



Community Profile

Montgomery County, GA (13209)
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 Geography: County

Montgomery Co...

Population Summary	
2010 Total Population	9,123
2020 Total Population	8,610
2020 Group Quarters	698
2022 Total Population	8,499
2022 Group Quarters	698
2027 Total Population	8,494
2022-2027 Annual Rate	-0.01%
2022 Total Daytime Population	6,266
Workers	2,138
Residents	4,128
Household Summary	
2010 Households	3,287
2010 Average Household Size	2.55
2020 Total Households	3,157
2020 Average Household Size	2.51
2022 Households	3,123
2022 Average Household Size	2.50
2027 Households	3,137
2027 Average Household Size	2.49
2022-2027 Annual Rate	0.09%
2010 Families	2,350
2010 Average Family Size	3.05
2022 Families	2,172
2022 Average Family Size	3.04
2027 Families	2,175
2027 Average Family Size	3.03
2022-2027 Annual Rate	0.03%
Housing Unit Summary	
2000 Housing Units	3,492
Owner Occupied Housing Units	65.1%
Renter Occupied Housing Units	18.5%
Vacant Housing Units	16.4%
2010 Housing Units	3,921
Owner Occupied Housing Units	60.4%
Renter Occupied Housing Units	23.4%
Vacant Housing Units	16.2%
2020 Housing Units	3,740
Vacant Housing Units	15.6%
2022 Housing Units	3,724
Owner Occupied Housing Units	60.9%
Renter Occupied Housing Units	23.0%
Vacant Housing Units	16.1%
2027 Housing Units	3,721
Owner Occupied Housing Units	61.6%
Renter Occupied Housing Units	22.7%
Vacant Housing Units	15.7%
Median Household Income	
2022	\$51,978
2027	\$61,416
Median Home Value	
2022	\$129,198
2027	\$176,484
Per Capita Income	
2022	\$27,218
2027	\$31,400
Median Age	
2010	37.1
2022	38.8
2027	40.2

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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2022 Households by Income

Household Income Base	3,123
<\$15,000	15.2%
\$15,000 - \$24,999	10.6%
\$25,000 - \$34,999	8.6%
\$35,000 - \$49,999	13.9%
\$50,000 - \$74,999	15.6%
\$75,000 - \$99,999	16.0%
\$100,000 - \$149,999	11.9%
\$150,000 - \$199,999	4.2%
\$200,000+	4.0%
Average Household Income	\$73,901

2027 Households by Income

Household Income Base	3,137
<\$15,000	12.0%
\$15,000 - \$24,999	9.2%
\$25,000 - \$34,999	8.1%
\$35,000 - \$49,999	11.9%
\$50,000 - \$74,999	16.0%
\$75,000 - \$99,999	18.2%
\$100,000 - \$149,999	15.0%
\$150,000 - \$199,999	5.0%
\$200,000+	4.6%
Average Household Income	\$84,852

2022 Owner Occupied Housing Units by Value

Total	2,267
<\$50,000	20.7%
\$50,000 - \$99,999	22.4%
\$100,000 - \$149,999	11.8%
\$150,000 - \$199,999	12.7%
\$200,000 - \$249,999	10.9%
\$250,000 - \$299,999	8.1%
\$300,000 - \$399,999	8.9%
\$400,000 - \$499,999	1.6%
\$500,000 - \$749,999	1.4%
\$750,000 - \$999,999	1.2%
\$1,000,000 - \$1,499,999	0.0%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.4%
Average Home Value	\$172,673

2027 Owner Occupied Housing Units by Value

Total	2,291
<\$50,000	15.0%
\$50,000 - \$99,999	16.5%
\$100,000 - \$149,999	10.7%
\$150,000 - \$199,999	14.7%
\$200,000 - \$249,999	13.8%
\$250,000 - \$299,999	9.7%
\$300,000 - \$399,999	11.7%
\$400,000 - \$499,999	2.6%
\$500,000 - \$749,999	2.8%
\$750,000 - \$999,999	2.1%
\$1,000,000 - \$1,499,999	0.0%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.4%
Average Home Value	\$210,476

