

Jackson County Demographic Profile and Growth

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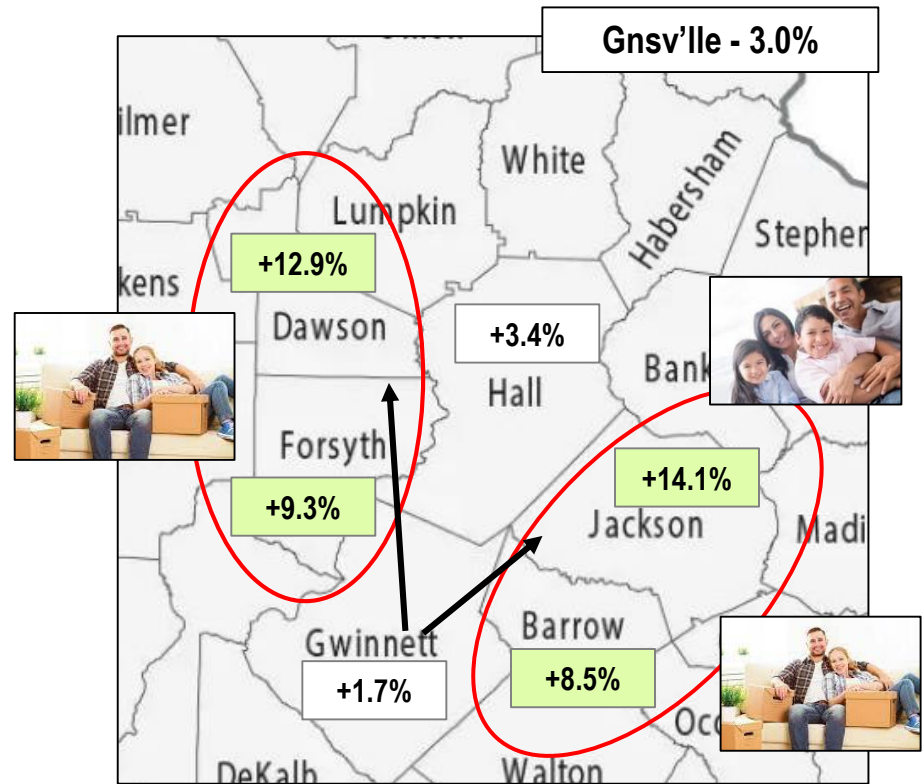
EXPERIENCE
Insight + Strategy + Engagement



Last THREE Years

Growth 2019-2022

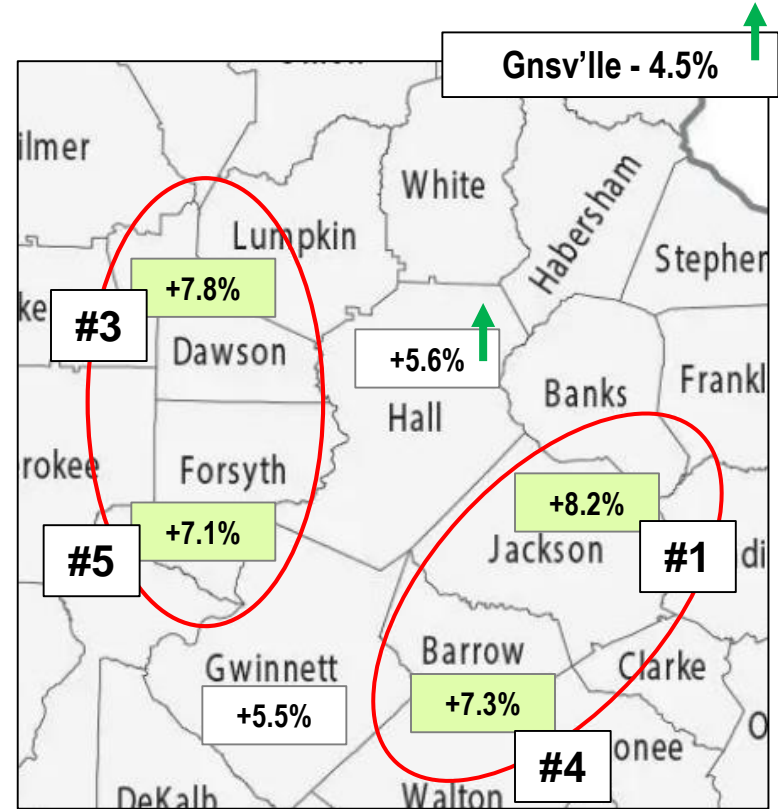
	2019-2022 Gain / Loss	% Change
Hall	+6,871	+3.4%
Jackson	+9,891	+14.1%
Barrow	+6,929	+8.5%
Gwinnett	+16,219	+1.7%
Forsyth	+22,303	+9.3%
Dawson	+3,245	+12.9%
Gainesville	+1,190	+3.0%



