

Population Estimates for the Atlanta Region: A Slightly Slow(er) Grow for Most

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The Highlights

- The 10-county Atlanta region is now home to 4,555,900 in 2018, up from 4,480,100 in 2017. From April 1, 2017 to April 1, 2018 the region **added 75,800 new residents**. This represents the second largest single-year increase since 2007-2008, trailing only last year's 2016-2017 increase of 78,300. The Atlanta region's 2018 population is larger than that of 24 states.
- The slower growth, while still strong, reflects a slight **slowdown in the number of units authorized by building permits and slower overall job growth** in the past year.
- From 2017 to 2018, **Fulton added 17,570 new residents**, the largest single-year growth in the region. Next were Gwinnett with 16,700 new residents, DeKalb with 10,630 new residents, and Cobb with 8,000 new residents.
- The City of Atlanta, too, is experiencing continued impressive growth. Again fueled by strong, but slightly slowing levels of multi-family development, **the city added 10,100 new residents between 2017 and 2018**, the largest single-year estimated population increase since the Great Recession.
- In 2017, there were **almost 24,500 new residential building permits in the 10-county region**, which while 2,500 down from 2016-2017, was still over 10% higher than the number permitted in 2015. Still, current building permit activity for the 10-county region is quite a bit lower than pre-recession permit levels.

Population Estimates

	1970	1980	1990	2000	2010	2016	2017	2018	One Year Change: 2017- 2018	Average Annual Change: 2010-2018	Average Annual Change: 1990- 2010
Atlanta Region	1,500,823	1,896,182	2,557,800	3,429,379	4,107,750	4,401,800	4,480,100	4,555,900	75,800	56,019	77,498
Cherokee	31,059	51,699	91,000	141,903	214,346	240,100	247,400	254,500	7,100	5,019	6,167
Clayton	98,126	150,357	184,100	236,517	259,424	270,600	275,300	279,400	4,100	2,497	3,766
Cobb	196,793	297,718	453,400	607,751	688,078	737,500	750,300	758,300	8,000	8,778	11,734
DeKalb	415,387	483,024	553,800	665,865	691,893	725,000	733,900	744,530	10,630	6,580	6,905
Douglas	28,659	54,573	71,700	92,174	132,403	139,000	140,900	142,800	1,900	1,300	3,035
Fayette	11,364	29,043	62,800	91,263	106,567	112,300	114,000	116,200	2,200	1,204	2,188
Fulton	605,210	589,904	670,800	816,006	920,581	985,700	1,002,800	1,020,370	17,570	12,474	12,489
Gwinnett	72,349	166,808	356,500	588,448	805,321	877,100	894,000	910,700	16,700	13,172	22,441
Henry	23,724	36,309	59,200	119,341	203,922	223,600	229,000	234,800	5,800	3,860	7,236
Rockdale	18,152	36,747	54,500	70,111	85,215	90,900	92,500	94,300	1,800	1,136	1,536
City of Atlanta	495,039	424,922	415,200	416,474	420,003	439,600	449,500	459,600	10,100	4,950	240

