This document presents a concise profile of Bluffton based on the following three topic areas:

**Demographic and Social Data**
- Population
- Race and Ethnicity
- Age
- Household Type
- Citizenship
- Educational Attainment

**Economic Data**
- Labor Force Participation and Employment
- Industry
- Household Income
- Poverty
- Broadband Internet
- Health Insurance

**Housing Data**
- Occupancy
- Tenure and Mortgage Status
- Median Housing Costs
- Housing Cost-Burdened Households
- Vehicles Available
- Year Structure Built

All data in this profile reflect municipal boundaries as of January 1, 2019. Population totals are from the Census Bureau’s City Population Estimates program, 2019 vintage; all other data come from the Census Bureau’s 2019 American Community Survey 5-year estimates. Please note that percents may not sum to 100% due to rounding.

Questions? Please contact Holger Loewendorf, GMA Research Manager, at hloewendorf@gacities.com
Bluffton: Demographic and Social

Population

2019 Population: 92

Source: U.S. Census Bureau, City Population Estimates, 2019 vintage

Race and Ethnicity

Race and Ethnicity

Blacks: 24%
Whites: 76%

Source: American Community Survey, 2019 5-year estimates, table B03002

Age

Male

Female

85 and over
80-84
75-79
70-74
65-69
60-64
55-59
50-54
45-49
40-44
35-39
30-34
25-29
20-24
15-19
10-14
5-9
Under 5

Source: American Community Survey, 2019 5-year estimates, table B01001

Household Type

Married Couple Family: 39%
Single-headed Family: 18%
Non-family: 43%

Source: American Community Survey, 2019 5-year estimates, table B11001

Citizenship

Native Born: 100%

Source: American Community Survey, 2019 5-year estimates, table B01001

Educational Attainment

Bluffton: 41%
Clay County: 20%
River Valley RC: 15%
Georgia: 31%

Source: American Community Survey, 2019 5-year estimates, table B05002
Bluffton: Economic

Labor Force Participation and Employment

Unemployment Rate: 0.0%†

- Civilian Employed 70%
- Not in Labor force 30%

Source: American Community Survey, 2019 5-year estimates, table B23001
†Note: Unemployment rate is based upon the civilian labor force.

Industry

<table>
<thead>
<tr>
<th>Industry</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture, forestry, fishing and hunting, and mining</td>
<td>18%</td>
</tr>
<tr>
<td>Construction</td>
<td>0%</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>15%</td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>0%</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>3%</td>
</tr>
<tr>
<td>Transportation and warehousing, and utilities</td>
<td>19%</td>
</tr>
<tr>
<td>Information</td>
<td>0%</td>
</tr>
<tr>
<td>Finance and insurance, real estate, rental, leasing</td>
<td>8%</td>
</tr>
<tr>
<td>Professional, scientific, mgt, administrative, waste mgt</td>
<td>0%</td>
</tr>
<tr>
<td>Educational services, and health care and social assistance</td>
<td>16%</td>
</tr>
<tr>
<td>Arts, entertainment, recreation, accommodation, food service</td>
<td>2%</td>
</tr>
<tr>
<td>Other services, except public administration</td>
<td>8%</td>
</tr>
<tr>
<td>Public administration</td>
<td>11%</td>
</tr>
</tbody>
</table>

Source: American Community Survey, 2019 5-year estimates, table C24030

Household Income

<table>
<thead>
<tr>
<th>Location</th>
<th>Mean</th>
<th>Median</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bluffton</td>
<td>$36,250</td>
<td>$52,275</td>
</tr>
<tr>
<td>Clay County</td>
<td>$22,325</td>
<td>$37,701</td>
</tr>
<tr>
<td>River Valley RC</td>
<td>$44,158</td>
<td>$63,899</td>
</tr>
<tr>
<td>Georgia</td>
<td>$58,700</td>
<td>$82,406</td>
</tr>
</tbody>
</table>

Source: American Community Survey, 2019 5-year estimates, tables B19013 and B19025

Poverty

<table>
<thead>
<tr>
<th>Location</th>
<th>Total Population</th>
<th>Children</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bluffton</td>
<td>0%</td>
<td>7%</td>
</tr>
<tr>
<td>Clay County</td>
<td>39%</td>
<td>31%</td>
</tr>
<tr>
<td>River Valley RC</td>
<td>21%</td>
<td>31%</td>
</tr>
<tr>
<td>Georgia</td>
<td>22%</td>
<td>15%</td>
</tr>
</tbody>
</table>

Source: American Community Survey, 2019 5-year estimates, table B17010

Broadband Internet

- Yes 70%
- No 30%

Source: American Community Survey, 2019 5-year estimates, table B28002

Health Insurance

<table>
<thead>
<tr>
<th>Type</th>
<th>Both</th>
<th>Public</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private</td>
<td>12%</td>
<td>46%</td>
</tr>
<tr>
<td>None</td>
<td>14%</td>
<td>26%</td>
</tr>
</tbody>
</table>

Source: American Community Survey, 2019 5-year estimates, table B18135
**Bluffton: Housing**

### Occupancy
- Occupied: 81%
- Vacant: 19%

### Tenure and Mortgage Status
- Renter: 64%
- Owner with Mortgage: 16%
- Owner without Mortgage: 20%

Source: American Community Survey, 2019 5-year estimates, tables B25002 and B25081

### Median Housing Costs

<table>
<thead>
<tr>
<th>Area</th>
<th>Owners</th>
<th>Renters</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bluffton</td>
<td>$667</td>
<td></td>
</tr>
<tr>
<td>Clay County</td>
<td>$340</td>
<td>$473</td>
</tr>
<tr>
<td>River Valley RC</td>
<td>$826</td>
<td>$781</td>
</tr>
<tr>
<td>Georgia</td>
<td>$1,006</td>
<td>$1,056</td>
</tr>
</tbody>
</table>

Source: American Community Survey, 2019 5-year estimates, tables B25088 and B25064

### Housing Cost-Burdened Households

<table>
<thead>
<tr>
<th>Area</th>
<th>Owners</th>
<th>Renters</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bluffton</td>
<td>0%</td>
<td>0%</td>
</tr>
<tr>
<td>Clay County</td>
<td>31%</td>
<td>50%</td>
</tr>
<tr>
<td>River Valley RC</td>
<td>23%</td>
<td>50%</td>
</tr>
<tr>
<td>Georgia</td>
<td>21%</td>
<td>49%</td>
</tr>
</tbody>
</table>

Source: American Community Survey, 2019 5-year estimates, tables B25091 and B25070

### Vehicles Available
- 1 vehicle: 39%
- 2 vehicles: 32%
- 3+ vehicles: 16%
- None: 14%

Source: American Community Survey, 2019 5-year estimates, table B25044

### Year Structure Built
- Before 1980: 63%
- Since 2000: 30%
- 1980-1999: 7%

Source: American Community Survey, 2019 5-year estimates, table B25034