Next FIVE Years

2022 Populations & Forecasted 5 Year Growth 2022-2027

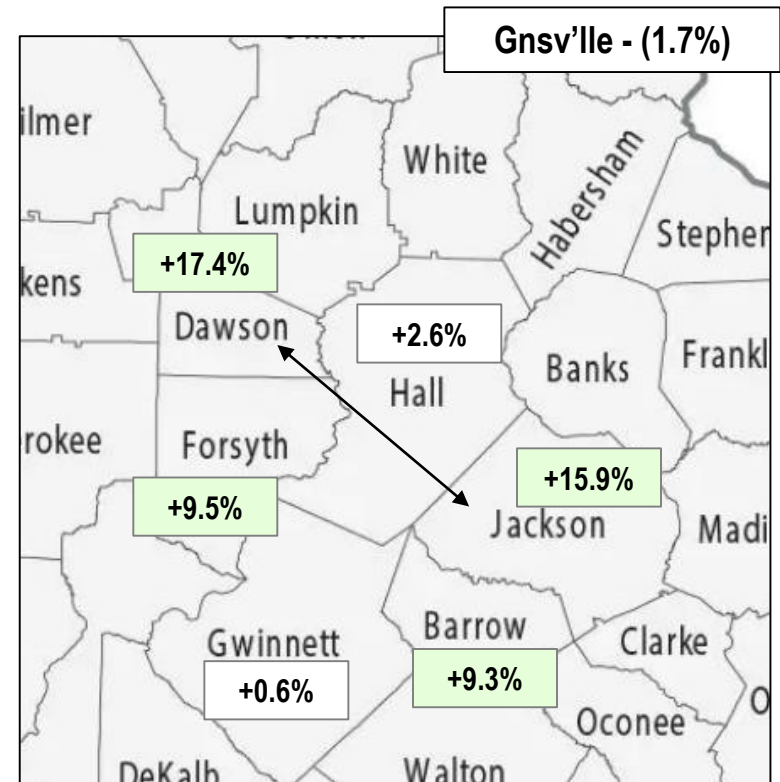
	2022 Population	% 5 Year Growth
222,706	Hall	203,931 +5.6%
	Jackson	79,852 +8.2%
	Barrow	88,679 +7.3%
	Gwinnett	959,353 +5.5%
	Forsyth	239,982 +7.1%
	Dawson	28,250 +7.8%
43,028	Gainesville	41,172 +4.5%





Millennial (Age 25-44) Growth 2019-2022

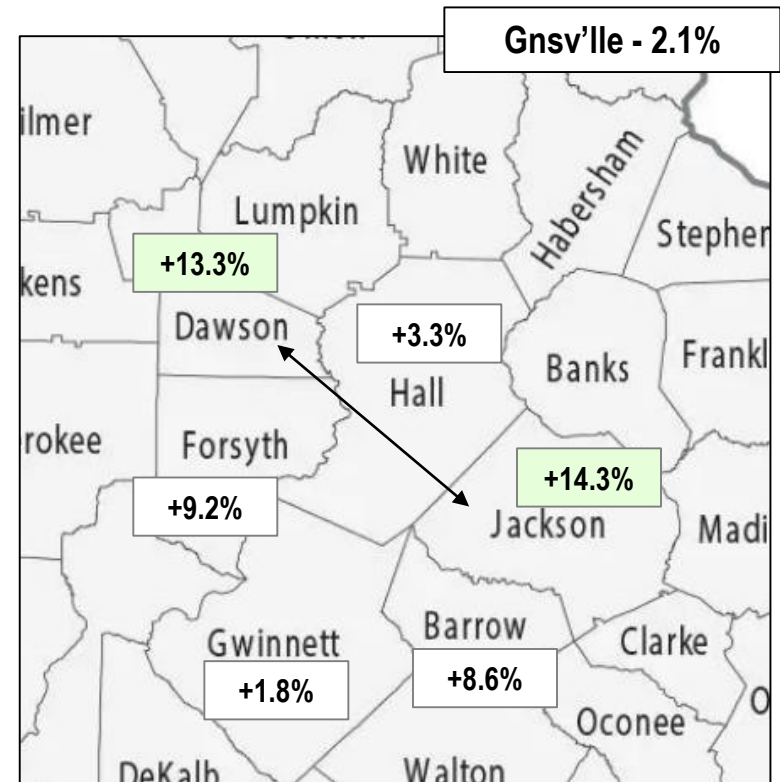
	Age 25-44 Gain / Loss	% Change
Hall	+1,346	+2.6%
Jackson	+2,824	+15.9%
Barrow	+2,101	+9.3%
Gwinnett	+1,601	+0.6%
Forsyth	+5,423	+9.5%
Dawson	+973	+17.4%
Gainesville	(187)	(1.7%)



