



Executive Summary

Bells Ferry Rd, Woodstock, Georgia, 30189
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.11187
Longitude: -84.58191

	1 mile	3 miles	5 miles
Population			
2000 Population	8,051	49,079	105,739
2010 Population	8,022	54,194	127,590
2017 Population	8,384	59,525	141,445
2022 Population	8,931	64,282	153,286
2000-2010 Annual Rate	-0.04%	1.00%	1.90%
2010-2017 Annual Rate	0.61%	1.30%	1.43%
2017-2022 Annual Rate	1.27%	1.55%	1.62%
2017 Male Population	50.0%	49.6%	49.1%
2017 Female Population	50.0%	50.4%	50.9%
2017 Median Age	33.8	36.5	35.3

In the identified area, the current year population is 141,445. In 2010, the Census count in the area was 127,590. The rate of change since 2010 was 1.43% annually. The five-year projection for the population in the area is 153,286 representing a change of 1.62% annually from 2017 to 2022. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 33.8, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	77.3%	80.3%	73.9%
2017 Black Alone	9.3%	9.3%	14.7%
2017 American Indian/Alaska Native Alone	0.4%	0.3%	0.3%
2017 Asian Alone	1.2%	2.2%	3.7%
2017 Pacific Islander Alone	0.2%	0.1%	0.1%
2017 Other Race	9.2%	5.0%	4.4%
2017 Two or More Races	2.5%	2.7%	3.1%
2017 Hispanic Origin (Any Race)	22.4%	12.4%	11.6%

Persons of Hispanic origin represent 11.6% of the population in the identified area compared to 18.1% 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 54.8 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	2,747	16,593	36,898
2010 Households	2,645	18,749	44,948
2017 Total Households	2,703	20,416	49,694
2022 Total Households	2,872	21,974	53,761
2000-2010 Annual Rate	-0.38%	1.23%	1.99%
2010-2017 Annual Rate	0.30%	1.18%	1.39%
2017-2022 Annual Rate	1.22%	1.48%	1.59%
2017 Average Household Size	3.10	2.92	2.81

The household count in this area has changed from 44,948 in 2010 to 49,694 in the current year, a change of 1.39% annually. The five-year projection of households is 53,761, a change of 1.59% annually from the current year total. Average household size is currently 2.81, compared to 2.80 in the year 2010. The number of families in the current year is 35,783 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

February 21, 2018



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Median Household Income			
2017 Median Household Income	\$60,741	\$72,188	\$68,260
2022 Median Household Income	\$67,526	\$79,095	\$76,633
2017-2022 Annual Rate	2.14%	1.84%	2.34%
Average Household Income			
2017 Average Household Income	\$76,881	\$91,869	\$87,157
2022 Average Household Income	\$86,584	\$102,221	\$97,825
2017-2022 Annual Rate	2.41%	2.16%	2.34%
Per Capita Income			
2017 Per Capita Income	\$25,179	\$31,327	\$30,889
2022 Per Capita Income	\$28,268	\$34,736	\$34,548
2017-2022 Annual Rate	2.34%	2.09%	2.26%
Households by Income			

Current median household income is \$68,260 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$76,633 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$87,157 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$97,825 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$30,889 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$34,548 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	2,863	17,426	38,697
2000 Owner Occupied Housing Units	2,298	13,935	29,838
2000 Renter Occupied Housing Units	449	2,658	7,060
2000 Vacant Housing Units	116	833	1,799
2010 Total Housing Units	2,887	20,046	48,279
2010 Owner Occupied Housing Units	2,018	14,783	33,521
2010 Renter Occupied Housing Units	627	3,966	11,427
2010 Vacant Housing Units	242	1,297	3,331
2017 Total Housing Units	2,973	21,736	52,872
2017 Owner Occupied Housing Units	1,967	15,308	34,892
2017 Renter Occupied Housing Units	736	5,108	14,802
2017 Vacant Housing Units	270	1,320	3,178
2022 Total Housing Units	3,151	23,333	57,114
2022 Owner Occupied Housing Units	2,071	16,365	37,437
2022 Renter Occupied Housing Units	800	5,609	16,324
2022 Vacant Housing Units	279	1,359	3,353

Currently, 66.0% of the 52,872 housing units in the area are owner occupied; 28.0%, renter occupied; and 6.0% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 48,279 housing units in the area - 69.4% owner occupied, 23.7% renter occupied, and 6.9% vacant. The annual rate of change in housing units since 2010 is 4.12%. Median home value in the area is \$185,736, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.70% annually to \$202,111.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.