

Forsyth County DATA PROFILE



The Atlanta Regional Commission, in partnership with Neighborhood Nexus, is growing a data-informed decision-making culture across Georgia's social impact sector. Naturally, it all starts with data. This profile presents data on demographics, socioeconomics, commuting, and a host of other topics. To put the data in context, we present information on how Forsyth County has changed over time and also how it compares to Georgia statewide. This data profile is just one example how we advance our shared mission of democratizing data. For more data resources please visit our website, <https://atlantaregional.org/resources/>, and also www.neighborhoodnexus.org. Finally, make sure you check out our blog at <https://33n.atlantaregional.com/> and our interactive mapping site at <http://data.neighborhoodnexus.org/>.



Change Measures

CHANGE SINCE 2010

	2023	2010	Change
Total population¹	260,062	163,885	96,177 †
Non-Hispanic White ²	63.8%	82.0%	-18.1% *
Non-Hispanic Black or African American ³	4.0%	2.5%	1.5% *
Non-Hispanic Asian ⁴	17.9%	5.4%	12.5% *
Hispanic or Latino (any race) ⁵	10.0%	8.9%	1.2% †
Median age (years) ⁶	39.4	36.3	3.1 *
High school graduate or higher ⁷	94.1%	90.6%	3.4% *
Bachelor's degree or higher ⁸	56.6%	43.6%	13.0% *
Unemployment Rate ⁹	3.4%	6.1%	-2.7% *
People below poverty ¹⁰	4.5%	6.0%	-1.5% *
Total housing units¹¹	90,537	61,053	29,484 *
Occupied housing units ¹²	95.7%	90.7%	5.0% *
Owner-occupied ¹³	85.0%	86.8%	-1.8% *
Renter-occupied ¹⁴	15.0%	13.2%	1.8% *
Vacant housing units ¹⁵	4.3%	9.3%	-5.0% *
Housing cost-burdened renters ¹⁶	44.6%	47.8%	-3.2%
Housing cost-burdened owners ¹⁷	15.5%	27.6%	-12.1% *
Occupied units with no vehicles available ¹⁸	2.1%	2.2%	-0.1%

Comparison with Georgia Statewide, 2019-23

	<i>Forsyth County</i>		<i>Georgia Statewide</i>	
	Estimate	Margin of Error	Estimate	Margin of Error
Total population¹⁹	260,062	(X)	10,822,590	(X)
Non-Hispanic White ²⁰	63.8%	±0.4%	49.8%	±0.0%
Non-Hispanic Black or African American ²¹	4.0%	±0.2%	31.0%	±0.1%
Non-Hispanic Asian ²²	17.9%	±0.3%	4.3%	±0.0%
Hispanic or Latino (any race) ²³	10.0%	(X)	10.7%	±0.0%
Median age (years) ²⁴	39.4	±0.3	37.4	±0.1
High school graduate or higher ²⁵	94.1%	±1.7%	89.0%	±0.3%
Bachelor's degree or higher ²⁶	56.6%	±1.2%	34.2%	±0.2%
Unemployment Rate ²⁷	3.4%	±0.4%	5.1%	±0.1%
People below poverty ²⁸	4.5%	±0.5%	13.5%	±0.2%
Total housing units²⁹	90,537	±122	4,483,873	±944
Occupied housing units ³⁰	95.7%	±0.6%	89.4%	±0.2%
Owner-occupied ³¹	85.0%	±1.0%	65.4%	±0.4%
Renter-occupied ³²	15.0%	±1.0%	34.6%	±0.3%
Vacant housing units ³³	4.3%	±0.6%	10.6%	±0.2%
Housing cost-burdened renters ³⁴	44.6%	±4.1%	51.4%	±0.4%
Housing cost-burdened owners ³⁵	15.5%	±1.0%	20.3%	±0.2%
Occupied units with no vehicles available ³⁶	2.1%	±0.4%	5.9%	±0.1%

Social Characteristics

HOUSEHOLDS BY TYPE, 2019-23³⁷

	Estimate	Margin of Error
Total households	86,688	±537
Married-couple household	70.5%	±1.3%
With children of the householder under 18 years	37.5%	±1.0%
Cohabiting couple household	3.6%	±0.7%
With children of the householder under 18 years	1.2%	±0.3%
Male householder, no spouse/partner present	10.1%	±1.0%
With children of the householder under 18 years	1.9%	±0.5%
Householder living alone	6.2%	±0.7%
65 years and over	1.5%	±0.2%
Female householder, no spouse/partner present	15.8%	±0.9%
With children of the householder under 18 years	3.1%	±0.4%
Householder living alone	9.0%	±0.7%
65 years and over	5.0%	±0.5%
Households with one or more people under 18 years	45.5%	±0.9%
Households with one or more people 65 years and over	24.4%	±0.5%
Average household size	2.99	±0.02
Average family size	3.32	±0.01

RELATIONSHIP, 2019-23³⁸

	Estimate	Margin of Error
Population in households	259,148	±32
Householder	33.5%	±0.2%
Spouse	23.6%	±0.5%
Unmarried partner	1.2%	±0.2%
Child	34.4%	±0.5%
Other relatives	5.2%	±0.5%
Other nonrelatives	2.1%	±0.4%

