Executive Summary

Morningside Dr NE, Lawrenceville, Georgia, 30043
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.99097
Longitude: -83.97910

	1 mile	3 miles	5 miles
Population			
2010 Population	5,661	56,421	161,051
2020 Population	5,766	62,762	185,464
2022 Population	5,738	64,993	190,312
2027 Population	6,470	67,387	197,887
2010-2020 Annual Rate	0.18%	1.07%	1.42%
2020-2022 Annual Rate	-0.22%	1.56%	1.15%
2022-2027 Annual Rate	2.43%	0.73%	0.78%
2022 Male Population	57.0%	49.6%	48.9%
2022 Female Population	43.0%	50.4%	51.1%
2022 Median Age	36.5	34.5	35.0

In the identified area, the current year population is 190,312. In 2020, the Census count in the area was 185,464. The rate of change since 2020 was 1.15% annually. The five-year projection for the population in the area is 197,887 representing a change of 0.78% annually from 2022 to 2027. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 35.0, compared to U.S. median age of 38.9.

Race and Ethnicity			
2022 White Alone	39.7%	36.6%	35.9%
2022 Black Alone	31.8%	30.5%	29.2%
2022 American Indian/Alaska Native Alone	0.9%	0.8%	0.8%
2022 Asian Alone	10.2%	10.0%	11.7%
2022 Pacific Islander Alone	0.0%	0.1%	0.1%
2022 Other Race	7.5%	9.8%	10.5%
2022 Two or More Races	9.8%	12.1%	11.8%
2022 Hispanic Origin (Any Race)	18.4%	21.7%	22.3%

Persons of Hispanic origin represent 22.3% 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 83.5 in the identified area, compared to 71.6 for the U.S. as a whole.

Households			
2022 Wealth Index	129	99	94
2010 Households	1,141	17,804	52,555
2020 Households	1,277	19,646	60,075
2022 Households	1,304	20,417	61,665
2027 Households	1,545	21,199	64,264
2010-2020 Annual Rate	1.13%	0.99%	1.35%
2020-2022 Annual Rate	0.93%	1.73%	1.17%
2022-2027 Annual Rate	3.45%	0.75%	0.83%
2022 Average Household Size	3.54	3.05	3.04

The household count in this area has changed from 60,075 in 2020 to 61,665 in the current year, a change of 1.17% annually. The five-year projection of households is 64,264, a change of 0.83% annually from the current year total. Average household size is currently 3.04, compared to 3.04 in the year 2020. The number of families in the current year is 46,494 in the specified area.

November 10, 2022

CAPITAL GROWTH REAL ESTATE

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	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	14.6%	17.4%	16.7%
Median Household Income			
2022 Median Household Income	$102,262	$79,707	$82,808
2027 Median Household Income	$109,815	$97,096	$98,441
2022-2027 Annual Rate	1.44%	4.03%	3.52%
Average Household Income			
2022 Average Household Income	$125,196	$107,342	$106,913
2027 Average Household Income	$144,142	$126,351	$125,312
2022-2027 Annual Rate	2.86%	3.31%	3.23%
Per Capita Income			
2022 Per Capita Income	$31,992	$34,088	$34,678
2027 Per Capita Income	$38,028	$40,112	$40,703
2022-2027 Annual Rate	3.52%	3.31%	3.26%
Households by Income			

Current median household income is $82,808 in the area, compared to $72,414 for all U.S. households. Median household income is projected to be $98,441 in five years, compared to $84,445 for all U.S. households

Current average household income is $106,913 in this area, compared to $105,029 for all U.S. households. Average household income is projected to be $125,312 in five years, compared to $122,155 for all U.S. households

Current per capita income is $34,678 in the area, compared to the U.S. per capita income of $40,363. The per capita income is projected to be $40,703 in five years, compared to $47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	160	134	138
2010 Total Housing Units	1,219	19,238	56,646
2010 Owner Occupied Housing Units	970	12,528	38,798
2010 Renter Occupied Housing Units	171	5,279	13,766
2010 Vacant Housing Units	78	1,434	4,091
2020 Total Housing Units	1,325	20,463	62,402
2020 Vacant Housing Units	48	817	2,327
2022 Total Housing Units	1,349	21,271	63,921
2022 Owner Occupied Housing Units	1,188	14,450	44,666
2022 Renter Occupied Housing Units	116	5,967	16,999
2022 Vacant Housing Units	45	854	2,256
2027 Total Housing Units	1,602	22,252	67,040
2027 Owner Occupied Housing Units	1,218	15,042	46,415
2027 Renter Occupied Housing Units	327	6,158	17,849
2027 Vacant Housing Units	57	1,053	2,776

Currently, 69.9% of the 63,921 housing units in the area are owner occupied; 26.6%, renter occupied; and 3.5% 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 62,402 housing units in the area and 3.7% vacant housing units. The annual rate of change in housing units since 2020 is 1.07%. Median home value in the area is $262,994, compared to a median home value of $283,272 for the U.S. In five years, median value is projected to change by 1.30% annually to $280,508.

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