



regional snapshot

2013 Population Estimates

**Atlanta Regional Commission
Regional Snapshot: August 2013
For more information contact:
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Population Estimates: Recent History

regional snapshot

	1970	1980	1990	2000	2010	2012	2013	Average Annual Change 2010-2013	Average Annual Change 1990-2010
Atlanta Region	1,500,823	1,896,182	2,557,800	3,429,379	4,107,750	4,179,500	4,219,600	37,283	77,498
Cherokee	31,059	51,699	91,000	141,903	214,346	220,800	223,300	2,985	6,167
Clayton	98,126	150,357	184,100	236,517	259,424	262,300	263,700	1,425	3,766
Cobb	196,793	297,718	453,400	607,751	688,078	699,500	707,500	6,474	11,734
DeKalb	415,387	483,024	553,800	665,865	691,893	700,700	706,600	4,902	6,905
Douglas	28,659	54,573	71,700	92,174	132,403	133,900	134,700	766	3,035
Fayette	11,364	29,043	62,800	91,263	106,567	107,500	108,200	544	2,188
Fulton	605,210	589,904	670,800	816,006	920,581	936,100	945,400	8,273	12,489
Gwinnett	72,349	166,808	356,500	588,448	805,321	823,100	832,200	8,960	22,441
Henry	23,724	36,309	59,200	119,341	203,922	209,500	211,300	2,459	7,236
Rockdale	18,152	36,747	54,500	70,111	85,215	86,100	86,700	495	1,536
City of Atlanta	495,039	424,922	415,200	416,474	420,003	421,600	422,800	932	240

Population Growth

The 10-county Atlanta region added 40,100 new residents between April 1, 2012 and April 1, 2013. This growth is essentially the same experienced during each of the last five years, meaning that growth is still muted when compared to the booming years of the 1990s and early 2000s. As the table shows, the average annual growth since 2010 is less than half of the annual growth experienced between 1990 and 2010.



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Population Growth

Since 2010, Gwinnett County has led the region in average annual growth, adding 9,000 new residents each year. This growth, like all jurisdictions, is well below the average annual change experienced between 1990 and 2010. As for last year, Fulton added the most new residents, up 9,300, then Gwinnett (+9,100), Cobb (+8,000) and DeKalb (+5,900).



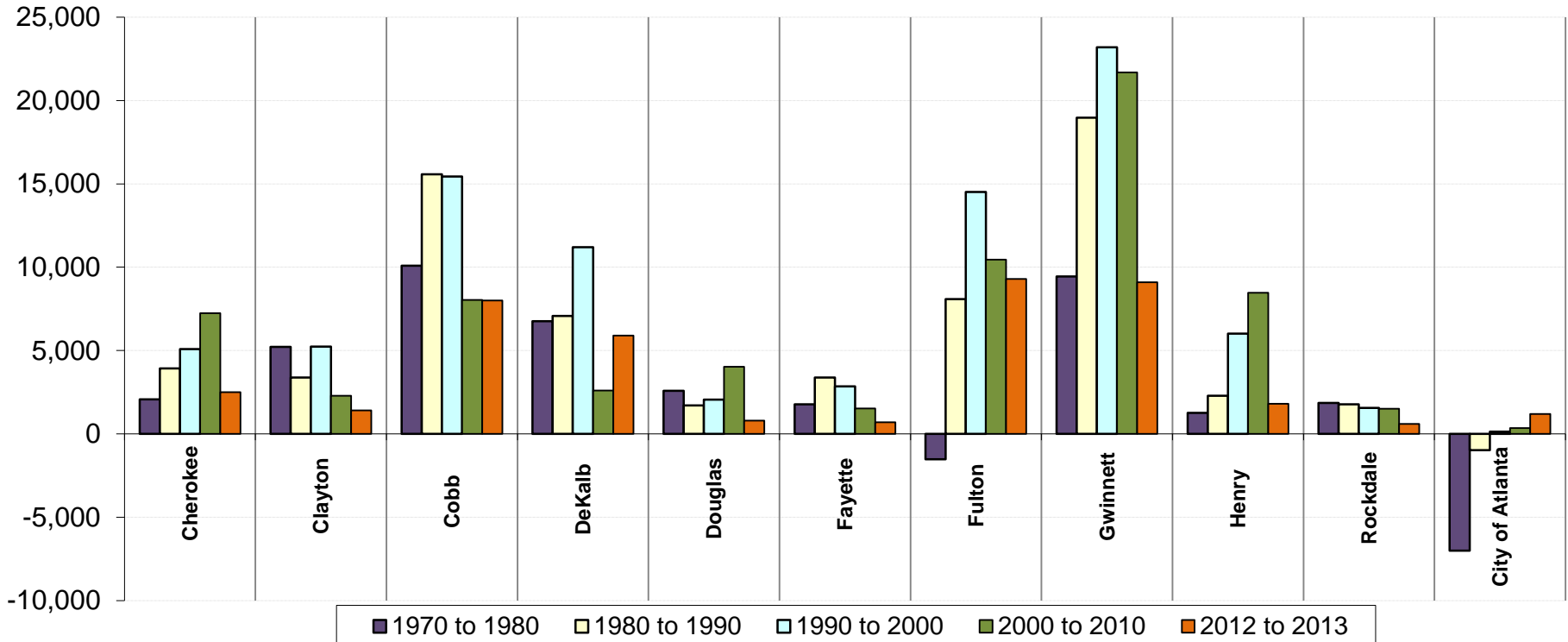
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Population Estimates: Recent History