Social Characteristics, Continued

MARITAL STATUS, 2019-23³⁹

	Estimate	Margin of Error
Males 15 years and over	102,059	±24
Never married	25.9%	±0.8%
Now married, except separated	64.8%	±1.4%
Separated	0.7%	±0.4%
Widowed	1.5%	±0.3%
Divorced	7.1%	±0.9%
Females 15 years and over	103,164	±10
Never married	21.9%	±0.7%
Now married, except separated	61.4%	±1.3%
Separated	0.9%	±0.3%
Widowed	5.9%	±0.4%
Divorced	9.9%	±0.9%

FERTILITY, 2019-23⁴⁰

	Estimate	Margin of Error
Number of women 15 to 50 years old who had a birth in the past 12 months	3,228	±481
Unmarried women (widowed, divorced, and never married)	13.8%	±4.8%
Per 1,000 unmarried women	17	±7
Per 1,000 women 15 to 50 years old	51	±8
Per 1,000 women 15 to 19 years old	3	±5
Per 1,000 women 20 to 34 years old	113	±22
Per 1,000 women 35 to 50 years old	30	±7

MATERNAL HEALTH, 2019-23⁴¹

	Value
Total Births	12,117
Premature births	9.4%
Low birthweight births	7.1%
Births to teens 15-19 years	3.5%
Births with inadequate prenatal care	7.7%

Social Characteristics, Continued

GRANDPARENTS, 2019-23⁴²

	Estimate	Margin of Error
Number of grandparents living with own grandchildren under 18 years	4,498	±577
Grandparents responsible for grandchildren	21.0%	±4.3%
Years responsible for grandchildren		
Less than 1 year	2.0%	±1.3%
1 or 2 years	4.4%	±2.4%
3 or 4 years	4.9%	±2.4%
5 or more years	9.7%	±4.4%
Number of grandparents responsible for own grandchildren under 18 years	945	±229
Who are female	55.9%	±7.4%
Who are married	83.7%	±11.6%

SCHOOL ENROLLMENT, 2019-23⁴³

	Estimate	Margin of Error
Population 3 years and over enrolled in school	72,146	±1,086
Nursery school, preschool	6.5%	±0.7%
Kindergarten	4.8%	±0.6%
Elementary school (grades 1-8)	45.5%	±1.5%
High school (grades 9-12)	25.2%	±0.7%
College or graduate school	18.0%	±1.3%

STUDENT PERFORMANCE, SCHOOL YEAR 2023⁴⁴

	Percent
Proficient or higher, 3rd grade English Language Arts	60.8%
Proficient or higher, 5th grade English Language Arts	63.7%
Proficient or higher, 8th grade English Language Arts	61.3%
Proficient or higher, 3rd grade Math	71.1%
Proficient or higher, 5th grade Math	68.2%
Proficient or higher, 8th grade Math	65.0%

Social Characteristics, Continued

EDUCATIONAL ATTAINMENT, 2019-23⁴⁵

	Estimate	Margin of Error
Population 25 years and over	171,436	±166
Less than 9th grade	2.7%	±0.3%
9th to 12th grade, no diploma	3.3%	±0.4%
High school graduate (includes equivalency)	14.5%	±0.7%
Some college, no degree	15.8%	±0.8%
Associate's degree	7.2%	±0.6%
Bachelor's degree	34.9%	±0.9%
Graduate or professional degree	21.7%	±0.8%
High school graduate or higher	94.1%	±1.7%
Bachelor's degree or higher	56.6%	±1.2%

VETERAN STATUS, 2019-23⁴⁶

	Estimate	Margin of Error
Civilian population 18 years and over	191,739	±92
Civilian veterans	5.0%	±0.4%

DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION, 2019-23⁴⁷

	Estimate	Margin of Error
Total Civilian Noninstitutionalized Population	259,193	±94
With a disability	8.1%	±0.5%
Under 18 years	68,177	±52
With a disability	3.0%	±0.5%
18 to 64 years	158,943	±281
With a disability	6.1%	±0.6%
65 years and over	32,073	±174
With a disability	29.3%	±1.8%

Social Characteristics, Continued

RESIDENCE 1 YEAR AGO, 2019-23⁴⁸

	Estimate	Margin of Error
Population 1 year and over	257,694	±376
Same house	88.9%	±0.7%
Different house (in the U.S. or abroad)	11.1%	±0.8%
Different house in the U.S.	10.6%	±0.8%
Same county	3.8%	±0.5%
Different county	6.7%	±0.6%
Same state	4.3%	±0.5%
Different state	2.4%	±0.4%
Abroad	0.6%	±0.2%

PLACE OF BIRTH, 2019-23⁴⁹

	Estimate	Margin of Error
Total population	260,062	(X)
Native	78.5%	±0.6%
Born in United States	77.0%	±1.3%
State of residence	38.1%	±0.9%
Different state	38.9%	±0.9%
Born in Puerto Rico, U.S. Island areas, or born abroad to American parent(s)	1.4%	±0.2%
Foreign born	21.5%	±0.6%