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

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2010 Population by Age	
Total	9,123
0 - 4	6.1%
5 - 9	6.1%
10 - 14	6.8%
15 - 24	16.4%
25 - 34	11.9%
35 - 44	13.0%
45 - 54	14.3%
55 - 64	12.6%
65 - 74	8.1%
75 - 84	3.8%
85 +	1.0%
18 +	77.2%
2022 Population by Age	
Total	8,499
0 - 4	5.3%
5 - 9	6.0%
10 - 14	6.1%
15 - 24	14.5%
25 - 34	13.3%
35 - 44	12.1%
45 - 54	11.9%
55 - 64	13.1%
65 - 74	11.3%
75 - 84	5.1%
85 +	1.2%
18 +	79.3%
2027 Population by Age	
Total	8,494
0 - 4	5.3%
5 - 9	5.7%
10 - 14	6.3%
15 - 24	14.6%
25 - 34	11.3%
35 - 44	12.7%
45 - 54	11.5%
55 - 64	12.6%
65 - 74	11.7%
75 - 84	6.6%
85 +	1.6%
18 +	79.0%
2010 Population by Sex	
Males	4,695
Females	4,428
2022 Population by Sex	
Males	4,318
Females	4,181
2027 Population by Sex	
Males	4,330
Females	4,164

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

August 13, 2022



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2010 Population by Race/Ethnicity	
Total	9,123
White Alone	69.0%
Black Alone	26.3%
American Indian Alone	0.1%
Asian Alone	0.3%
Pacific Islander Alone	0.0%
Some Other Race Alone	3.3%
Two or More Races	1.1%
Hispanic Origin	5.3%
Diversity Index	50.9

2020 Population by Race/Ethnicity	
Total	8,610
White Alone	67.2%
Black Alone	24.8%
American Indian Alone	0.3%
Asian Alone	0.5%
Pacific Islander Alone	0.0%
Some Other Race Alone	3.8%
Two or More Races	3.5%
Hispanic Origin	6.6%
Diversity Index	54.8

2022 Population by Race/Ethnicity	
Total	8,499
White Alone	66.9%
Black Alone	24.8%
American Indian Alone	0.3%
Asian Alone	0.5%
Pacific Islander Alone	0.0%
Some Other Race Alone	3.8%
Two or More Races	3.6%
Hispanic Origin	6.8%
Diversity Index	55.2

2027 Population by Race/Ethnicity	
Total	8,494
White Alone	66.9%
Black Alone	24.8%
American Indian Alone	0.3%
Asian Alone	0.5%
Pacific Islander Alone	0.0%
Some Other Race Alone	3.8%
Two or More Races	3.6%
Hispanic Origin	6.8%
Diversity Index	55.2