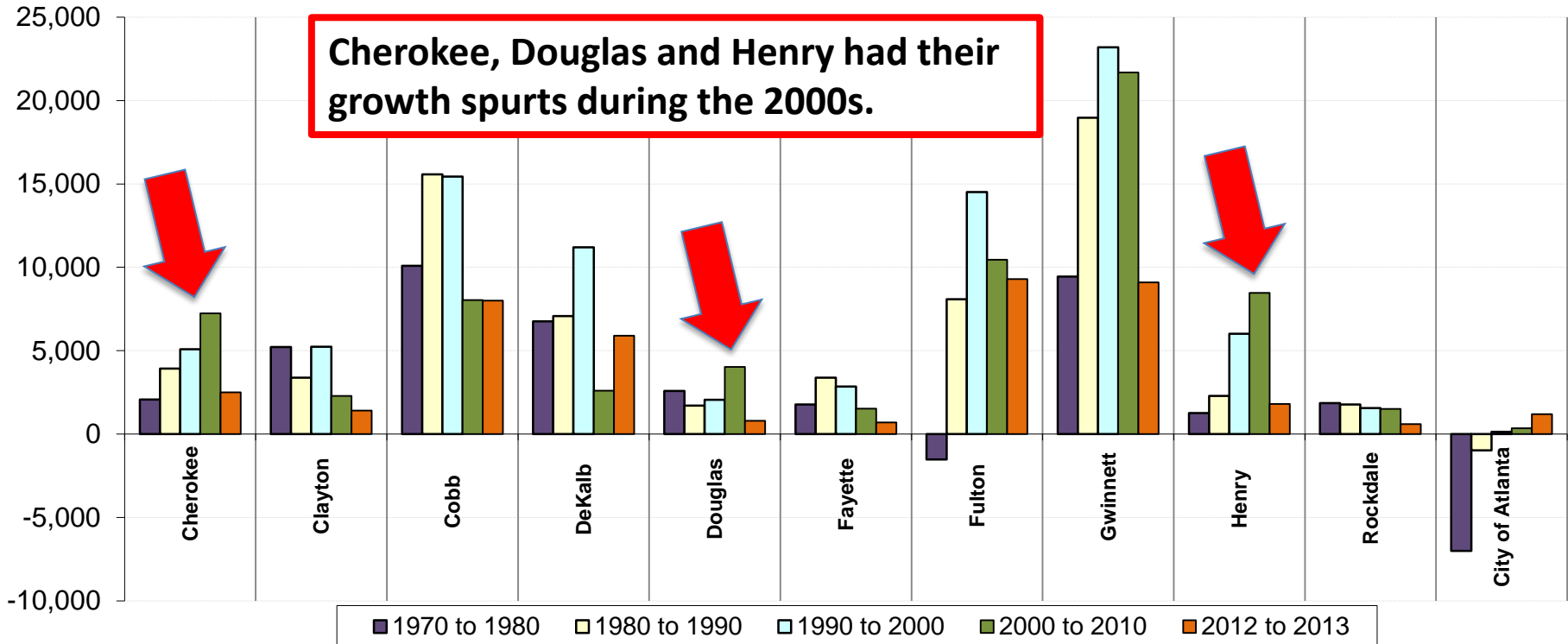
Population Growth

Similar to the table on the previous slide, this shows how each county and the City of Atlanta has grown over the past 40 years. As you can see, each county “took off” at different points of time. Generally speaking, though, the more rural counties of Cherokee, Douglas and Henry experienced their booms last decade, while the more urban counties closer to the core had their booms during the 1990s.





