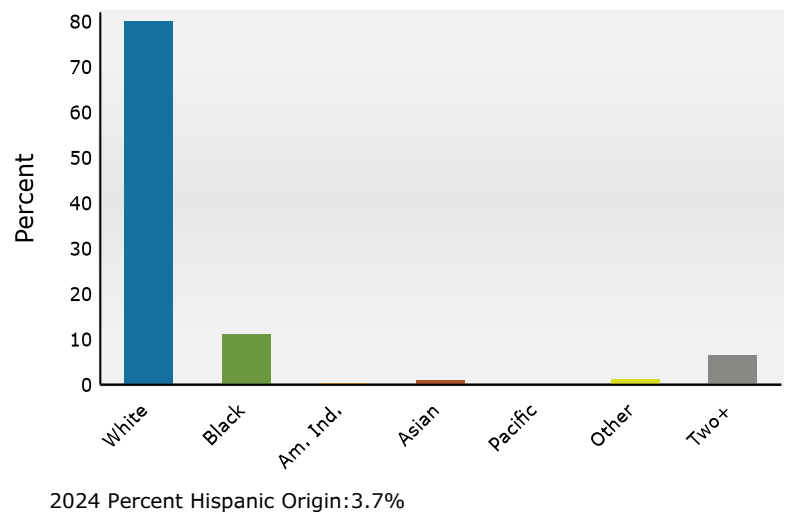
## Population by Age



## 2024 Household Income



## 2024 Population by Race



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

	Stephens Coun...
<b>Population</b>	
2010 Population	26,168
2020 Population	26,784
2024 Population	26,638
2029 Population	26,523
2010-2020 Annual Rate	0.23%
2020-2024 Annual Rate	-0.13%
2024-2029 Annual Rate	-0.09%
2020 Male Population	48.3%
2020 Female Population	51.7%
2020 Median Age	43.7
2024 Male Population	49.3%
2024 Female Population	50.7%
2024 Median Age	44.4

In the identified area, the current year population is 26,638. In 2020, the Census count in the area was 26,784. The rate of change since 2020 was -0.13% annually. The five-year projection for the population in the area is 26,523 representing a change of -0.09% annually from 2024 to 2029. Currently, the population is 49.3% male and 50.7% female.

<b>Median Age</b>	
The median age in this area is 44.4, compared to U.S. median age of 39.3.	

<b>Race and Ethnicity</b>	
2024 White Alone	80.0%
2024 Black Alone	11.2%
2024 American Indian/Alaska Native Alone	0.4%
2024 Asian Alone	0.9%
2024 Pacific Islander Alone	0.0%
2024 Other Race	1.2%
2024 Two or More Races	6.4%
2024 Hispanic Origin (Any Race)	3.7%

Persons of Hispanic origin represent 3.7% 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 39.1 in the identified area, compared to 72.5 for the U.S. as a whole.

<b>Households</b>	
2024 Wealth Index	59
2010 Households	10,286
2020 Households	10,618
2024 Households	10,813
2029 Households	10,965
2010-2020 Annual Rate	0.32%
2020-2024 Annual Rate	0.43%
2024-2029 Annual Rate	0.28%
2024 Average Household Size	2.41

The household count in this area has changed from 10,618 in 2020 to 10,813 in the current year, a change of 0.43% annually. The five-year projection of households is 10,965, a change of 0.28% annually from the current year total. Average household size is currently 2.41, compared to 2.44 in the year 2020. The number of families in the current year is 7,052 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.