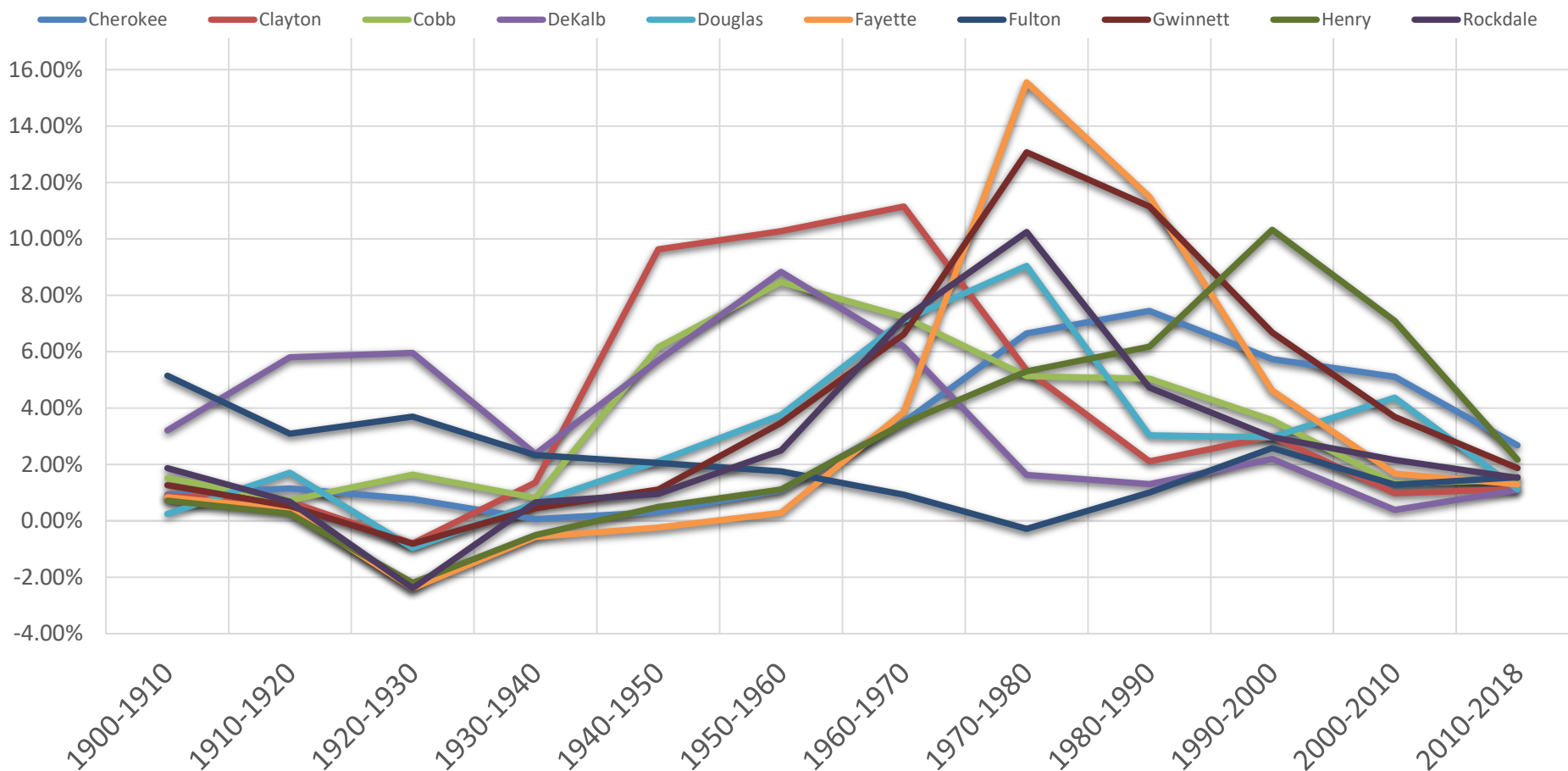
The Atlanta region added almost 76,000 new residents over the past year. The 2017-2018 population growth is roughly equal to the annual average from 1990-2010, and is the second-highest level (after last year's 78,000 increase) since the Great Recession.

Population Estimates: Fulton Leads the Region in Growth

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Fulton County added the most new residents last year, up almost 17,600. This surpasses the annual average growth seen over the past three decades. Gwinnett County, up 16,700, has been the overall leader in population growth for the past 20 years.

