



# Executive Summary

Alpharetta City, GA  
Alpharetta City, GA (1301696)  
Geography: Place

Prepared by Esri

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## Population

2000 Population	44,471
2010 Population	57,500
2021 Population	68,062
2026 Population	72,362
2000-2010 Annual Rate	2.60%
2010-2021 Annual Rate	1.51%
2021-2026 Annual Rate	1.23%
2021 Male Population	48.8%
2021 Female Population	51.2%
2021 Median Age	37.8

In the identified area, the current year population is 68,062. In 2010, the Census count in the area was 57,500. The rate of change since 2010 was 1.51% annually. The five-year projection for the population in the area is 72,362 representing a change of 1.23% annually from 2021 to 2026. Currently, the population is 48.8% male and 51.2% female.

## Median Age

The median age in this area is 37.8, compared to U.S. median age of 38.5.

## Race and Ethnicity

2021 White Alone	61.3%
2021 Black Alone	11.6%
2021 American Indian/Alaska Native Alone	0.2%
2021 Asian Alone	21.0%
2021 Pacific Islander Alone	0.0%
2021 Other Race	2.7%
2021 Two or More Races	3.1%
2021 Hispanic Origin (Any Race)	8.0%

Persons of Hispanic origin represent 8.0% of the population in the identified area compared to 18.9% 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 63.0 in the identified area, compared to 65.4 for the U.S. as a whole.

## Households

2021 Wealth Index	189
2000 Households	16,829
2010 Households	21,710
2021 Total Households	25,596
2026 Total Households	27,173
2000-2010 Annual Rate	2.58%
2010-2021 Annual Rate	1.47%
2021-2026 Annual Rate	1.20%
2021 Average Household Size	2.66

The household count in this area has changed from 21,710 in 2010 to 25,596 in the current year, a change of 1.47% annually. The five-year projection of households is 27,173, a change of 1.20% annually from the current year total. Average household size is currently 2.66, compared to 2.65 in the year 2010. The number of families in the current year is 17,343 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, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



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## Mortgage Income

2021 Percent of Income for Mortgage 16.4%

## Median Household Income

2021 Median Household Income \$117,894

2026 Median Household Income \$132,482

2021-2026 Annual Rate 2.36%

## Average Household Income

2021 Average Household Income \$156,064

2026 Average Household Income \$173,981

2021-2026 Annual Rate 2.20%

## Per Capita Income

2021 Per Capita Income \$58,840

2026 Per Capita Income \$65,466

2021-2026 Annual Rate 2.16%

## Households by Income

Current median household income is \$117,894 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$132,482 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$156,064 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$173,981 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$58,840 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$65,466 in five years, compared to \$39,378 for all U.S. households

## Housing

2021 Housing Affordability Index 148

2000 Total Housing Units 17,700

2000 Owner Occupied Housing Units 11,230

2000 Renter Occupied Housing Units 5,599

2000 Vacant Housing Units 871

2010 Total Housing Units 22,995

2010 Owner Occupied Housing Units 14,129

2010 Renter Occupied Housing Units 7,581

2010 Vacant Housing Units 1,285

2021 Total Housing Units 26,263

2021 Owner Occupied Housing Units 16,140

2021 Renter Occupied Housing Units 9,455

2021 Vacant Housing Units 667

2026 Total Housing Units 27,864

2026 Owner Occupied Housing Units 17,240

2026 Renter Occupied Housing Units 9,933

2026 Vacant Housing Units 691

Currently, 61.5% of the 26,263 housing units in the area are owner occupied; 36.0%, renter occupied; and 2.5% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 22,995 housing units in the area - 61.4% owner occupied, 33.0% renter occupied, and 5.6% vacant. The annual rate of change in housing units since 2010 is 6.08%. Median home value in the area is \$460,048, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 1.14% annually to \$486,973.

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September 17, 2021