Families with Kids < 18 At Home Growth 2019-2022



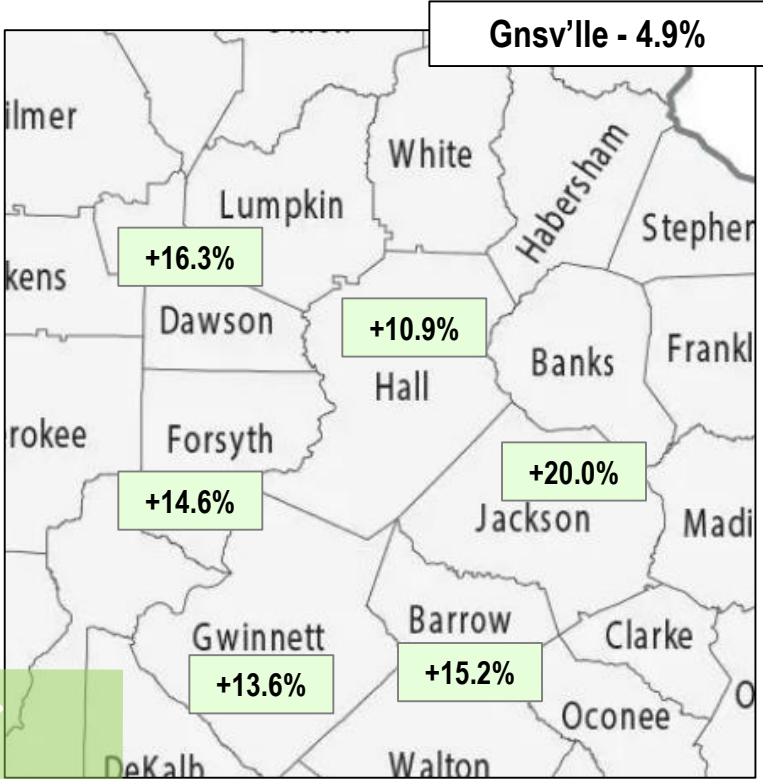
	Families with Kids Gain / Loss	% Change
Hall	+923	+3.3%
Jackson	+1,405	+14.3%
Barrow	+1,021	+8.6%
Gwinnett	+2,523	+1.8%
Forsyth	+3,473	+9.2%
Dawson	+417	+13.3%
Gainesville	+110	+2.1%