	Stephens Coun...
<b>Mortgage Income</b>	
2024 Percent of Income for Mortgage	24.5%
<b>Median Household Income</b>	
2024 Median Household Income	\$56,212
2029 Median Household Income	\$62,154
2024-2029 Annual Rate	2.03%
<b>Average Household Income</b>	
2024 Average Household Income	\$73,843
2029 Average Household Income	\$85,323
2024-2029 Annual Rate	2.93%
<b>Per Capita Income</b>	
2024 Per Capita Income	\$30,008
2029 Per Capita Income	\$35,307
2024-2029 Annual Rate	3.31%
<b>GINI Index</b>	
2024 Gini Index	39.5
<b>Households by Income</b>	
Current median household income is \$56,212 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$62,154 in five years, compared to \$91,442 all U.S. households.	
Current average household income is \$73,843 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$85,323 in five years, compared to \$130,581 for all U.S. households.	
Current per capita income is \$30,008 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$35,307 in five years, compared to \$51,203 for all U.S. households.	
<b>Housing</b>	
2024 Housing Affordability Index	101
2010 Total Housing Units	12,659
2010 Owner Occupied Housing Units	7,179
2010 Renter Occupied Housing Units	3,107
2010 Vacant Housing Units	2,373
2020 Total Housing Units	12,317
2020 Owner Occupied Housing Units	7,227
2020 Renter Occupied Housing Units	3,391
2020 Vacant Housing Units	1,699
2024 Total Housing Units	12,478
2024 Owner Occupied Housing Units	7,611
2024 Renter Occupied Housing Units	3,202
2024 Vacant Housing Units	1,665
2029 Total Housing Units	12,583
2029 Owner Occupied Housing Units	7,882
2029 Renter Occupied Housing Units	3,083
2029 Vacant Housing Units	1,618
<b>Socioeconomic Status Index</b>	
2024 Socioeconomic Status Index	46.5

Currently, 61.0% of the 12,478 housing units in the area are owner occupied; 25.7%, renter occupied; and 13.3% 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 12,317 housing units in the area and 13.8% vacant housing units. The annual rate of change in housing units since 2020 is 0.31%. Median home value in the area is \$220,359, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.63% annually to \$250,855.

**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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Median Age	44.4	45.2	0.8	0.36%
Average Household Size	2.41	2.37	-0.04	-0.33%

Income Inequality Measures	2024		2029	
	Number	Percent	Number	Percent
Household	10,813	100%	10,965	100%
<\$15,000	905	8.4%	756	6.9%
\$15,000-\$24,999	1,200	11.1%	994	9.1%
\$25,000-\$34,999	935	8.6%	792	7.2%
\$35,000-\$49,999	1,451	13.4%	1,346	12.3%
\$50,000-\$74,999	2,644	24.5%	2,679	24.4%
\$75,000-\$99,999	1,251	11.6%	1,307	11.9%
\$100,000-\$149,999	1,521	14.1%	1,833	16.7%
\$150,000-\$199,999	590	5.5%	871	7.9%
\$200,000+	316	2.9%	387	3.5%

Median Household Income	\$56,212	\$62,154
Average Household Income	\$73,843	\$85,323
Per Capita Income	\$30,008	\$35,307

Households by Income	2024		2029	
	Number	Percent	Number	Percent
P90-P10 Ratio	8.7		8.7	
P90-P50 Ratio	2.5		2.5	
P50-P10 Ratio	3.5		3.5	
80-20 Share Ratio	10.1		9.8	
90-40 Share Ratio	2.1		2.2	

Households in Low Income Tier	2,818	26.1%	2,355	21.5%
Households in Middle Income	7,168	66.3%	7,467	68.1%
Households in Upper Income Tier	827	7.6%	1,143	10.4%