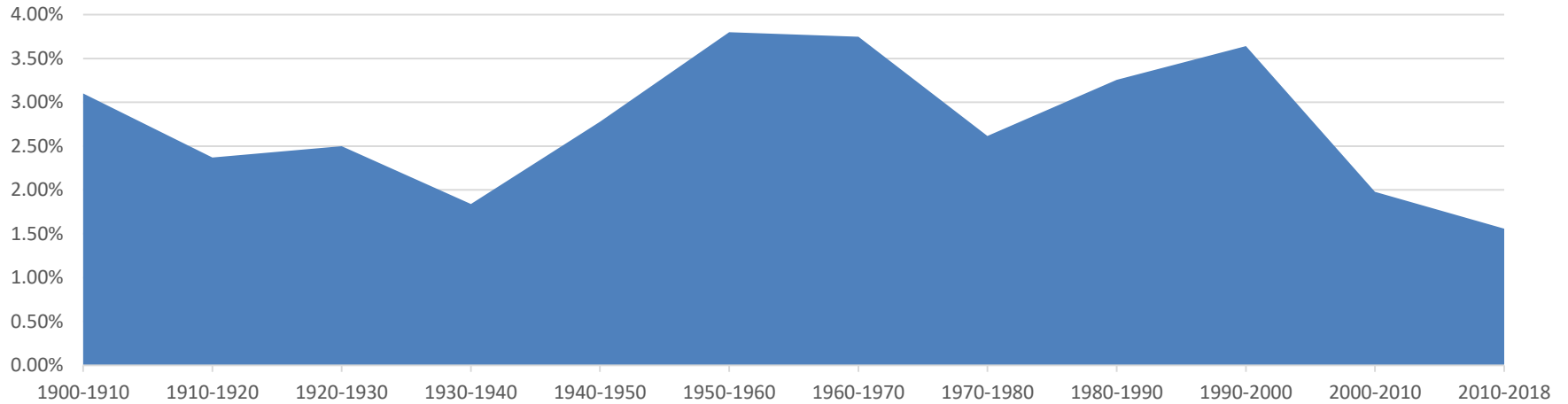
Peak Growth: Look at Growth By Decade



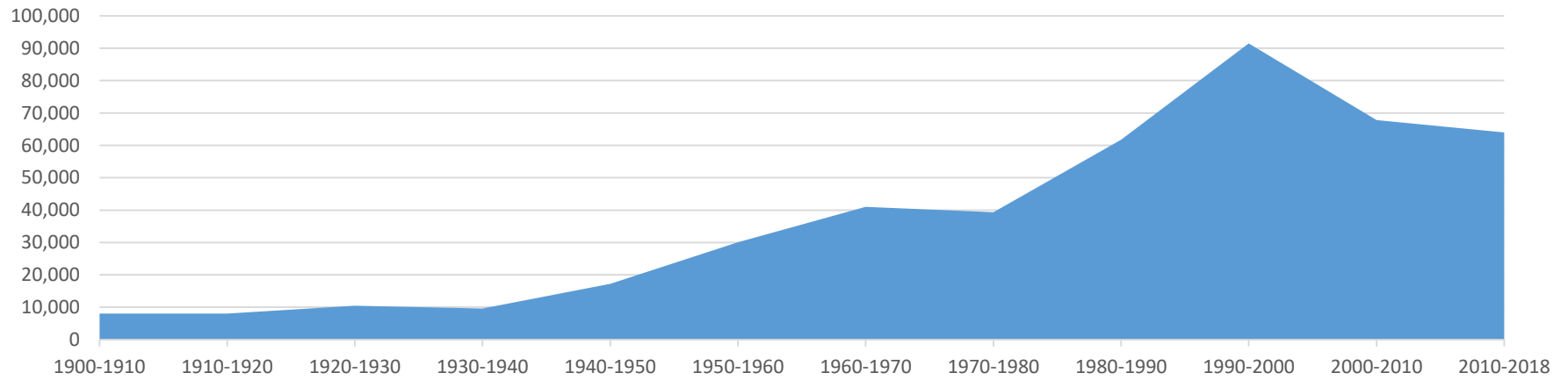
Different jurisdictions had their “growth spurt” at different times. Fulton, for example, had its largest annual percent change during the 1910s, while Henry had its peak growth during the 1990s.

Population Growth Through the Decades

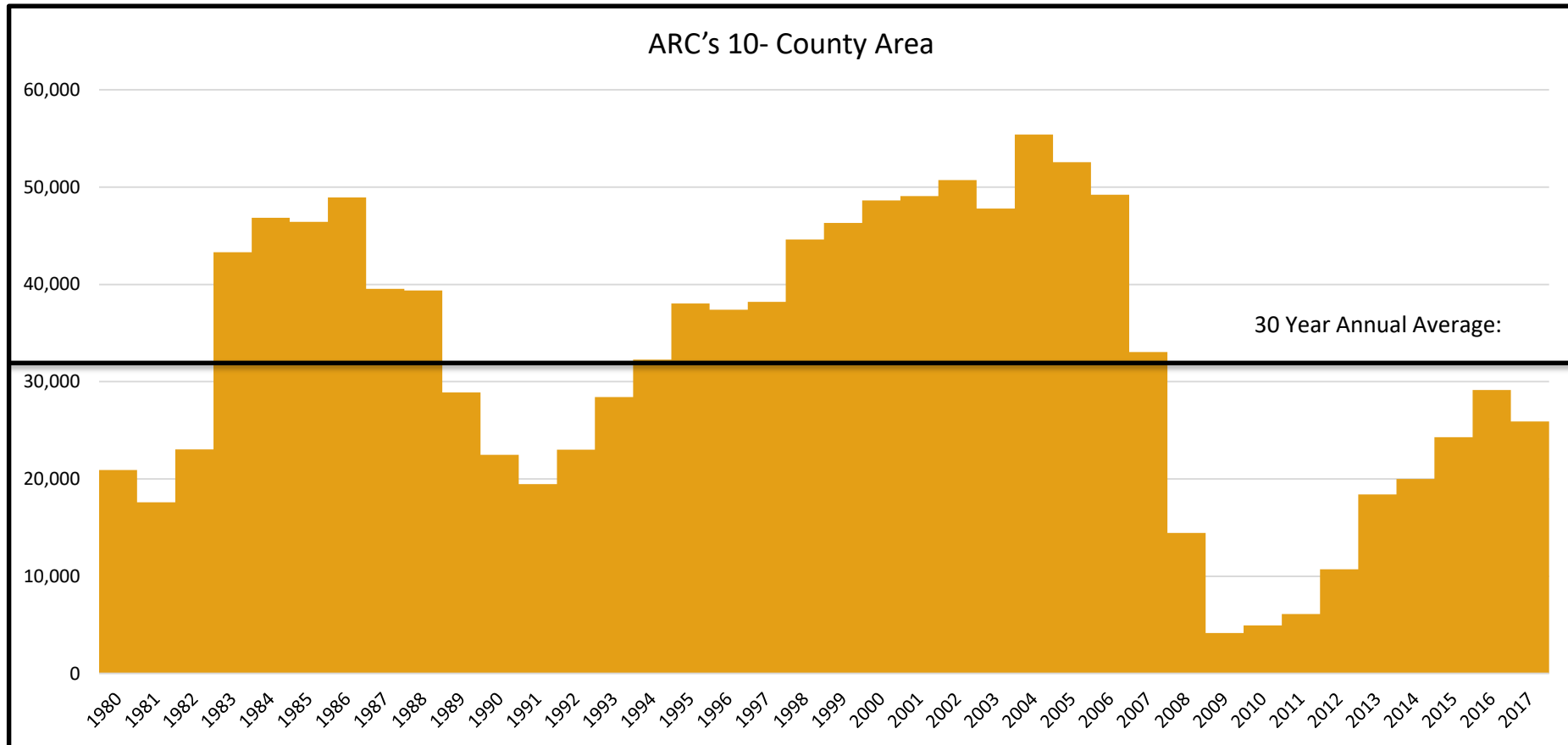
Average Annual PERCENT Change by Decade - ARC 10 County Area