Population Estimates: Recent History

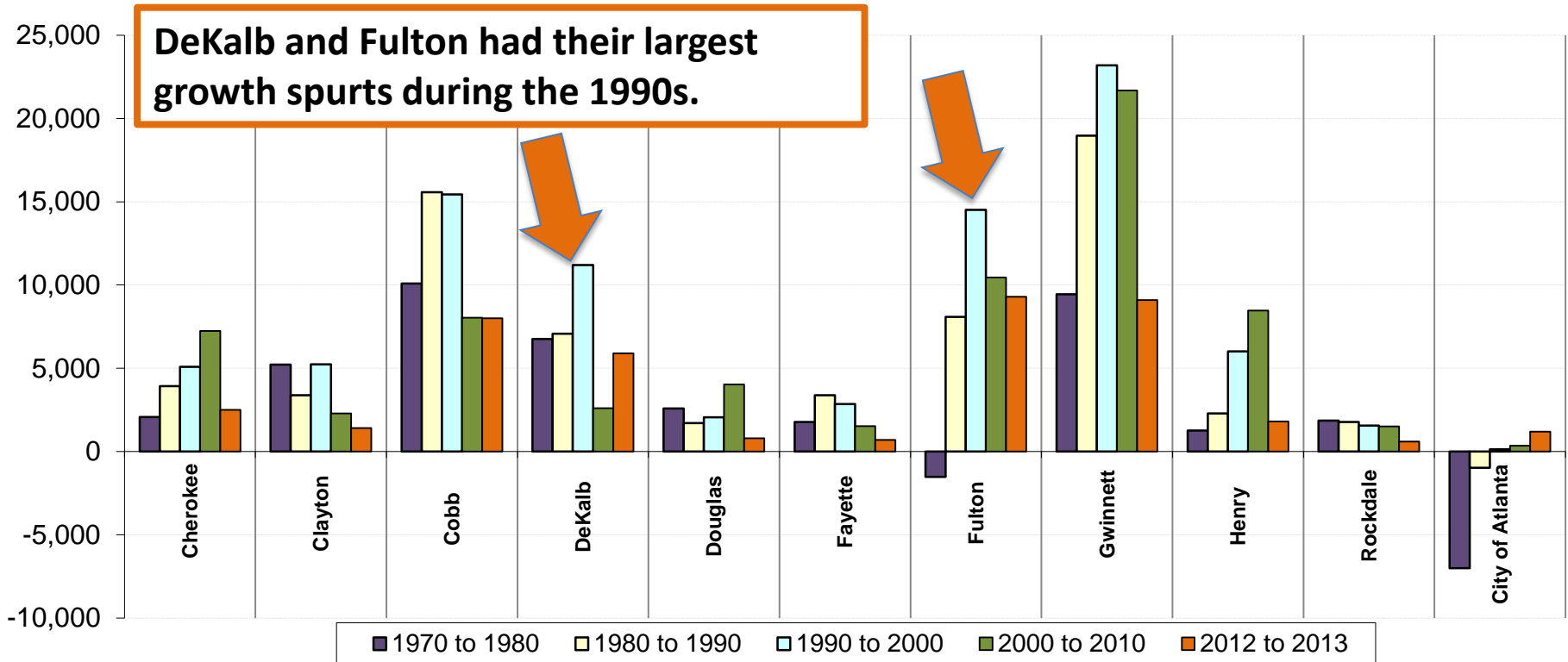


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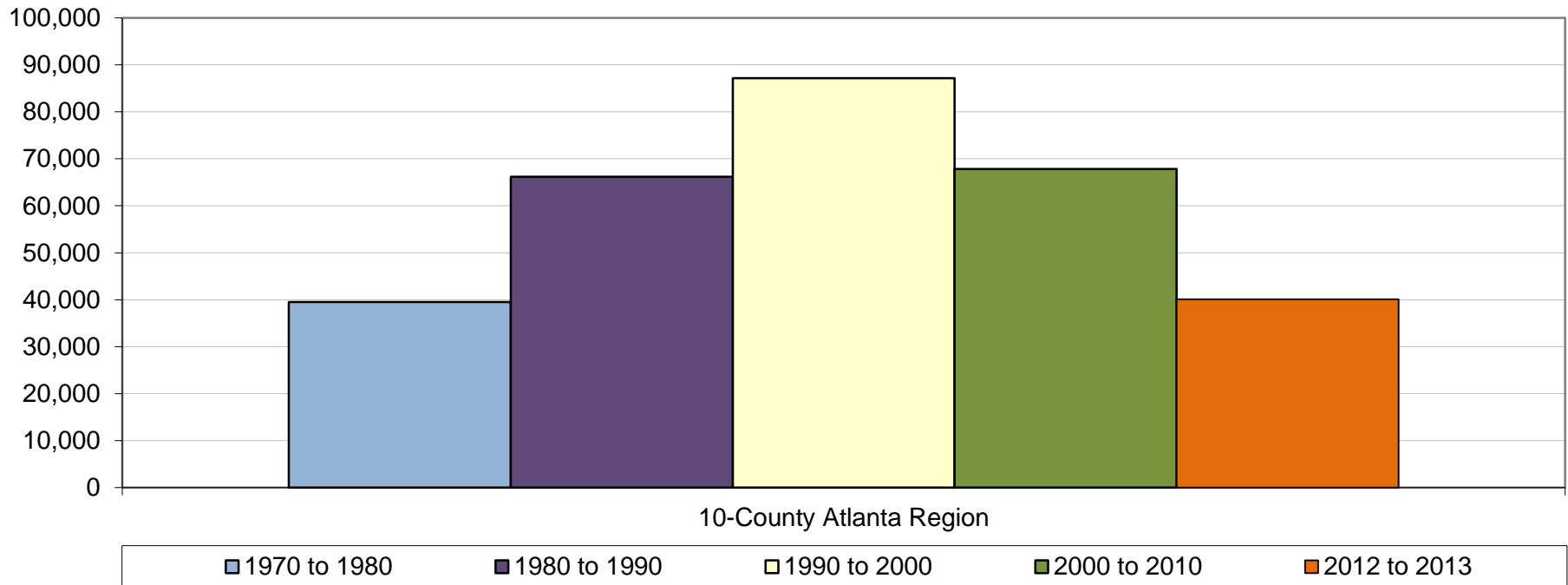


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Population Estimates: 10-County Atlanta Region



What Comes Around...