2010 Population by Relationship and Household Type	
Total	9,123
In Households	92.0%
In Family Households	80.1%
Householder	25.8%
Spouse	18.5%
Child	30.3%
Other relative	3.9%
Nonrelative	1.7%
In Nonfamily Households	11.9%
In Group Quarters	8.0%
Institutionalized Population	4.5%
Noninstitutionalized Population	3.6%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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2022 Population 25+ by Educational Attainment	
Total	5,787
Less than 9th Grade	4.5%
9th - 12th Grade, No Diploma	10.9%
High School Graduate	33.0%
GED/Alternative Credential	5.9%
Some College, No Degree	18.0%
Associate Degree	9.5%
Bachelor's Degree	11.5%
Graduate/Professional Degree	6.8%
2022 Population 15+ by Marital Status	
Total	7,018
Never Married	30.2%
Married	49.0%
Widowed	7.9%
Divorced	13.0%
2022 Civilian Population 16+ in Labor Force	
Civilian Population 16+	4,373
Population 16+ Employed	97.4%
Population 16+ Unemployment rate	2.6%
Population 16-24 Employed	16.1%
Population 16-24 Unemployment rate	6.7%
Population 25-54 Employed	58.4%
Population 25-54 Unemployment rate	1.7%
Population 55-64 Employed	15.4%
Population 55-64 Unemployment rate	1.5%
Population 65+ Employed	10.1%
Population 65+ Unemployment rate	2.7%
2022 Employed Population 16+ by Industry	
Total	4,260
Agriculture/Mining	5.0%
Construction	9.8%
Manufacturing	9.5%
Wholesale Trade	3.6%
Retail Trade	11.0%
Transportation/Utilities	6.1%
Information	1.3%
Finance/Insurance/Real Estate	2.5%
Services	45.3%
Public Administration	6.0%
2022 Employed Population 16+ by Occupation	
Total	4,260
White Collar	46.8%
Management/Business/Financial	8.6%
Professional	20.8%
Sales	7.6%
Administrative Support	9.8%
Services	18.9%
Blue Collar	34.3%
Farming/Forestry/Fishing	1.8%
Construction/Extraction	6.2%
Installation/Maintenance/Repair	7.0%
Production	7.9%
Transportation/Material Moving	11.3%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2010 Households by Type	
Total	3,287
Households with 1 Person	24.9%
Households with 2+ People	75.1%
Family Households	71.5%
Husband-wife Families	51.4%
With Related Children	21.8%
Other Family (No Spouse Present)	20.1%
Other Family with Male Householder	4.6%
With Related Children	2.4%
Other Family with Female Householder	15.5%
With Related Children	10.1%
Nonfamily Households	3.7%
All Households with Children	34.7%
Multigenerational Households	5.3%
Unmarried Partner Households	5.4%
Male-female	5.1%
Same-sex	0.3%
2010 Households by Size	
Total	3,287
1 Person Household	24.9%
2 Person Household	34.0%
3 Person Household	17.6%
4 Person Household	13.6%
5 Person Household	6.8%
6 Person Household	1.8%
7 + Person Household	1.4%
2010 Households by Tenure and Mortgage Status	
Total	3,287
Owner Occupied	72.1%
Owned with a Mortgage/Loan	37.4%
Owned Free and Clear	34.7%
Renter Occupied	27.9%
2022 Affordability, Mortgage and Wealth	
Housing Affordability Index	180
Percent of Income for Mortgage	13.1%
Wealth Index	61
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	3,921
Housing Units Inside Urbanized Area	0.0%
Housing Units Inside Urbanized Cluster	1.1%
Rural Housing Units	98.9%
2010 Population By Urban/ Rural Status	
Total Population	9,123
Population Inside Urbanized Area	0.0%
Population Inside Urbanized Cluster	1.3%
Rural Population	98.7%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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Top 3 Tapestry Segments	
1.	Southern Satellites (10A)
2.	Rural Bypasses (10E)
3.	Rooted Rural (10B)
2022 Consumer Spending	
Apparel & Services: Total \$	\$5,210,197
Average Spent	\$1,668.33
Spending Potential Index	69
Education: Total \$	\$3,363,042
Average Spent	\$1,076.86
Spending Potential Index	55
Entertainment/Recreation: Total \$	\$8,871,913
Average Spent	\$2,840.83
Spending Potential Index	77
Food at Home: Total \$	\$15,247,913
Average Spent	\$4,882.46
Spending Potential Index	79
Food Away from Home: Total \$	\$9,758,748
Average Spent	\$3,124.80
Spending Potential Index	72
Health Care: Total \$	\$18,615,983
Average Spent	\$5,960.93
Spending Potential Index	84
HH Furnishings & Equipment: Total \$	\$5,918,206
Average Spent	\$1,895.04
Spending Potential Index	74
Personal Care Products & Services: Total \$	\$2,187,943
Average Spent	\$700.59
Spending Potential Index	69
Shelter: Total \$	\$43,523,607
Average Spent	\$13,936.47
Spending Potential Index	61
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$6,662,251
Average Spent	\$2,133.29
Spending Potential Index	79
Travel: Total \$	\$5,696,221
Average Spent	\$1,823.96
Spending Potential Index	64
Vehicle Maintenance & Repairs: Total \$	\$3,243,449
Average Spent	\$1,038.57
Spending Potential Index	82

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.