Average Annual RAW Change by Decade - ARC 10 County Area



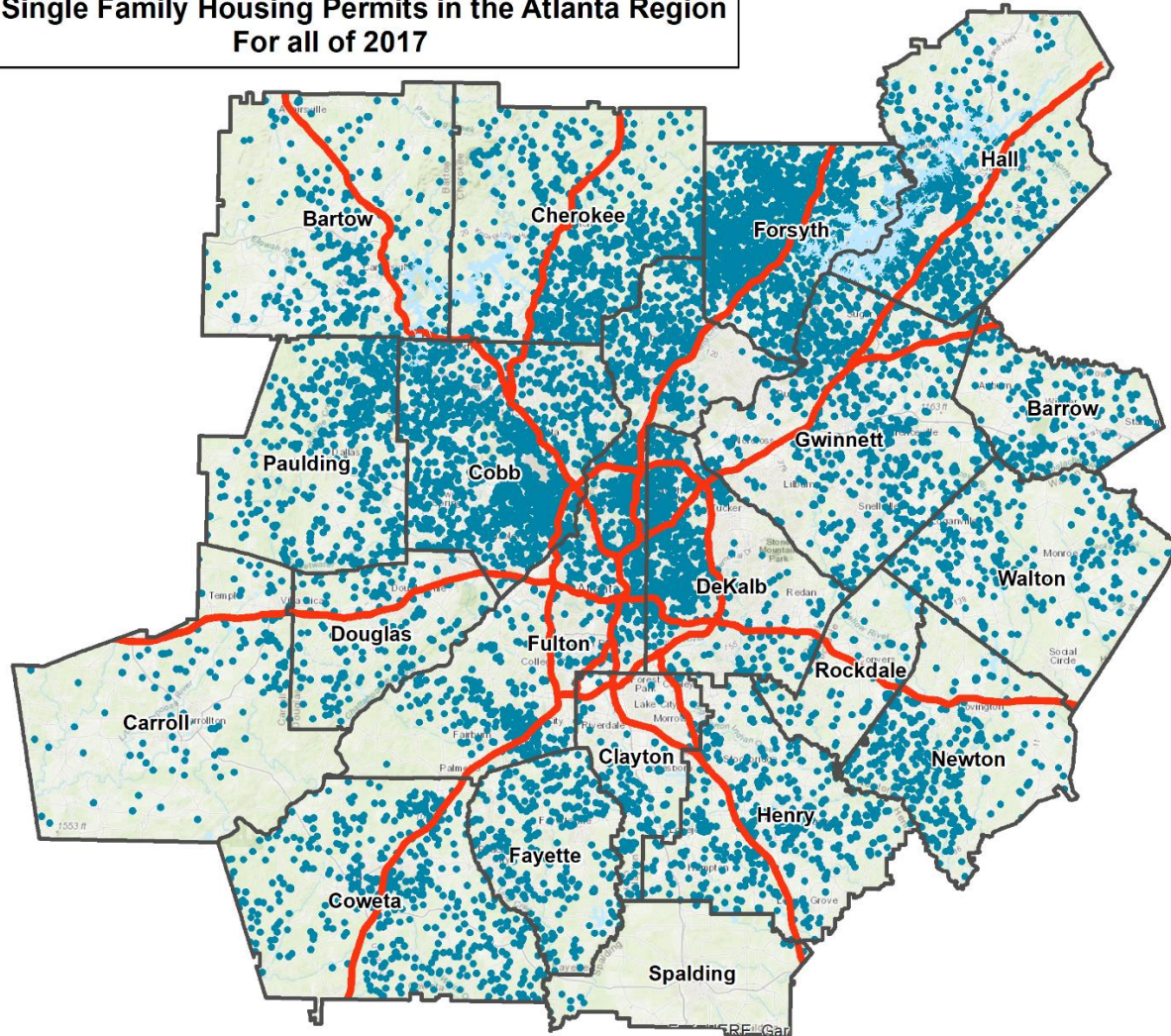
Building Permits Building Back Towards Historical Average