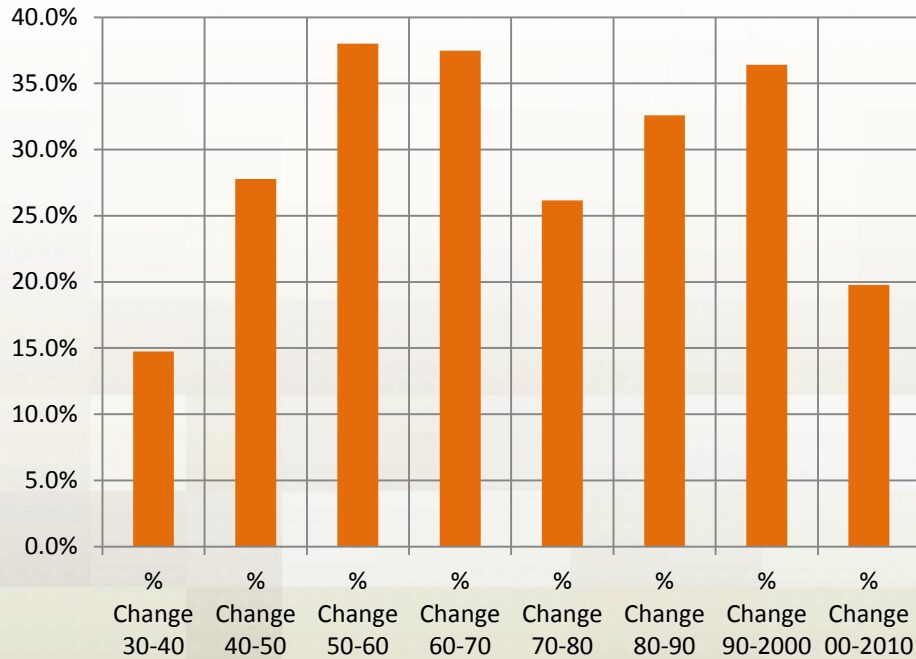
The annual growth from 2012 to 2013 almost exactly matches the average annual growth during the 1970s. In fact, growth over the past 40 years has been quite symmetrical. As the chart shows, the 1990s saw the greatest growth, while growth during the 1980s was similar to the growth during the 2000s.