Boomers+ (Age 65+) Growth 2019-2022

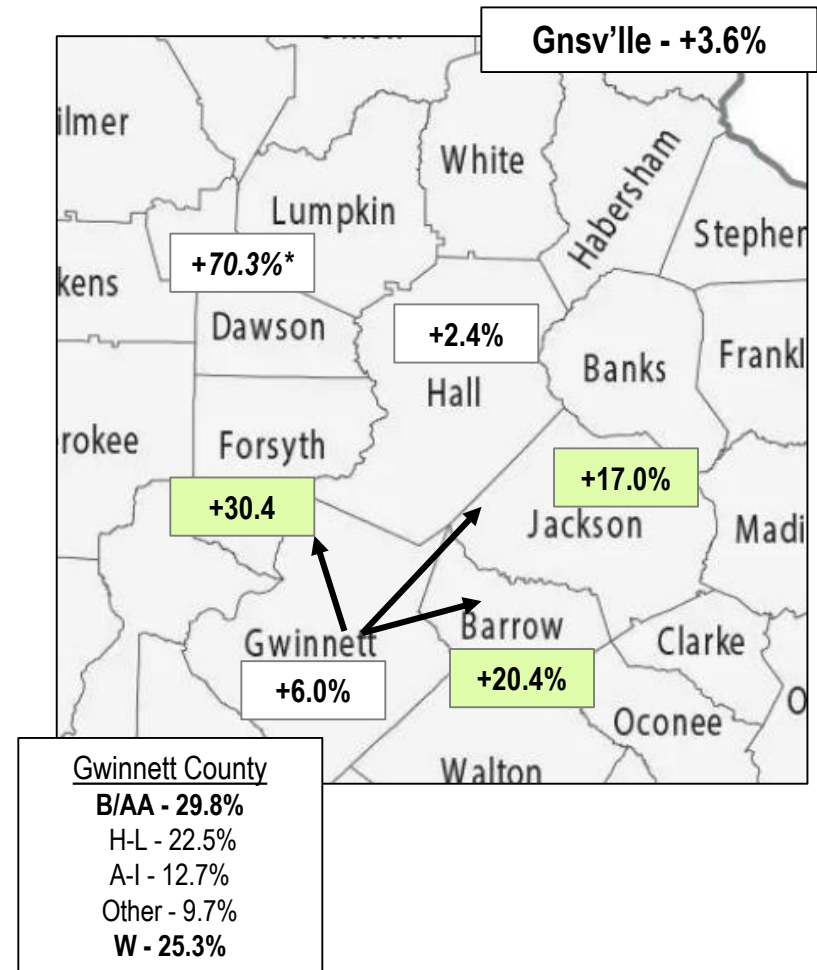
	Age 65+ Gain / Loss	% Change
Hall	+3,366	+10.9%
Jackson	+2,064	+20.0%
Barrow	+1,612	+15.2%
Gwinnett	+13,388	+13.6%
Forsyth	+4,363	+14.6%
Dawson	+863	+16.3%
Gainesville	+255	+4.9%



Black/African-American Growth 2019-2022



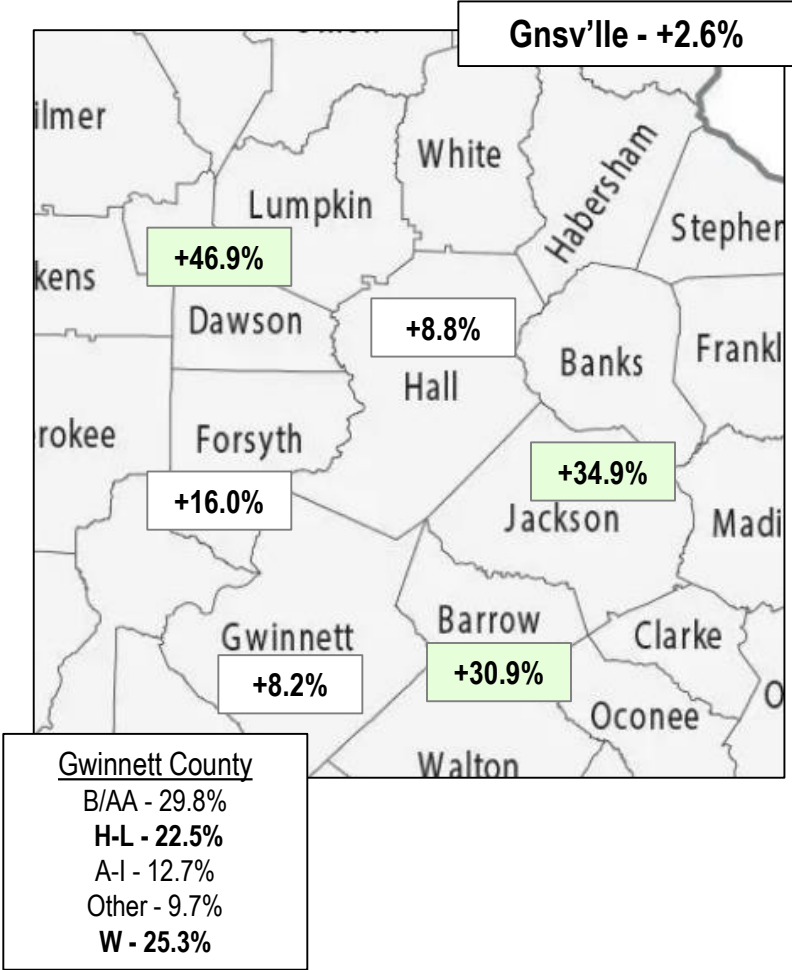
	% B/AA 2022	B/AA Gain / Loss	% Change
Hall	7.7%	+385	+2.4%
Jackson	7.2%	+839	+17.0%
Barrow	12.7%	+1,905	+20.4%
Gwinnett	29.8%	+17,160	+6.0%
Forsyth	4.5%	+2,748	+30.4%
Dawson	1.2%	+135	+70.3%*
Gainesville	13.8%	+200	+3.6%