Building permit activity is recovering from the near-record lows of the late 2000s and early years of this decade. Between 1980 and 2017, the 10-county Atlanta region averaged just under 32,000 residential units permitted each year. In 2017, that number was about 24,500, an increase of 2,200 permitted units from 2015 levels, but a drop of 2,670 compared to 2016..

Where Growth is Going—Single-Family

New Single Family Housing Permits in the Atlanta Region
For all of 2017



In looking at the spatial distribution of single-family building permits issued in 2017, the map shows that the majority of permit activity is occurring in the northern parts of the region, although many permits for single-family units are located with the I-285 perimeter.

Data Source: HB Weekly

Where Growth is Going--Multifamily

Multifamily Housing Existing and Under Construction in the Atlanta Region Built Since 2017

Under Construction

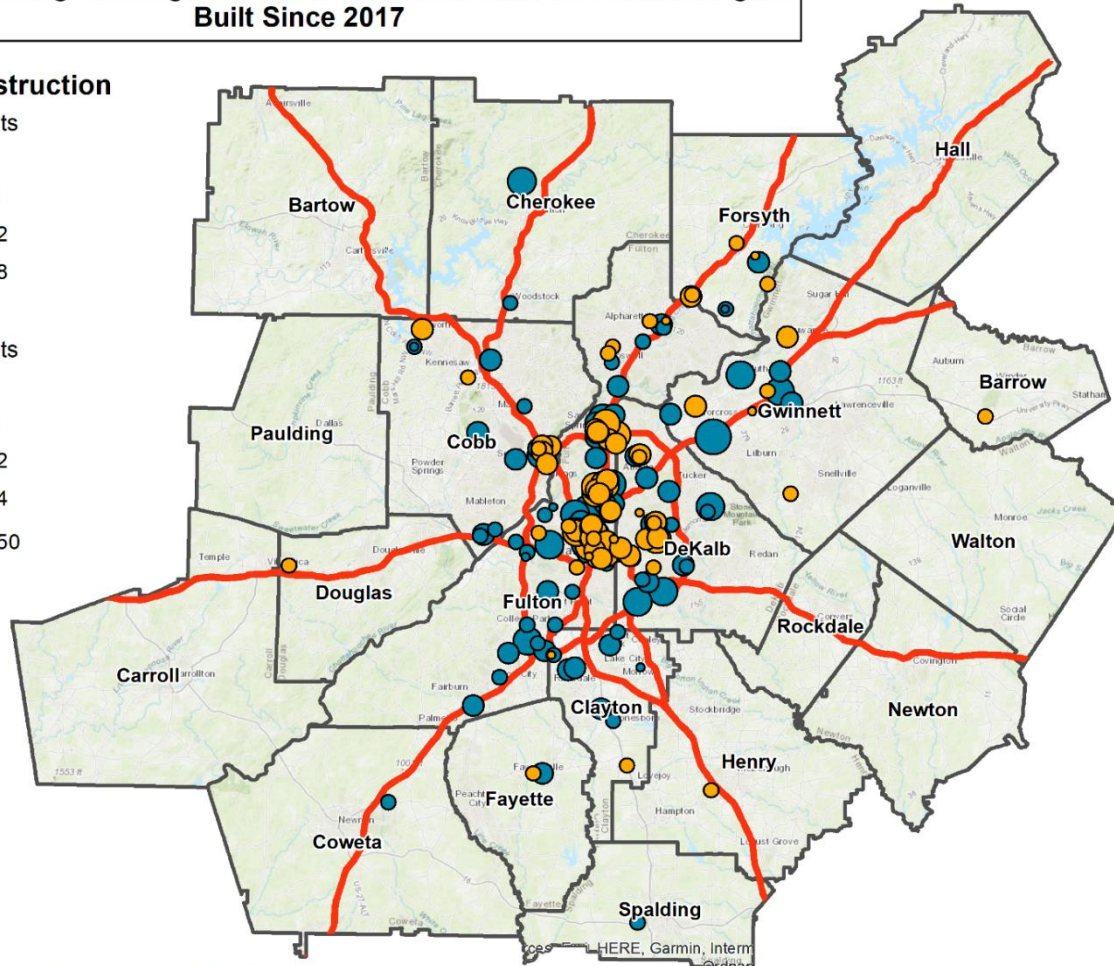
Number of Units

- 1 - 71
- 72 - 188
- 189 - 332
- 333 - 438

Existing

Number of Units

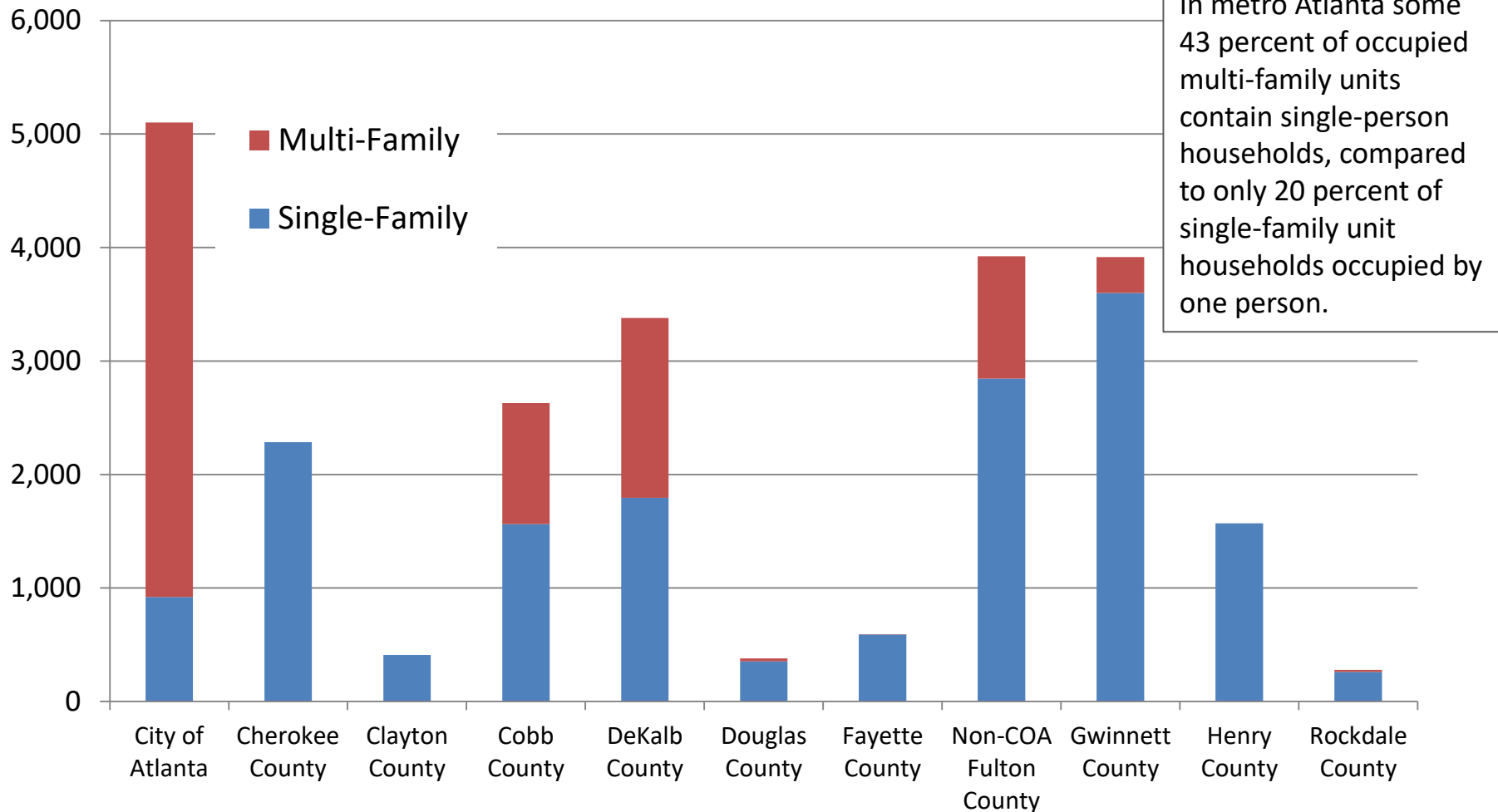
- 1 - 71
- 72 - 188
- 189 - 332
- 333 - 564
- 565 - 1750



In looking at the spatial distribution of large multifamily units, both existing and under construction, the same northward pattern remains evident. Much of the region's multifamily stock exists in north Atlanta and along the GA400 corridor.