U.S. CITIZENSHIP STATUS, 2019-23⁵⁰

	Estimate	Margin of Error
Foreign-born population	55,980	±1,654
Naturalized U.S. citizen	47.6%	±2.1%
Not a U.S. citizen	52.4%	±2.3%

YEAR OF ENTRY, 2019-23⁵¹

	Estimate	Margin of Error
Population born outside the United States	59,729	±1,669
Native	3,749	±527
Entered 2010 or later	26.6%	±6.6%
Entered before 2010	73.4%	±5.8%
Foreign born	55,980	±1,654
Entered 2010 or later	34.3%	±2.1%
Entered before 2010	65.7%	±2.4%

Social Characteristics, Continued

WORLD REGION OF BIRTH OF FOREIGN BORN, 2019-23⁵²

	Estimate	Margin of Error
Foreign-born population, excluding population born at sea	55,980	±1,654
Europe	10.3%	±1.6%
Asia	60.7%	±2.4%
Africa	3.7%	±0.9%
Oceania	0.1%	±0.1%
Latin America	22.8%	±1.6%
Northern America	2.4%	±0.8%

LANGUAGE SPOKEN AT HOME, 2019-23⁵³

	Estimate	Margin of Error
Population 5 years and over	245,735	±25
English only	73.8%	±0.8%
Language other than English	26.2%	±1.0%
Speak English less than 'very well'	6.4%	±0.5%
Spanish	7.6%	±0.4%
Speak English less than 'very well'	2.6%	±0.4%
Other Indo-European languages	7.9%	±0.7%
Speak English less than 'very well'	1.4%	±0.2%
Asian and Pacific Islander languages	9.6%	±0.6%
Speak English less than 'very well'	2.3%	±0.3%
Other languages	1.1%	±0.3%
Speak English less than 'very well'	0.1%	±0.1%

COMPUTERS AND INTERNET USE, 2019-23⁵⁴

	Estimate	Margin of Error
Total households	86,688	±537
With a computer	98.5%	±0.3%
With a broadband Internet subscription	97.2%	±0.4%

Economic Characteristics

EMPLOYMENT STATUS, 2019-23⁵⁵

	Estimate	Margin of Error
Population 16 years and over	200,586	±413
In labor force	69.6%	±0.9%
Civilian labor force	69.6%	±0.9%
Employed	67.2%	±0.9%
Unemployed	2.3%	±0.3%
Armed Forces	0.1%	±0.1%
Not in labor force	30.4%	±0.8%
Civilian labor force	139,547	±1,753
Unemployment Rate	3.4%	±0.4%
Females 16 years and over	100,790	±322
In labor force	60.9%	±1.3%
Civilian labor force	60.9%	±1.3%
Employed	58.5%	±1.3%
Own children of the householder under 6 years	16,956	±620
All parents in family in labor force	65.5%	±4.3%
Own children of the householder 6 to 17 years	49,259	±562
All parents in family in labor force	71.9%	±2.8%

COMMUTING TO WORK, 2019-23⁵⁶

	Estimate	Margin of Error
Workers 16 years and over	132,684	±1,596
Car, truck, or van – drove alone	61.7%	±1.2%
Car, truck, or van – carpoled	6.9%	±0.7%
Public transportation (excluding taxicab)	0.3%	±0.1%
Walked	0.5%	±0.1%
Other means	1.2%	±0.3%
Worked from home	29.4%	±0.9%
Mean travel time to work (minutes)	30.6	±0.8

Economic Characteristics, Continued

OCCUPATION, 2019-23⁵⁷

	Estimate	Margin of Error
Civilian employed population 16 years and over	134,872	±1,805
Management, business, science, and arts occupations	56.5%	±1.0%
Service occupations	10.6%	±0.7%
Sales and office occupations	21.4%	±0.9%
Natural resources, construction, and maintenance occupations	5.1%	±0.6%
Production, transportation, and material moving occupations	6.4%	±0.6%

CLASS OF WORKER, 2019-23⁵⁸

	Estimate	Margin of Error
Civilian employed population 16 years and over	134,872	±1,805
Private wage and salary workers	85.4%	±0.9%
Government workers	8.5%	±0.6%
Self-employed in own not incorporated business workers	6.0%	±0.7%
Unpaid family workers	0.2%	±0.1%

JOB FLOWS, 2022⁵⁹

	Value
Total Jobs in County	92,006
Held by residents of County	29.1%
Held by non-residents of County	70.9%

JOBS BY INDUSTRY SECTOR, 2022⁶⁰

	Value
Total Jobs in County	92,006
Goods Producing sectors	19.2%
Trade, Transportation, and Utilities sectors	23.4%
All Other Services sectors	57.4%
Total Jobs in County held by County residents	26,804
Goods Producing sectors	16.5%
Trade, Transportation, and Utilities sectors	17.0%
All Other Services sectors	66.5%

Economic Characteristics, Continued

JOBS BY EARNINGS, 2022⁶¹

	Value
Total Jobs in County	92,006
Jobs with earnings \$1250/month or less	19.2%
Jobs with earnings \$1251/month to \$3333/month	27.0%
Jobs with earnings greater than \$3333/month	53.8%
Total Jobs in County held by County residents	26,804
Jobs with earnings \$1250/month or less	20.6%
Jobs with earnings \$1251/month to \$3333/month	26.1%
Jobs with earnings greater than \$3333/month	53.2%