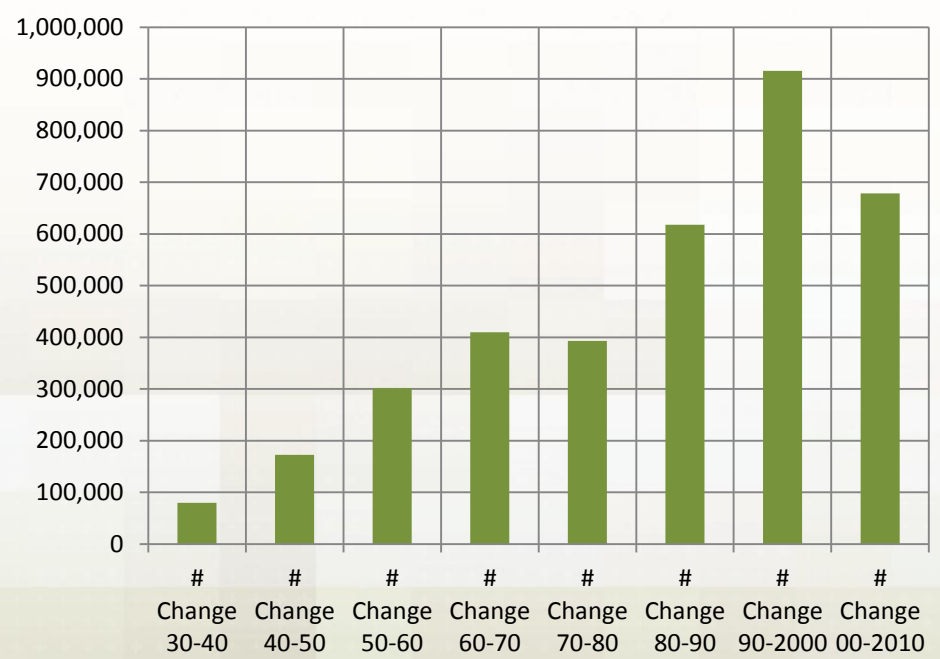


Population Estimates: Historical Series

Percent Change by Decade: 10-County ARC



Raw Change by Decade: 10-County ARC



Population Growth Through The Decades

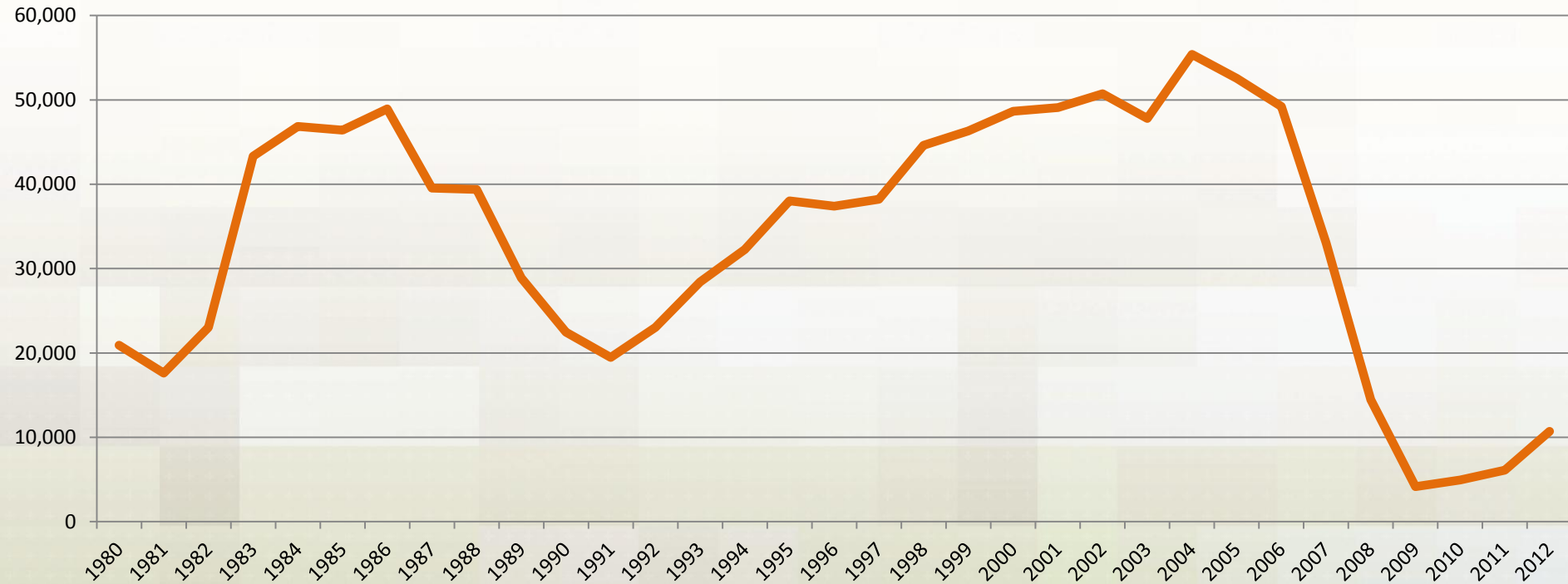
The 1990s were booming, as the 10-county Atlanta region added more than 900,000 new residents during the decade, by far the largest net gain in population when compared to other decades spanning back to the 1930s. On a percentage basis, however, the 1950s had the largest gains, growing by some 38 percent between 1950 and 1960.