Data Source: Costar, retrieved February 12, 2018

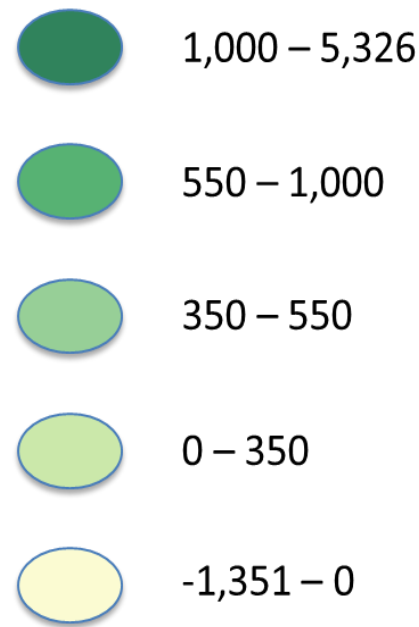
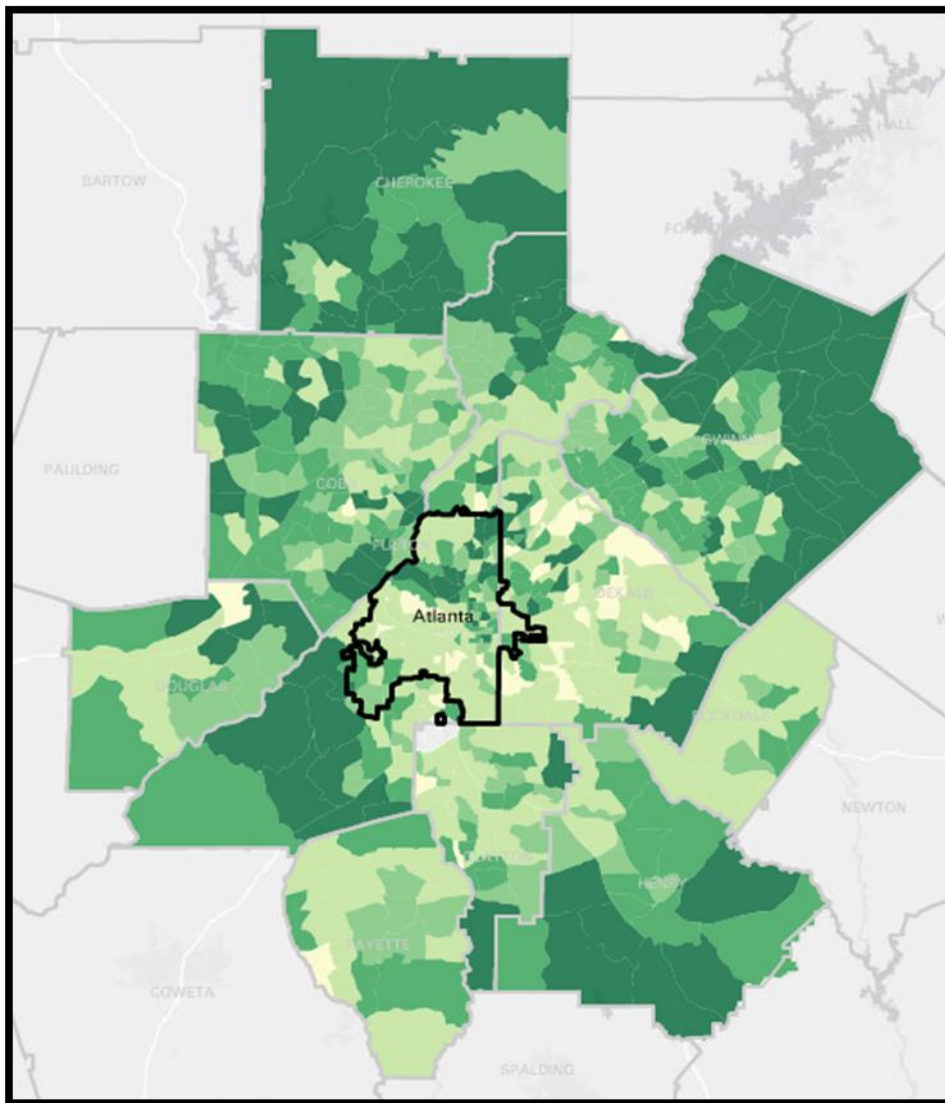
Units Permitted By Jurisdiction, 2017



The City of Atlanta issued permits for about 5,100 units, 82% of which are for multi-family. As the chart shows, this is higher than the permit activity experienced in any other jurisdiction for 2017.