**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.

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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	358	1,241	1,370	1,763	2,087	2,170	1,824
<\$15,000	50	108	93	111	198	170	175
\$15,000-\$24,999	52	114	117	124	197	243	353
\$25,000-\$34,999	40	110	83	106	142	195	259
\$35,000-\$49,999	47	161	137	205	233	366	302
\$50,000-\$74,999	100	344	344	459	535	522	340
\$75,000-\$99,999	37	150	188	252	266	228	130
\$100,000-\$149,999	26	168	233	309	330	277	178
\$150,000-\$199,999	5	57	120	128	108	124	48
\$200,000+	1	29	55	69	78	45	39
Median HH Income	\$45,992	\$56,545	\$66,263	\$65,906	\$59,925	\$53,564	\$39,983
Average HH Income	\$52,383	\$71,693	\$86,259	\$85,430	\$78,360	\$70,074	\$58,306
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	14.0%	8.7%	6.8%	6.3%	9.5%	7.8%	9.6%
\$15,000-\$24,999	14.5%	9.2%	8.5%	7.0%	9.4%	11.2%	19.4%
\$25,000-\$34,999	11.2%	8.9%	6.1%	6.0%	6.8%	9.0%	14.2%
\$35,000-\$49,999	13.1%	13.0%	10.0%	11.6%	11.2%	16.9%	16.6%
\$50,000-\$74,999	27.9%	27.7%	25.1%	26.0%	25.6%	24.1%	18.6%
\$75,000-\$99,999	10.3%	12.1%	13.7%	14.3%	12.7%	10.5%	7.1%
\$100,000-\$149,999	7.3%	13.5%	17.0%	17.5%	15.8%	12.8%	9.8%
\$150,000-\$199,999	1.4%	4.6%	8.8%	7.3%	5.2%	5.7%	2.6%
\$200,000+	0.3%	2.3%	4.0%	3.9%	3.7%	2.1%	2.1%

**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.

# Household Income Profile

Stephens County, GA  
Stephens County, GA (13257)  
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	334	1,267	1,386	1,715	1,912	2,231	2,120
<\$15,000	41	88	74	87	141	144	181
\$15,000-\$24,999	41	88	95	91	140	193	346
\$25,000-\$34,999	34	90	68	78	104	162	256
\$35,000-\$49,999	38	156	124	176	190	332	330
\$50,000-\$74,999	101	357	320	427	481	558	435
\$75,000-\$99,999	38	156	202	247	253	246	165
\$100,000-\$149,999	33	210	267	348	362	351	262
\$150,000-\$199,999	7	83	171	177	154	191	88
\$200,000+	1	39	65	84	87	54	57
Median HH Income	\$51,880	\$61,854	\$76,105	\$74,869	\$67,831	\$59,930	\$46,875
Average HH Income	\$59,632	\$83,370	\$99,262	\$98,937	\$91,755	\$81,699	\$68,426
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	12.3%	6.9%	5.3%	5.1%	7.4%	6.5%	8.5%
\$15,000-\$24,999	12.3%	6.9%	6.9%	5.3%	7.3%	8.7%	16.3%
\$25,000-\$34,999	10.2%	7.1%	4.9%	4.5%	5.4%	7.3%	12.1%
\$35,000-\$49,999	11.4%	12.3%	8.9%	10.3%	9.9%	14.9%	15.6%
\$50,000-\$74,999	30.2%	28.2%	23.1%	24.9%	25.2%	25.0%	20.5%
\$75,000-\$99,999	11.4%	12.3%	14.6%	14.4%	13.2%	11.0%	7.8%
\$100,000-\$149,999	9.9%	16.6%	19.3%	20.3%	18.9%	15.7%	12.4%
\$150,000-\$199,999	2.1%	6.6%	12.3%	10.3%	8.1%	8.6%	4.2%
\$200,000+	0.3%	3.1%	4.7%	4.9%	4.6%	2.4%	2.7%

**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

Stephens County, GA  
Stephens County, GA (13257)  
Geography: County

Prepared by Esri

Population		Households	
2020 Total Population	26,784	2024 Median Household Income	\$56,212
2024 Total Population	26,638	2029 Median Household Income	\$62,154
2029 Total Population	26,523	2024-2029 Annual Rate	2.03%
2024-2029 Annual Rate	-0.09%		

Housing Units by Occupancy Status and Tenure	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	12,317	100.0%	12,478	100.0%	12,583	100.0%
Occupied	10,618	86.2%	10,813	86.7%	10,965	87.1%
Owner	7,227	58.7%	7,611	61.0%	7,882	62.6%
Renter	3,391	27.5%	3,202	25.7%	3,083	24.5%
Vacant	1,699	13.8%	1,665	13.3%	1,618	12.9%