JOBS BY AGE OF WORKER, 2022⁶²

	Value
Total Jobs in County	92,006
Jobs with workers age 29 or younger	24.1%
Jobs with workers age 30 to 54	53.3%
Jobs with workers age 55 or older	22.6%
Total Jobs in County held by County residents	26,804
Jobs with workers age 29 or younger	21.9%
Jobs with workers age 30 to 54	54.0%
Jobs with workers age 55 or older	24.1%

HOUSEHOLD INCOME (IN INFLATION-ADJUSTED DOLLARS), 2019-23⁶³

	Estimate	Margin of Error
Total households	86,688	±537
Less than \$10,000	2.1%	±0.4%
\$10,000 to \$14,999	0.8%	±0.2%
\$15,000 to \$24,999	2.8%	±0.5%
\$25,000 to \$34,999	2.8%	±0.4%
\$35,000 to \$49,999	5.7%	±0.7%
\$50,000 to \$74,999	9.3%	±0.8%
\$75,000 to \$99,999	10.0%	±0.8%
\$100,000 to \$149,999	20.9%	±1.2%
\$150,000 to \$199,999	16.6%	±1.1%
\$200,000 or more	28.9%	±1.0%
Median household income (dollars)	\$138,000	±\$2,698
Mean household income (dollars)	\$164,032	±\$3,381

Economic Characteristics, Continued

HOUSEHOLD EARNINGS AND BENEFITS, 2019-23⁶⁴

	Estimate	Margin of Error
Total households	86,688	±537
With earnings	86.6%	±0.7%
Mean earnings (dollars)	\$164,911	±\$3,619
With Social Security	23.1%	±0.6%
Mean Social Security income (dollars)	\$29,136	±\$659
With retirement income	20.0%	±0.8%
Mean retirement income (dollars)	\$37,556	±\$3,162
With Supplemental Security Income	2.1%	±0.5%
Mean Supplemental Security Income (dollars)	\$12,552	±\$1,801
With cash public assistance income	0.9%	±0.2%
Mean cash public assistance income (dollars)	\$3,196	±\$728
With Food Stamp/SNAP benefits in the past 12 months	2.4%	±0.4%

FAMILY INCOME (IN INFLATION-ADJUSTED DOLLARS), 2019-23⁶⁵

	Estimate	Margin of Error
Families	70,608	±1,060
Less than \$10,000	0.9%	±0.2%
\$10,000 to \$14,999	0.4%	±0.1%
\$15,000 to \$24,999	2.1%	±0.5%
\$25,000 to \$34,999	1.6%	±0.4%
\$35,000 to \$49,999	4.4%	±0.6%
\$50,000 to \$74,999	8.2%	±0.8%
\$75,000 to \$99,999	9.1%	±1.0%
\$100,000 to \$149,999	22.1%	±1.4%
\$150,000 to \$199,999	18.5%	±1.2%
\$200,000 or more	32.6%	±1.1%
Median family income (dollars)	\$153,330	±\$4,354
Mean family income (dollars)	\$176,617	±\$3,126

MEDIAN EARNINGS FOR WORKERS, 2019-23⁶⁶

	Estimate	Margin of Error
Median earnings for workers (dollars)	\$64,460	±\$2,565
Median earnings for male full-time, year-round workers (dollars)	\$109,628	±\$4,151
Median earnings for female full-time, year-round workers (dollars)	\$72,443	±\$2,582

Economic Characteristics, Continued

HEALTH INSURANCE COVERAGE, 2019-23⁶⁷

	Estimate	Margin of Error
Civilian noninstitutionalized population	259,193	±94
With health insurance coverage	92.1%	±0.9%
With private health insurance	83.1%	±0.9%
With public coverage	17.6%	±0.6%
No health insurance coverage	7.9%	±0.5%
Civilian noninstitutionalized population under 19 years	72,140	±339
No health insurance coverage	5.8%	±1.0%
Civilian noninstitutionalized population 19 to 64 years	154,980	±348
In labor force:	128,415	±1,272
Employed:	124,197	±1,402
With health insurance coverage	91.3%	±0.7%
With private health insurance	90.1%	±0.7%
With public coverage	2.4%	±0.3%
No health insurance coverage	8.7%	±0.8%
Unemployed:	4,218	±627
With health insurance coverage	77.6%	±7.2%
With private health insurance	75.5%	±7.4%
With public coverage	3.1%	±1.7%
No health insurance coverage	22.4%	±4.2%
Not in labor force:	26,565	±1,273
With health insurance coverage	85.0%	±1.8%
With private health insurance	76.8%	±2.3%
With public coverage	13.1%	±2.0%
No health insurance coverage	15.0%	±2.0%