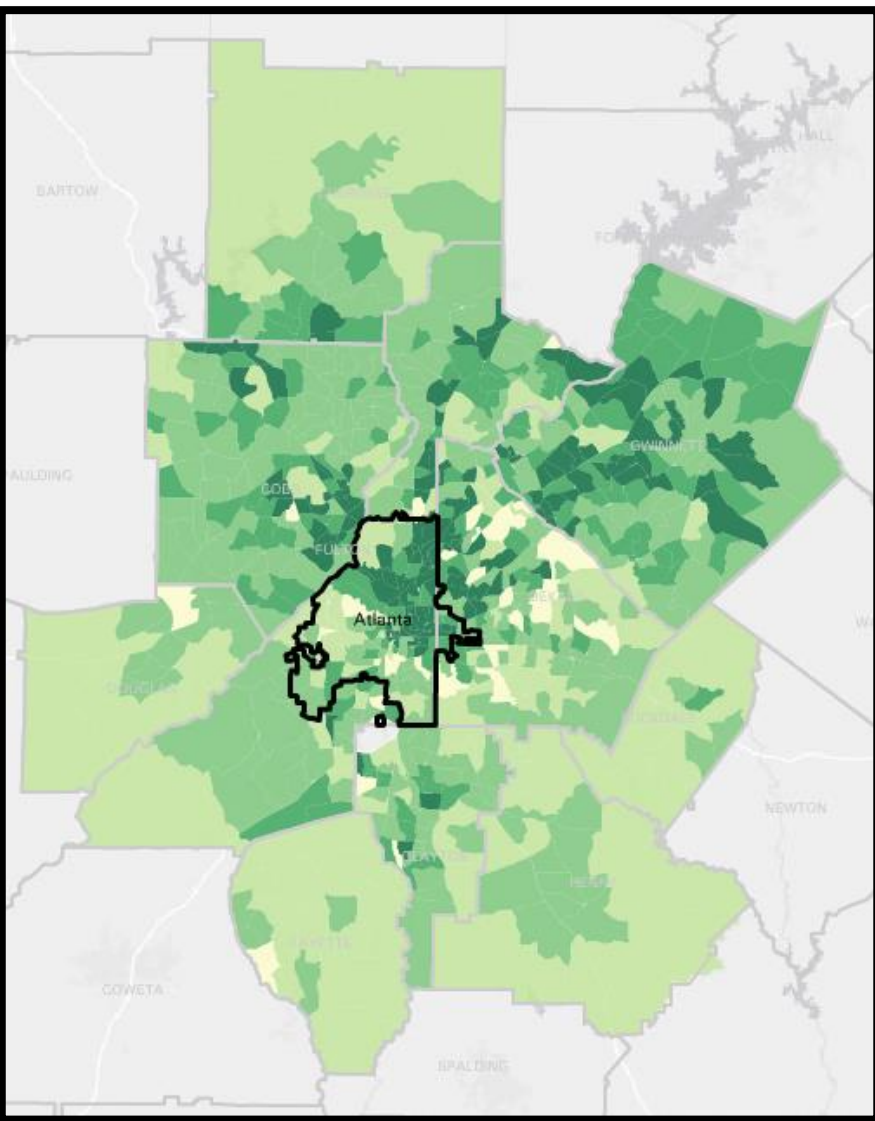
Where Growth is Going--Totals

Total Population Change:
2010 to 2018

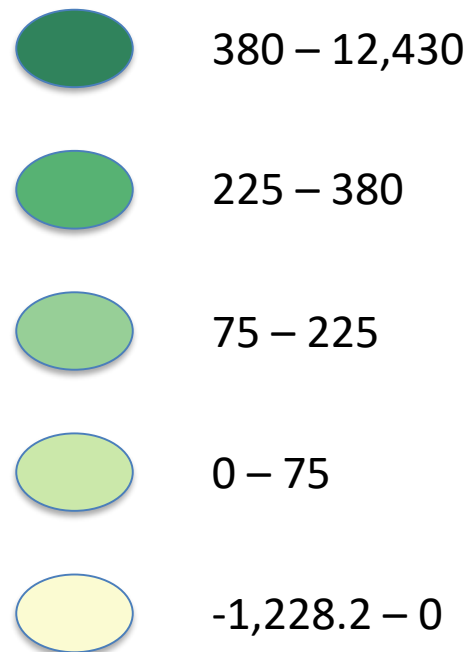


This is a look at where growth is likely going using ESRI's small-area (Census Tracts) population estimates for 2018. We can see that on a raw change basis, many of the outlying areas – where the census tracts are larger – added the most new residents since 2010. *(Note: these estimates differ from ARC's estimates and are included only as a look at potential small-area growth patterns)*

Where Growth is Going--Density



Population Change Per Square
Mile: 2010 to 2018



This map looks at population change per square mile, so this measures densification change. Here we see that many neighborhoods within the City of Atlanta had the largest changes on per square mile basis. *(Note: these estimates differ from ARC's estimates and are included only as a look at potential small-area growth patterns)*