Owner Occupied Housing Units by Value	2024		2029	
	Number	Percent	Number	Percent
Total	7,611	100.0%	7,882	100.0%
<\$50,000	809	10.6%	769	9.8%
\$50,000-\$99,999	987	13.0%	938	11.9%
\$100,000-\$149,999	799	10.5%	754	9.6%
\$150,000-\$199,999	978	12.8%	927	11.8%
\$200,000-\$249,999	571	7.5%	537	6.8%
\$250,000-\$299,999	853	11.2%	936	11.9%
\$300,000-\$399,999	1,160	15.2%	1,264	16.0%
\$400,000-\$499,999	487	6.4%	587	7.4%
\$500,000-\$749,999	802	10.5%	971	12.3%
\$750,000-\$999,999	121	1.6%	145	1.8%
\$1,000,000-\$1,499,999	44	0.6%	54	0.7%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	0	0.0%	0	0.0%

Median Value	\$220,359	\$250,855
Average Value	\$264,827	\$283,186

Census 2020 Housing Units	Number	Percent
Total	12,317	100.0%
Housing Units In Urbanized Areas	5,219	42.4%
Rural Housing Units	7,098	57.6%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	7,227	100.0%
Owned with a Mortgage/Loan	3,820	52.9%
Owned Free and Clear	3,407	47.1%

**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.

## Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	1,699	100.0%
For Rent	195	11.5%
Rented- Not Occupied	30	1.8%
For Sale Only	143	8.4%
Sold - Not Occupied	54	3.2%
Seasonal/Recreational/Occasional Use	648	38.1%
For Migrant Workers	0	0.0%
Other Vacant	629	37.0%

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

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	10,618	7,227	68.1%
15-24	361	96	26.6%
25-34	1,201	517	43.0%
35-44	1,337	784	58.6%
45-54	1,808	1,255	69.4%
55-59	1,073	772	71.9%
60-64	1,156	855	74.0%
65-74	2,092	1,664	79.5%
75-84	1,167	955	81.8%
85+	423	329	77.8%

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

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	10,618	7,227	68.1%
White Alone	8,849	6,382	72.1%
Black/African American Alone	1,140	482	42.3%
American Indian/Alaska Native	29	17	58.6%
Asian Alone	56	39	69.6%
Pacific Islander Alone	6	0	0.0%
Other Race Alone	94	52	55.3%
Two or More Races	444	255	57.4%
Hispanic Origin	233	130	55.8%

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

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	10,618	7,227	68.1%
1-Person	2,998	1,797	59.9%
2-Person	3,779	2,910	77.0%
3-Person	1,570	1,045	66.6%
4-Person	1,190	797	67.0%
5-Person	602	388	64.5%
6-Person	288	182	63.2%
7+ Person	191	108	56.5%

## 2024 Housing Affordability

Housing Affordability Index	101
Percent of Income for Mortgage	24.5%

**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	26,168	100.0%	26,784	100.0%	26,638	100.0%	0.26%	0.23%	-0.13%
Household Population	25,620	97.9%	25,942	96.9%	26,108	98.0%	0.28%	0.12%	0.15%
Group Quarters	548	2.1%	842	3.1%	530	2.0%	-0.55%	4.39%	-10.32%
Population Density	146.2	-	149.7	-	148.9	-			
Total Housing Units	12,659	100.0%	12,317	100.0%	12,478	100.0%	0.27%	-0.27%	0.31%
Total Households	10,286	81.3%	10,618	86.2%	10,813	86.7%	0.32%	0.32%	0.43%
Total Vacant	2,373	18.7%	1,699	13.8%	1,665	13.3%	-0.01%	-3.29%	-0.47%
Average Household Size	2.49	-	2.44	-	2.41	-	-	-	-