Economic Characteristics, Continued

PERCENTAGE OF FAMILIES AND PEOPLE WHOSE INCOME IN THE PAST 12 MONTHS IS BELOW THE POVERTY LEVEL, 2019-23⁶⁸

	Estimate	Margin of Error
All families	3.0%	±0.5%
With related children of the householder under 18 years	3.9%	±0.8%
With related children of the householder under 5 years only	2.9%	±2.3%
Married couple families	1.8%	±0.4%
With related children of the householder under 18 years	2.1%	±0.6%
With related children of the householder under 5 years only	0.0%	±0.8%
Families with female householder, no spouse present	13.6%	±4.0%
With related children of the householder under 18 years	19.2%	±6.1%
With related children of the householder under 5 years only	21.6%	±15.4%
All people	4.5%	±0.5%
Under 18 years	5.4%	±0.7%
Related children of the householder under 18 years	5.2%	±1.2%
Related children of the householder under 5 years	6.6%	±2.3%
Related children of the householder 5 to 17 years	4.8%	±1.0%
18 years and over	4.2%	±0.4%
18 to 64 years	3.9%	±0.5%
65 years and over	5.7%	±1.1%
People in families	3.3%	±0.6%
Unrelated individuals 15 years and over	16.4%	±2.0%
Non-Hispanic White population	3.9%	±0.5%
Black or African-American population	4.9%	±2.1%
Asian population	3.3%	±1.0%
Hispanic or Latino population	9.8%	±3.7%

Housing Characteristics

HOUSING OCCUPANCY, 2019-23⁶⁹

	Estimate	Margin of Error
Total housing units	90,537	±122
Occupied housing units	95.7%	±0.6%
Vacant housing units	4.3%	±0.6%
Homeowner vacancy rate	0.3	±0.2
Rental vacancy rate	7.3	±2.2

UNITS IN STRUCTURE, 2019-23⁷⁰

	Estimate	Margin of Error
Total housing units	90,537	±122
1-unit, detached	84.6%	±0.9%
1-unit, attached	6.1%	±0.6%
2 units	0.2%	±0.1%
3 or 4 units	0.8%	±0.2%
5 to 9 units	1.0%	±0.3%
10 to 19 units	1.3%	±0.3%
20 or more units	3.2%	±0.5%
Mobile home	2.7%	±0.5%
Boat, RV, van, etc.	0.1%	±0.1%

YEAR STRUCTURE BUILT, 2019-23⁷¹

	Estimate	Margin of Error
Total housing units	90,537	±122
Built 2020 or later	3.4%	±0.5%
Built 2010 to 2019	26.1%	±1.2%
Built 2000 to 2009	31.6%	±1.1%
Built 1990 to 1999	24.3%	±1.1%
Built 1980 to 1989	7.7%	±0.7%
Built 1970 to 1979	3.5%	±0.6%
Built 1960 to 1969	1.5%	±0.3%
Built 1950 to 1959	1.1%	±0.3%
Built 1940 to 1949	0.3%	±0.1%
Built 1939 or earlier	0.6%	±0.4%

Housing Characteristics, Continued

ROOMS, 2019-23⁷²

	Estimate	Margin of Error
Total housing units	90,537	±122
1 room	0.5%	±0.2%
2 rooms	0.9%	±0.2%
3 rooms	3.1%	±0.5%
4 rooms	6.8%	±0.6%
5 rooms	10.5%	±0.9%
6 rooms	14.2%	±0.9%
7 rooms	12.5%	±0.8%
8 rooms	15.3%	±0.9%
9 rooms or more	36.3%	±1.3%
Median rooms	7.6	±0.1

BEDROOMS, 2019-23⁷³

	Estimate	Margin of Error
Total housing units	90,537	±122
No bedroom	0.5%	±0.2%
1 bedroom	2.2%	±0.4%
2 bedrooms	9.8%	±0.8%
3 bedrooms	29.1%	±1.2%
4 bedrooms	30.8%	±1.3%
5 or more bedrooms	27.7%	±1.1%

HOUSING TENURE, 2019-23⁷⁴

	Estimate	Margin of Error
Occupied housing units	86,688	±537
Owner-occupied	85.0%	±1.0%
Renter-occupied	15.0%	±1.0%
Average household size of owner-occupied unit	3.05	±0.05
Average household size of renter-occupied unit	2.63	±0.07

Housing Characteristics, Continued

YEAR HOUSEHOLDER MOVED INTO UNIT, 2019-23⁷⁵

	Estimate	Margin of Error
Occupied housing units	86,688	±537
Moved in 2021 or later	9.2%	±0.8%
Moved in 2018 to 2021	23.3%	±1.3%
Moved in 2010 to 2017	35.7%	±1.5%
Moved in 2000 to 2009	21.2%	±1.1%
Moved in 1990 to 1999	7.9%	±0.7%
Moved in 1989 and earlier	2.7%	±0.4%

VEHICLES AVAILABLE, 2019-23⁷⁶

	Estimate	Margin of Error
Occupied housing units	86,688	±537
No vehicles available	2.1%	±0.4%
1 vehicle available	22.0%	±1.3%
2 vehicles available	48.5%	±1.7%
3 or more vehicles available	27.5%	±1.3%