Building Permits: 10-County Atlanta Region

Building Permits: 1980 - 2012



Building Permits Are An Indicator Of Population Growth

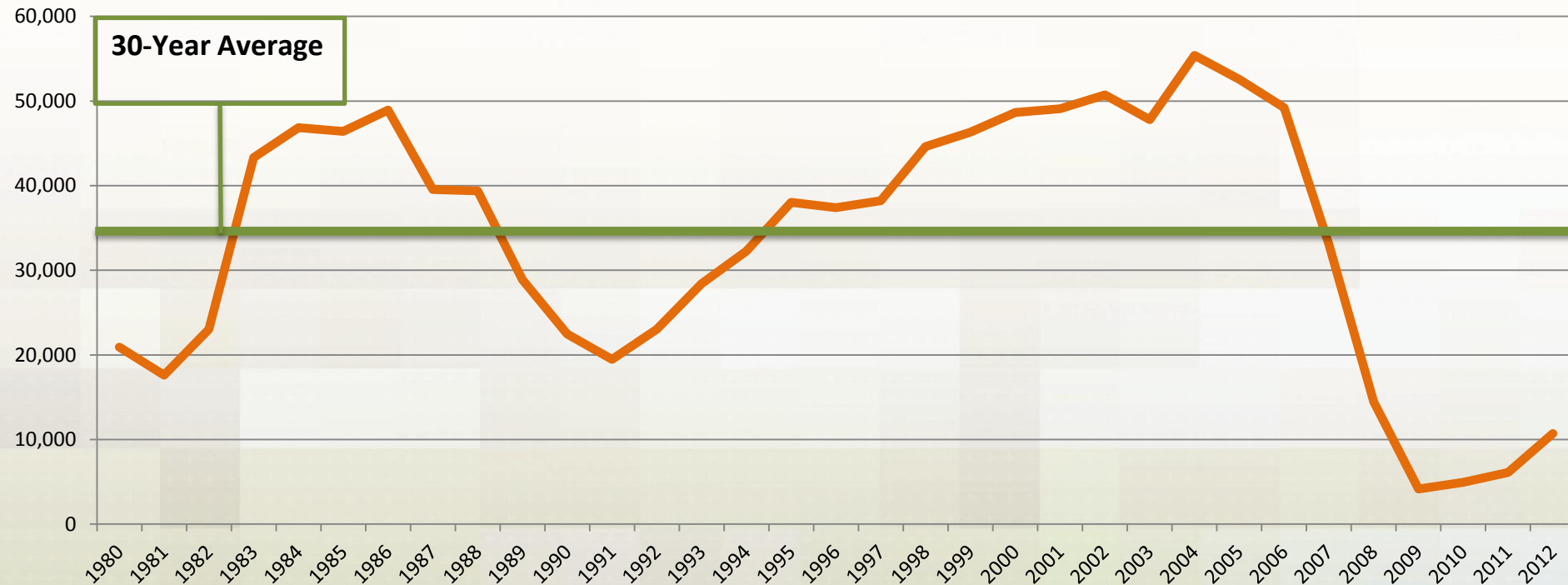
Given that residential building permit activity is still at all-time lows, it is not surprising that population growth is sluggish. Permits are on the rise, but again, just rising slowly. There were almost 11,000 residential units permitted in 2012, 4,500 more than in 2011. But, considering the region averaged around 35,000 new residential units each year since 1980, permit activity is still way down.





