

Executive Summary

South Grove

Prepared by Graham Corporation

Rings: 1, 3, 5 mile radii

Latitude: 35.90570
Longitude: -83.83691

	1 mile	3 miles	5 miles
Population			
2000 Population	1,340	10,413	35,579
2010 Population	1,447	10,849	37,135
2017 Population	1,533	11,159	38,171
2022 Population	1,594	11,430	39,186
2000-2010 Annual Rate	0.77%	0.41%	0.43%
2010-2017 Annual Rate	0.80%	0.39%	0.38%
2017-2022 Annual Rate	0.78%	0.48%	0.53%
2017 Male Population	49.8%	49.3%	49.0%
2017 Female Population	50.2%	50.7%	51.0%
2017 Median Age	45.3	44.1	41.5

In the identified area, the current year population is 38,171. In 2010, the Census count in the area was 37,135. The rate of change since 2010 was 0.38% annually. The five-year projection for the population in the area is 39,186 representing a change of 0.53% annually from 2017 to 2022. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 45.3, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	95.4%	95.2%	91.7%
2017 Black Alone	1.3%	1.7%	4.5%
2017 American Indian/Alaska Native Alone	0.1%	0.2%	0.3%
2017 Asian Alone	0.8%	0.7%	0.7%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Other Race	0.1%	0.5%	0.9%
2017 Two or More Races	2.3%	1.7%	1.9%
2017 Hispanic Origin (Any Race)	2.5%	2.1%	3.0%

Persons of Hispanic origin represent 3.0% of the population in the identified area compared to 18.1% 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 20.6 in the identified area, compared to 64.0 for the U.S. as a whole.

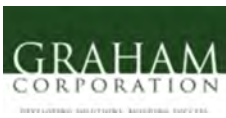
Households

2000 Households	548	4,448	15,005
2010 Households	611	4,659	15,699
2017 Total Households	641	4,744	15,954
2022 Total Households	664	4,841	16,304
2000-2010 Annual Rate	1.09%	0.46%	0.45%
2010-2017 Annual Rate	0.66%	0.25%	0.22%
2017-2022 Annual Rate	0.71%	0.41%	0.43%
2017 Average Household Size	2.39	2.35	2.39

The household count in this area has changed from 15,699 in 2010 to 15,954 in the current year, a change of 0.22% annually. The five-year projection of households is 16,304, a change of 0.43% annually from the current year total. Average household size is currently 2.39, compared to 2.36 in the year 2010. The number of families in the current year is 10,115 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



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Median Household Income			
2017 Median Household Income	\$51,243	\$50,035	\$40,644
2022 Median Household Income	\$60,176	\$55,350	\$45,509
2017-2022 Annual Rate	3.27%	2.04%	2.29%
Average Household Income			
2017 Average Household Income	\$69,331	\$61,867	\$55,126
2022 Average Household Income	\$82,511	\$72,205	\$63,915
2017-2022 Annual Rate	3.54%	3.14%	3.00%
Per Capita Income			
2017 Per Capita Income	\$29,156	\$26,165	\$23,086
2022 Per Capita Income	\$34,486	\$30,406	\$26,631
2017-2022 Annual Rate	3.41%	3.05%	2.90%

Current median household income is \$40,644 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$45,509 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$55,126 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$63,915 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$23,086 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$26,631 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	577	4,799	16,454
2000 Owner Occupied Housing Units	441	3,562	10,683
2000 Renter Occupied Housing Units	107	887	4,322
2000 Vacant Housing Units	29	350	1,449
2010 Total Housing Units	673	5,170	17,624
2010 Owner Occupied Housing Units	514	3,741	11,066
2010 Renter Occupied Housing Units	97	918	4,633
2010 Vacant Housing Units	62	511	1,925
2017 Total Housing Units	712	5,308	18,209
2017 Owner Occupied Housing Units	524	3,678	10,821
2017 Renter Occupied Housing Units	117	1,066	5,132
2017 Vacant Housing Units	71	564	2,255
2022 Total Housing Units	738	5,421	18,744
2022 Owner Occupied Housing Units	543	3,760	11,047
2022 Renter Occupied Housing Units	122	1,081	5,258
2022 Vacant Housing Units	74	580	2,440

Currently, 59.4% of the 18,209 housing units in the area are owner occupied; 28.2%, renter occupied; and 12.4% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 17,624 housing units in the area - 62.8% owner occupied, 26.3% renter occupied, and 10.9% vacant. The annual rate of change in housing units since 2010 is 1.46%. Median home value in the area is \$143,724, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.69% annually to \$164,142.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

