



# Executive Summary

1800-2014 GA-8  
1800-2014 GA-8, Villa Rica, Georgia, 30180  
Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
Latitude: 33.73356  
Longitude: -84.96728

	5 minutes	10 minutes	15 minutes
<b>Population</b>			
2010 Population	4,304	26,649	52,839
2020 Population	4,817	29,522	58,166
2022 Population	4,871	30,606	59,741
2027 Population	4,971	32,171	61,773
2010-2020 Annual Rate	1.13%	1.03%	0.97%
2020-2022 Annual Rate	0.50%	1.62%	1.19%
2022-2027 Annual Rate	0.41%	1.00%	0.67%
2022 Male Population	48.5%	48.5%	48.8%
2022 Female Population	51.5%	51.5%	51.2%
2022 Median Age	36.2	35.6	36.6

In the identified area, the current year population is 59,741. In 2020, the Census count in the area was 58,166. The rate of change since 2020 was 1.19% annually. The five-year projection for the population in the area is 61,773 representing a change of 0.67% annually from 2022 to 2027. Currently, the population is 48.8% male and 51.2% female.

### Median Age

The median age in this area is 36.6, compared to U.S. median age of 38.9.

### Race and Ethnicity

2022 White Alone	65.3%	64.3%	67.9%
2022 Black Alone	22.1%	23.2%	20.5%
2022 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2022 Asian Alone	0.9%	1.4%	1.2%
2022 Pacific Islander Alone	0.0%	0.0%	0.0%
2022 Other Race	3.5%	3.1%	2.8%
2022 Two or More Races	7.8%	7.6%	7.2%
2022 Hispanic Origin (Any Race)	7.4%	6.7%	6.1%

Persons of Hispanic origin represent 6.1% of the population in the identified area compared to 19.0% 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 55.0 in the identified area, compared to 71.6 for the U.S. as a whole.

### Households

2022 Wealth Index	54	65	69
2010 Households	1,519	9,460	18,555
2020 Households	1,670	10,421	20,460
2022 Households	1,688	10,826	21,044
2027 Households	1,723	11,404	21,796
2010-2020 Annual Rate	0.95%	0.97%	0.98%
2020-2022 Annual Rate	0.48%	1.71%	1.26%
2022-2027 Annual Rate	0.41%	1.05%	0.70%
2022 Average Household Size	2.89	2.83	2.84

The household count in this area has changed from 20,460 in 2020 to 21,044 in the current year, a change of 1.26% annually. The five-year projection of households is 21,796, a change of 0.70% annually from the current year total. Average household size is currently 2.84, compared to 2.84 in the year 2020. The number of families in the current year is 15,697 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.

**Source:** U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



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<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	12.9%	13.6%	13.9%
<b>Median Household Income</b>			
2022 Median Household Income	\$63,172	\$68,171	\$69,825
2027 Median Household Income	\$71,861	\$78,389	\$80,328
2022-2027 Annual Rate	2.61%	2.83%	2.84%
<b>Average Household Income</b>			
2022 Average Household Income	\$76,988	\$85,842	\$87,438
2027 Average Household Income	\$90,963	\$101,041	\$102,745
2022-2027 Annual Rate	3.39%	3.31%	3.28%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$27,217	\$30,012	\$30,791
2027 Per Capita Income	\$32,232	\$35,392	\$36,242
2022-2027 Annual Rate	3.44%	3.35%	3.31%

Current median household income is \$69,825 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$80,328 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$87,438 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$102,745 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$30,791 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$36,242 in five years, compared to \$47,064 for all U.S. households

<b>Housing</b>			
2022 Housing Affordability Index	188	176	172
2010 Total Housing Units	1,712	10,649	20,877
2010 Owner Occupied Housing Units	1,027	6,659	13,864
2010 Renter Occupied Housing Units	492	2,801	4,691
2010 Vacant Housing Units	193	1,189	2,322
2020 Total Housing Units	1,762	11,098	21,781
2020 Vacant Housing Units	92	677	1,321
2022 Total Housing Units	1,784	11,560	22,458
2022 Owner Occupied Housing Units	1,108	7,615	15,472
2022 Renter Occupied Housing Units	580	3,211	5,572
2022 Vacant Housing Units	96	734	1,414
2027 Total Housing Units	1,822	12,098	23,208
2027 Owner Occupied Housing Units	1,169	8,218	16,296
2027 Renter Occupied Housing Units	554	3,186	5,500
2027 Vacant Housing Units	99	694	1,412

Currently, 68.9% of the 22,458 housing units in the area are owner occupied; 24.8%, renter occupied; and 6.3% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 21,781 housing units in the area and 6.1% vacant housing units. The annual rate of change in housing units since 2020 is 1.37%. Median home value in the area is \$184,412, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 4.35% annually to \$228,154.

**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.

**Source:** U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.