Population by Race	Total		2020 Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	26,784	100.0%	25,927	96.8%	857	3.2%
Population Reporting One Race	25,199	94.1%	24,642	92.0%	557	2.1%
White	21,589	80.6%	21,323	79.6%	266	1.0%
Black	2,976	11.1%	2,936	11.0%	40	0.1%
American Indian	94	0.4%	73	0.3%	21	0.1%
Asian	229	0.9%	225	0.8%	4	0.0%
Pacific Islander	11	0.0%	9	0.0%	2	0.0%
Some Other Race	300	1.1%	76	0.3%	224	0.8%
Population Reporting Two or More Races	1,585	5.9%	1,285	4.8%	300	1.1%
Diversity Index	37.5	-	-	-	-	-

Population 18+ by Race	Total		2020 Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	21,163	79.0%	20,585	79.4%	578	67.4%
Population Reporting One Race	20,227	75.5%	19,849	76.6%	378	44.1%
White	17,488	65.3%	17,310	66.8%	178	20.8%
Black	2,280	8.5%	2,261	8.7%	19	2.2%
American Indian	75	0.3%	57	0.2%	18	2.1%
Asian	172	0.6%	169	0.7%	3	0.4%
Pacific Islander	10	0.0%	8	0.0%	2	0.2%
Some Other Race	202	0.8%	44	0.2%	158	18.4%
Population Reporting Two or More Races	936	3.5%	736	2.8%	200	23.3%

Population <18 by Race	Total		2020 Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	5,621	21.0%	5,342	20.6%	279	32.6%
Population Reporting One Race	4,972	18.6%	4,793	18.5%	179	20.9%
White	4,101	15.3%	4,013	15.5%	88	10.3%
Black	696	2.6%	675	2.6%	21	2.5%
American Indian	19	0.1%	16	0.1%	3	0.4%
Asian	57	0.2%	56	0.2%	1	0.1%
Pacific Islander	1	0.0%	1	0.0%	0	0.0%
Some Other Race	98	0.4%	32	0.1%	66	7.7%
Population Reporting Two or More Races	649	2.4%	549	2.1%	100	11.7%

**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	842	3.1%
Institutionalized population	387	1.4%
Correctional facilities for adults	133	0.5%
Juvenile facilities	0	0.0%
Nursing facilities/Skilled-nursing	254	0.9%
Other institutional facilities	0	0.0%
Noninstitutionalized population	455	1.7%
College/University student housing	435	1.6%
Military Quarters	0	0.0%
Other noninstitutional	20	0.1%

Population by Sex	2020	
	Number	Percent
Male	12,941	48.3%
Female	13,843	51.7%

Population by Age	2020	
	Number	Percent
Total	26,784	100%
Age 0-4	1,428	5.3%
Age 5-9	1,498	5.6%
Age 10-14	1,701	6.4%
Age 15-19	1,704	6.4%
Age 20-24	1,713	6.4%
Age 25-29	1,402	5.2%
Age 30-34	1,420	5.3%
Age 35-39	1,451	5.4%
Age 40-44	1,423	5.3%
Age 45-49	1,584	5.9%
Age 50-54	1,701	6.4%
Age 55-59	1,892	7.1%
Age 60-64	1,984	7.4%
Age 65-69	1,878	7.0%
Age 70-74	1,570	5.9%
Age 75-79	1,093	4.1%
Age 80-84	737	2.8%
Age 85+	605	2.3%
Age 18+	21,163	79.0%
Age 65+	5,883	22.0%

**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	10,618	100%
Married Couple Households	4,995	47.0%
With Own Children <18	1,513	14.2%
Without Own Children <18	3,482	32.8%
Cohabiting Couple Households	652	6.1%
With Own Children <18	237	2.2%
Without Own Children <18	415	3.9%
Male Householder, No Spouse/Partner	1,909	18.0%
Living Alone	1,341	12.6%
65 Years and over	519	4.9%
With Own Children <18	146	1.4%
Without Own Children <18, With Relatives	308	2.9%
No Relatives Present	114	1.1%
Female Householder, No Spouse/Partner	3,062	28.8%
Living Alone	1,657	15.6%
65 Years and over	943	8.9%
With Own Children <18	541	5.1%
Without Own Children <18, With Relatives	792	7.5%
No Relatives Present	72	0.7%