HOUSE HEATING FUEL, 2019-23⁷⁷

	Estimate	Margin of Error
Occupied housing units	86,688	±537
Utility gas	68.7%	±1.1%
Bottled, tank, or LP gas	3.3%	±0.4%
Electricity	27.1%	±1.0%
Fuel oil, kerosene, etc.	0.1%	±0.1%
Coal or coke	0.0%	±0.0%
Wood	0.3%	±0.1%
Solar energy	0.1%	±0.0%
Other fuel	0.1%	±0.1%
No fuel used	0.2%	±0.1%

OCCUPANTS PER ROOM, 2019-23⁷⁸

	Estimate	Margin of Error
Occupied housing units	86,688	±537
1.00 or less	98.6%	±1.7%
1.01 to 1.50	1.0%	±0.3%
1.51 or more	0.4%	±0.2%

Housing Characteristics, Continued

VALUE, 2019-23⁷⁹

	Estimate	Margin of Error
Owner-occupied units	73,661	±957
Less than \$50,000	1.5%	±0.4%
\$50,000 to \$99,999	0.6%	±0.2%
\$100,000 to \$149,999	1.1%	±0.3%
\$150,000 to \$199,999	1.4%	±0.3%
\$200,000 to \$299,999	9.4%	±0.9%
\$300,000 to \$499,999	37.3%	±1.6%
\$500,000 to \$999,999	44.2%	±1.7%
\$1,000,000 or more	4.5%	±0.6%
Median (dollars)	\$493,800	±\$7,336

MORTGAGE STATUS, 2019-23⁸⁰

	Estimate	Margin of Error
Owner-occupied units	73,661	±957
Housing units with a mortgage	76.1%	±1.1%
Housing units without a mortgage	23.9%	±1.0%

SELECTED MONTHLY OWNER COSTS (SMOC), 2019-23⁸¹

	Estimate	Margin of Error
Housing units with a mortgage	56,024	±1,103
Less than \$500	0.5%	±0.2%
\$500 to \$999	3.1%	±0.6%
\$1,000 to \$1,499	8.8%	±0.8%
\$1,500 to \$1,999	20.2%	±1.3%
\$2,000 to \$2,499	22.7%	±1.5%
\$2,500 to \$2,999	17.5%	±1.3%
\$3,000 or more	27.3%	±1.9%
Median (dollars)	\$2,384	±\$34
Housing units without a mortgage	17,637	±806
Less than \$250	4.5%	±1.2%
\$250 to \$399	13.4%	±1.6%
\$400 to \$599	26.8%	±2.7%
\$600 to \$799	25.6%	±2.8%
\$800 to \$999	15.3%	±1.9%
\$1,000 or more	14.4%	±2.2%
Median (dollars)	\$635	±\$18

Housing Characteristics, Continued

SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI), 2019-23⁸²

	Estimate	Margin of Error
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	55,872	±1,830
Less than 20.0 percent	57.3%	±1.8%
20.0 to 24.9 percent	15.9%	±1.1%
25.0 to 29.9 percent	8.3%	±0.9%
30.0 to 34.9 percent	5.2%	±0.6%
35.0 percent or more	13.4%	±1.1%
Not computed	152	±81
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	17,434	±971
Less than 10.0 percent	64.5%	±2.5%
10.0 to 14.9 percent	16.3%	±1.9%
15.0 to 19.9 percent	8.0%	±1.8%
20.0 to 24.9 percent	4.0%	±1.5%
25.0 to 29.9 percent	1.7%	±0.6%
30.0 to 34.9 percent	0.8%	±0.4%
35.0 percent or more	4.8%	±1.1%
Not computed	203	±104

Housing Characteristics, Continued

GROSS RENT, 2019-23⁸³

	Estimate	Margin of Error
Occupied units paying rent	12,280	±882
Less than \$500	0.8%	±0.9%
\$500 to \$999	9.2%	±2.4%
\$1,000 to \$1,499	18.4%	±3.2%
\$1,500 to \$1,999	24.7%	±3.6%
\$2,000 to \$2,499	26.4%	±3.5%
\$2,500 to \$2,999	14.3%	±2.7%
\$3,000 or more	6.2%	±1.5%
Median (dollars)	\$1,937	±\$82
No rent paid	747	±186

GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI), 2019-23⁸⁴

	Estimate	Margin of Error
Occupied units paying rent (excluding units where GRAPI cannot be computed)	12,167	±1,012
Less than 15.0 percent	12.9%	±2.7%
15.0 to 19.9 percent	14.7%	±3.3%
20.0 to 24.9 percent	17.0%	±3.2%
25.0 to 29.9 percent	10.8%	±2.1%
30.0 to 34.9 percent	7.7%	±1.9%
35.0 percent or more	37.0%	±4.1%
Not computed	860	±209