Hispanic-Latino Growth 2019-2022

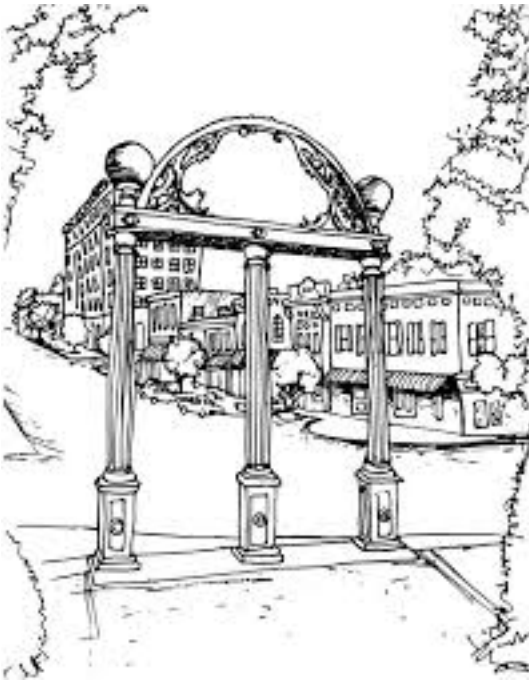


	% H-L 2022	H-L Gain / Loss	% Change
Hall	30.4%	+5,163	+8.8%
Jackson	9.3%	+1,914	+34.9%
Barrow	13.4%	+2,796	+30.9%
Gwinnett	22.5%	+16,296	+8.2%
Forsyth	10.0%	+3,592	+16.0%
Dawson	5.7%	+516	+46.9%
Gainesville	44.9%	+468	+2.6%



Source: US Census Bureau 2022 and 2019; Claritas 2019 and 2022; EXPERIENCE 2019 and 2022

Percent With 2 Year College Degree+ Change 2019-2022

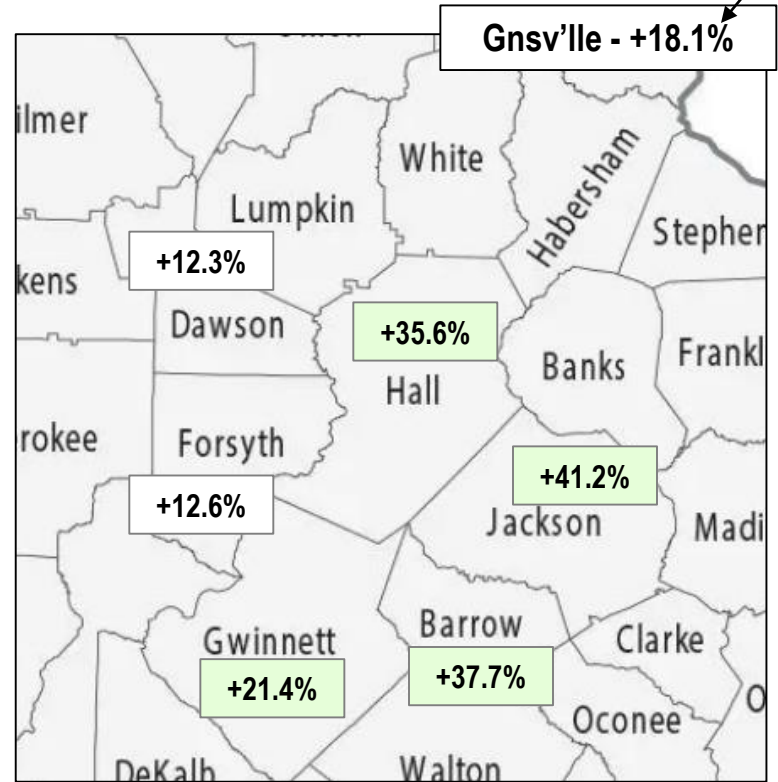


	% 2 Year+ 2019	% 2 Year+ 2022	% Point Gain
Hall	29.6%	32.1%	+2.5
Jackson	27.0%	34.3%	+6.1
Barrow	25.5%	30.4%	+4.9
Gwinnett	44.0%	47.9%	+3.9
Forsyth	56.4%	62.4%	+6.0
Dawson	35.4%	36.9%	+1.5
Gainesville	26.9%	29.0%	+2.1