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Building Permits: 1980 - 2012



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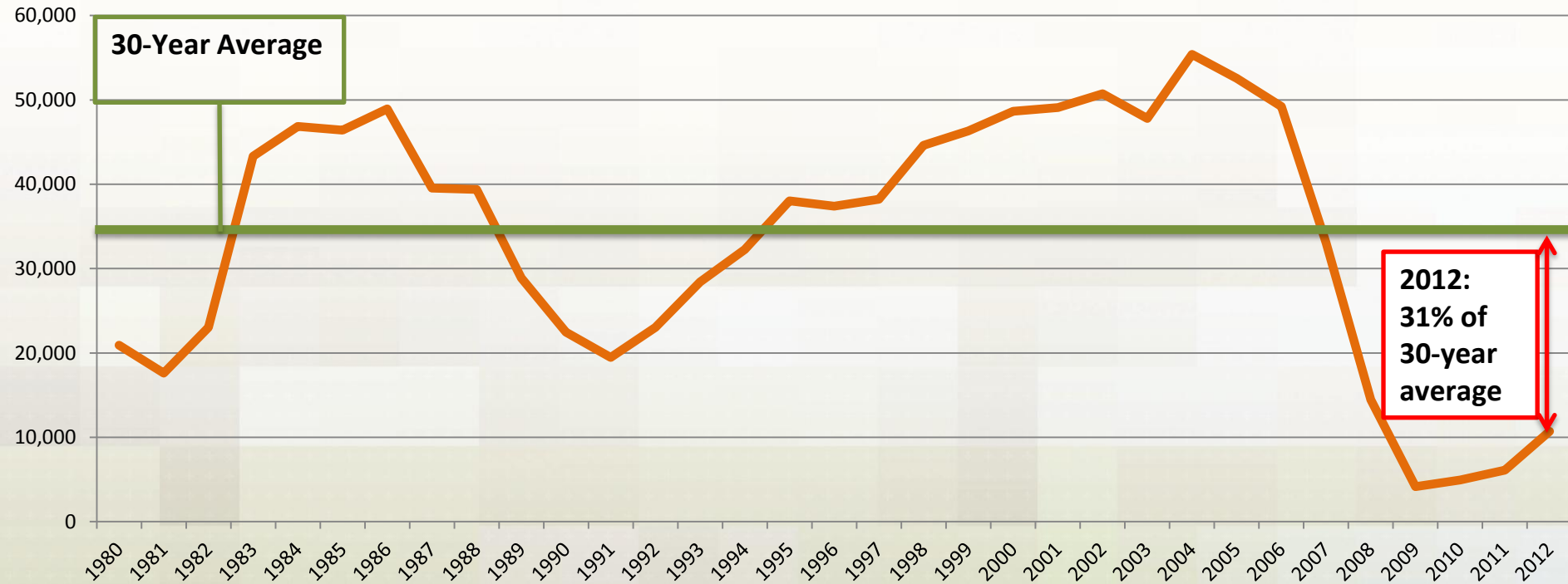
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