Households by Size	2020	
	Number	Percent
Total	10,618	100%
1 Person Household	2,998	28.2%
2 Person Household	3,779	35.6%
3 Person Household	1,570	14.8%
4 Person Household	1,190	11.2%
5 Person Household	602	5.7%
6 Person Household	288	2.7%
7+ Person Household	191	1.8%

Population by Relationship	2020	
	Number	Percent
Total	26,784	100%
In Households	25,942	96.9%
Householder	10,603	40.9%
Opposite-Sex Spouse	4,955	19.1%
Same-Sex Spouse	26	0.1%
Opposite-Sex Unmarried Partner	618	2.4%
Same-Sex Unmarried Partner	30	0.1%
Biological Child	6,385	24.6%
Adopted Child	182	0.7%
Stepchild	354	1.4%
Grandchild	969	3.7%
Brother or Sister	248	1.0%
Parent	297	1.1%
Parent-in-law	61	0.2%
Son-in-law or Daughter-in-law	158	0.6%
Other Relatives	342	1.3%
Foster Child	27	0.1%
Other Nonrelatives	687	2.6%

**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 Age of Householder	2020	
	Number	Percent
Total	10,618	100%
Householder Age 15-24	361	3.4%
Householder Age 25-34	1,201	11.3%
Householder Age 35-44	1,337	12.6%
Householder Age 45-54	1,808	17.0%
Householder Age 55-59	1,073	10.1%
Householder Age 60-64	1,156	10.9%
Householder Age 65-74	2,092	19.7%
Householder Age 75-84	1,167	11.0%
Householder Age 85+	423	4.0%

Family Households by Race of Householder	2020	
	Number	Percent
Total	7,084	100%
Householder is White Alone	5,943	56.0%
Householder is Black Alone	704	6.6%
Householder is American Indian Alone	20	0.2%
Householder is Asian Alone	45	0.4%
Householder is Pacific Islander Alone	6	0.1%
Householder is Some Other Race Alone	78	0.7%
Householder is Two or More Races	288	2.7%
Households with Hispanic Householder	183	1.7%

Nonfamily Households by Race of Householder	2020	
	Number	Percent
Total	3,534	100%
Householder is White Alone	2,906	27.4%
Householder is Black Alone	436	4.1%
Householder is American Indian Alone	9	0.1%
Householder is Asian Alone	11	0.1%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	16	0.2%
Householder is Two or More Races	156	1.5%
Households with Hispanic Householder	50	0.5%

Total Housing Units by Occupancy	2020	
	Number	Percent
Total	12,317	100%
Occupied Housing Units	10,618	86.2%
Vacant Housing Units	1,699	13.8%
For Rent	195	11.5%
Rented, not Occupied	30	1.8%
For Sale Only	143	8.4%
Sold, not Occupied	54	3.2%
For Seasonal/Recreational/Occasional Use	648	38.1%
For Migrant Workers	0	0.0%
Other Vacant	629	37.0%

**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	7,227	100%
Householder is White Alone	6,382	88.3%
Householder is Black Alone	482	6.7%
Householder is American Indian Alone	17	0.2%
Householder is Asian Alone	39	0.5%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	52	0.7%
Householder is Two or More Races	255	3.5%
Hispanic Householder	130	1.8%

## Renter-Occupied Housing Units by Race of Householder

	2020	
	Number	Percent
Total	3,391	100%
Householder is White Alone	2,467	72.8%
Householder is Black Alone	658	19.4%
Householder is American Indian Alone	12	0.4%
Householder is Asian Alone	17	0.5%
Householder is Pacific Islander Alone	6	0.2%
Householder is Some Other Race Alone	42	1.2%
Householder is Two or More Races	189	5.6%
Hispanic Householder	103	3.0%

**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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## DATA PRODUCTS

- COUNTY DEMOGRAPHICS
- ANNUAL FORECASTS
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