Demographic Characteristics

SEX AND AGE, 2019-23⁸⁵

	Estimate	Margin of Error
Total population	260,062	(X)
Male	50.0%	±0.0%
Female	50.0%	±0.0%
Sex ratio (males per 100 females)	100.0	±0.0
Under 5 years	5.5%	±0.0%
5 to 9 years	7.5%	±0.3%
10 to 14 years	8.1%	±0.3%
15 to 19 years	7.7%	±0.1%
20 to 24 years	5.3%	±0.3%
25 to 34 years	9.3%	±0.1%
35 to 44 years	16.3%	±0.5%
45 to 54 years	16.3%	(X)
55 to 59 years	6.6%	±0.3%
60 to 64 years	5.0%	±0.3%
65 to 74 years	7.3%	±0.3%
75 to 84 years	4.0%	±0.2%
85 years and over	1.1%	±0.1%
Median age (years)	39.4	±0.3
Under 18 years	26.2%	±0.4%
16 years and over	77.1%	±0.2%
18 years and over	73.8%	(X)
21 years and over	70.2%	(X)
62 years and over	15.2%	±0.5%
65 years and over	12.5%	±0.4%
18 years and over	191,875	(X)
Male	49.6%	(X)
Female	50.4%	(X)
Sex ratio (males per 100 females)	98.4	(X)
65 years and over	32,413	±1,079
Male	44.9%	±1.6%
Female	55.1%	±1.8%
Sex ratio (males per 100 females)	81.4	±1.1

Demographic Characteristics, Continued

RACE ALONE OR IN COMBINATION WITH ONE OR MORE OTHER RACES, 2019-23⁸⁶

	Estimate	Margin of Error
Total population	260,062	(X)
White	74.2%	±0.5%
Black or African American	5.4%	±0.2%
American Indian and Alaska Native	1.3%	±0.3%
Asian	19.6%	±0.2%
Native Hawaiian and Other Pacific Islander	0.2%	±0.1%
Some other race	8.3%	±0.6%

HISPANIC OR LATINO AND RACE, 2019-23⁸⁷

	Estimate	Margin of Error
Total population	260,062	(X)
Hispanic or Latino (of any race)	10.0%	(X)
Mexican	4.6%	±0.5%
Puerto Rican	1.2%	±0.2%
Cuban	0.3%	±0.1%
Other Hispanic or Latino	3.9%	±0.5%
Not Hispanic or Latino	90.0%	(X)
White alone	63.8%	±0.4%
Black or African American alone	4.0%	±0.2%
American Indian and Alaska Native alone	0.1%	±0.0%
Asian alone	17.9%	±0.3%
Native Hawaiian and Other Pacific Islander alone	0.0%	±0.0%
Some other race alone	0.6%	±0.2%
Two or more races	3.6%	±0.5%
Two races including Some other race	0.8%	±0.3%
Two races excluding Some other race, and Three or more races	2.7%	±0.3%

CITIZEN, VOTING AGE POPULATION, 2019-23⁸⁸

	Estimate	Margin of Error
Citizen, 18 and over population	166,018	±1,663
Male	49.4%	±0.5%
Female	50.6%	±0.5%

FORECAST EMPLOYMENT BY SECTOR⁸⁹

	2050	2020	Change
All Sectors	106,208	87,319	21.6%
Goods Producing	17,352	17,134	1.3%
Agriculture, forestry, fishing and hunting	55	51	7.8%
Mining	215	225	-4.4%
Construction	8,485	7,509	13.0%
Manufacturing	8,597	9,349	-8.0%
Service Providing	88,856	70,185	26.6%
Wholesale trade	7,278	6,393	13.8%
Retail trade	9,734	8,717	11.7%
Transportation and warehousing	1,736	1,046	66.0%
Utilities	202	254	-20.5%
Information	1,112	1,080	3.0%
Financial activities	7,220	6,603	9.3%
Finance and insurance	4,419	4,438	-0.4%
Real estate and rental and leasing	2,801	2,165	29.4%
Professional and business services	12,808	9,831	30.3%
Professional, scientific, and technical services	11,748	8,839	32.9%
Management of companies and enterprises	1,060	992	6.9%
Administrative and Support and Waste Management and Remediation Services	14,119	10,577	33.5%
Education and health services	17,955	13,736	30.7%
Education services	7,964	6,924	15.0%
Health care and social assistance	9,991	6,812	46.7%
Leisure and hospitality	10,182	7,374	38.1%
Arts, entertainment, and recreation	1,865	1,447	28.9%
Accommodation and food services	8,317	5,927	40.3%
Other services, except public administration	4,004	2,734	46.5%
Public administration	2,506	1,840	36.2%

POPULATION AND HOUSEHOLD FORECASTS⁹⁰

	2050	2020	Change
Total population	450,124	251,283	79.1%
Total households	162,731	83,551	94.8%