Source: US Census Bureau 2022 and 2019; Claritas 2019 and 2022; EXPERIENCE 2019 and 2022

Average Household Income Percentage Change 2019-2022

	2019	2022	% Change
Hall	\$78.6K	\$106.6K	+35.6%
Jackson	\$77.8K	\$109.6K	+41.2%
Barrow	\$69.5K	\$95.7K	+37.7%
Gwinnett	\$96.1K	\$116.7K	+21.4%
Forsyth	\$140.7K	\$158.4K	+12.6%
Dawson	\$94.9K	\$106.6K	+12.3%
Gainesville	\$77.3K	\$91.3K	+18.1%



Median Home Value - Owned Homes Change 2019-2022

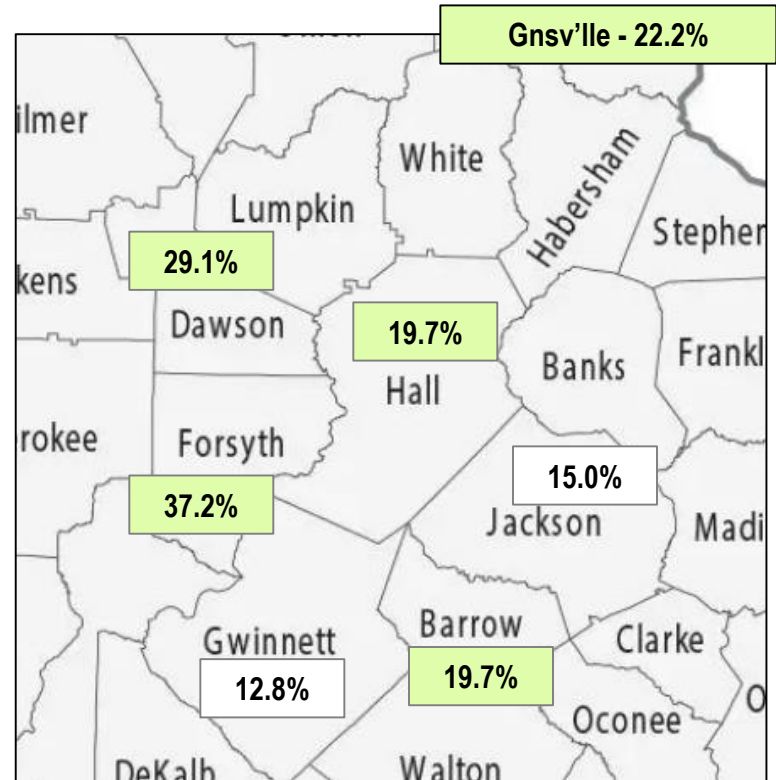


Still highest
median value...
But lowest
3 year gain

	Median Home Value 2019	Median Home Value 2022	Percentage Change
Hall	\$221.7K	\$270.2K	+40.5%
Jackson	\$171.5K	\$325.2K	+89.7%
Barrow	\$151.7K	\$256.1K	+68.2%
Gwinnett	\$221.7K	\$339.8K	+53.3%
Forsyth	\$356.8K	\$442.2K	+23.9%
Dawson	\$233.3K	\$321.6K	+37.8%
Gainesville	\$205.3K	\$272.9K	+32.9%

Home Value \$500K+ Percentage Each Year and Change 2019-2022

	% Homes \$500K+ 2019	% Homes \$500K+ 2022	Change
Hall	10.0%	19.7%	2X
Jackson	3.0%	15.0%	5X
Barrow	4.2%	9.2%	2X
Gwinnett	7.1%	12.8%	1.8X
Forsyth	24.4%	37.2%	0.5X
Dawson	20.0%	29.1%	0.5X
Gainesville	12.4%	22.2%	2X



Percentage of Housing Mobile Homes



2022 Pre-fab Tiny Homes

County	Mobile Homes % of Housing
#2 Hall	10.7%
#1 Jackson	15.2%
Barrow	8.1%
Gwinnett	1.5%
Forsyth	4.2%
Dawson	8.5%
Gainesville	5.5%