Notes

- ¹Source: American Community Survey, Table B01001
- ²Source: American Community Survey, Table B03002
- ³Source: American Community Survey, Table B03002
- ⁴Source: American Community Survey, Table B03002
- ⁵Source: American Community Survey, Table B03002
- ⁶Source: American Community Survey, Table B01002
- ⁷Source: American Community Survey, Table B15002
- ⁸Source: American Community Survey, Table B15002
- ⁹Source: American Community Survey, Table B23001
- ¹⁰Source: American Community Survey, Table B17001
- ¹¹Source: American Community Survey, Table B25002
- ¹²Source: American Community Survey, Table B25002
- ¹³Source: American Community Survey, Table B25002
- ¹⁴Source: American Community Survey, Table B25009
- ¹⁵Source: American Community Survey, Table B25009
- ¹⁶Households spending 30% or more of income on housing. Source: American Community Survey, Table B25091.
- ¹⁷Households spending 30% or more of income on housing. Source: American Community Survey, Table B25070.
- ¹⁸Source: American Community Survey, Table B25044
- ¹⁹Source: American Community Survey, Table B01001
- ²⁰Source: American Community Survey, Table B03002
- ²¹Source: American Community Survey, Table B03002
- ²²Source: American Community Survey, Table B03002
- ²³Source: American Community Survey, Table B03002
- ²⁴Source: American Community Survey, Table B01002
- ²⁵Source: American Community Survey, Table B15002
- ²⁶Source: American Community Survey, Table B15002
- ²⁷Source: American Community Survey, Table B23001
- ²⁸Source: American Community Survey, Table B17001
- ²⁹Source: American Community Survey, Table B25002
- ³⁰Source: American Community Survey, Table B25002
- ³¹Source: American Community Survey, Table B25002
- ³²Source: American Community Survey, Table B25009
- ³³Source: American Community Survey, Table B25009
- ³⁴Households spending 30% or more of income on housing. Source: American Community Survey, Table B25091.
- ³⁵Households spending 30% or more of income on housing. Source: American Community Survey, Table B25070.
- ³⁶Source: American Community Survey, Table B25044
- ³⁷Source: American Community Survey, Tables B09019, B11001, B11002, B11003, B11005, B11007, B11010, B11012
- ³⁸Source: American Community Survey, Table B09019
- ³⁹Source: American Community Survey, Table B12001
- ⁴⁰Source: American Community Survey, Table B13002
- ⁴¹Source: Georgia Department of Public Health, Office of Health Indicators for Planning
- ⁴²Source: American Community Survey, Table B10050
- ⁴³Source: American Community Survey, Table B14001
- ⁴⁴Source: Georgia Department of Education. Data reflect the student's address rather than the location of the school.
- ⁴⁵Source: American Community Survey, Table B15002
- ⁴⁶Source: American Community Survey, Table B21001
- ⁴⁷Source: American Community Survey, Table B18101

- ⁴⁸Source: American Community Survey, Table B07003
- ⁴⁹Source: American Community Survey, Table B05002
- ⁵⁰Source: American Community Survey, Table B05002
- ⁵¹Source: American Community Survey, Table B05005
- ⁵²Source: American Community Survey, Table B05006
- ⁵³Source: American Community Survey, Table B16004
- ⁵⁴Source: American Community Survey, Table B28003
- ⁵⁵Source: American Community Survey, Table B23001
- ⁵⁶Source: American Community Survey, Tables B08101, B08301
- ⁵⁷Source: American Community Survey, Table C24010
- ⁵⁸Source: American Community Survey, Table B24080
- ⁵⁹Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Origin-Destination Data, Tables JT00 Main and JT00 Aux.
- ⁶⁰Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Origin-Destination Data, Tables JT00 Main and JT00 Aux.
- ⁶¹Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Origin-Destination Data, Tables JT00 Main and JT00 Aux.
- ⁶²Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Origin-Destination Data, Tables JT00 Main and JT00 Aux.
- ⁶³Source: American Community Survey, Tables B19001 and B19013
- ⁶⁴Source: American Community Survey, Tables B19056, B19066, B19057, B19067, B22001
- ⁶⁵Source: American Community Survey, Tables B19101, B19113, B19127
- ⁶⁶Source: American Community Survey, Table B20017
- ⁶⁷Source: American Community Survey, Tables B18135, B27011
- ⁶⁸Source: American Community Survey, Tables B17001, B17010, B17001B, B17001D, B17001H, and B17001I
- ⁶⁹Source: American Community Survey, Tables B25002, B25003, B25004
- ⁷⁰Source: American Community Survey, Table B25024
- ⁷¹Source: American Community Survey, Table B25034
- ⁷²Source: American Community Survey, Tables B25017, B25018
- ⁷³Source: American Community Survey, Table B25041
- ⁷⁴Source: American Community Survey, Table B25009
- ⁷⁵Source: American Community Survey, Table B25038
- ⁷⁶Source: American Community Survey, Table B25044
- ⁷⁷Source: American Community Survey, Table B25040
- ⁷⁸Source: American Community Survey, Table B25014
- ⁷⁹Source: American Community Survey, Tables B25075, B25077
- ⁸⁰Source: American Community Survey, Table B25081
- ⁸¹Source: American Community Survey, Tables B25087 B25088
- ⁸²Source: American Community Survey, Table B25091
- ⁸³Source: American Community Survey, Table B25063
- ⁸⁴Source: American Community Survey, Table B25070
- ⁸⁵Source: American Community Survey, Tables B01001, B01002
- ⁸⁶Source: American Community Survey, Table C02003
- ⁸⁷Source: American Community Survey, Tables B03001, B03002
- ⁸⁸Source: American Community Survey, Table B05003
- ⁸⁹Source: Atlanta Regional Commission Series 17 Forecasts
- ⁹⁰Source: Atlanta Regional Commission Series 17 Forecasts

(X) Denotes an indicator that cannot be calculated.

* Indicates a change that is statistically significant at the 90% confidence level.

† Indicates that statistical significance of change cannot be calculated.