

Population Estimates for the Atlanta Region: Holding the Line on Growth

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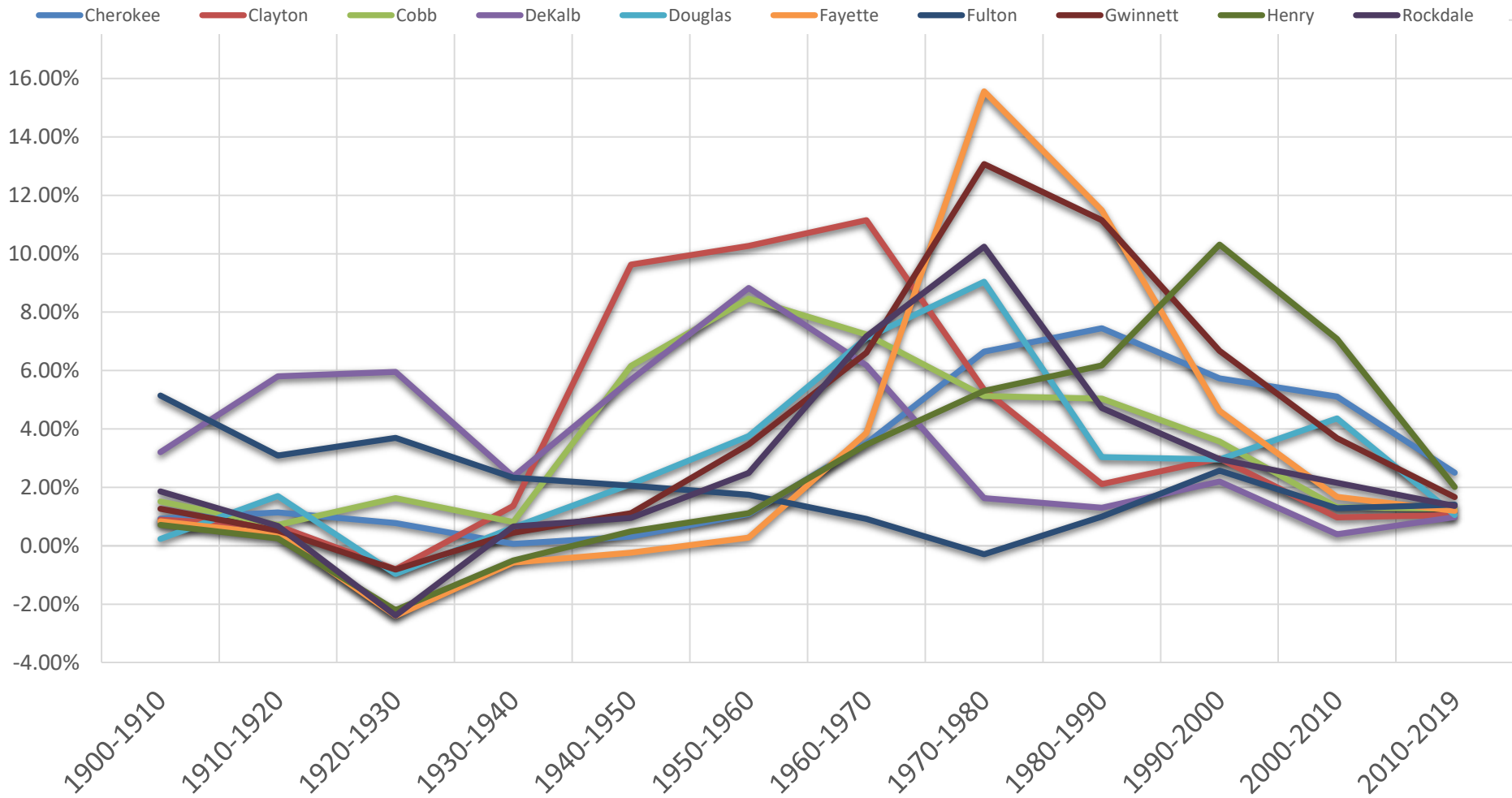
The Highlights

- The 10-county Atlanta region is now home to 4,628,400 in 2019, up from 4,555,900 in 2018. From April 1, 2018 to April 1, 2019 the region **added 72,500 new residents**. This represents slightly slower growth than what the region experienced the previous two years.
- The Atlanta region's 2019 population is larger than that of 24 states.
- The slower growth, while still strong, reflects a moderation in **job growth** in the past year.
- From 2018 to 2019, **Fulton added 16,700 new residents**, the largest single-year growth in the region. Next were Gwinnett with 15,100 new residents, DeKalb with 8,500 new residents, and Cherokee with 8,200 new residents.
- The City of Atlanta continues to experience significant growth. Again fueled by high levels of multi-family development, **the city added 10,900 new residents between 2018 and 2019**, up slightly from last year and the largest single-year estimated population increase since the Great Recession.
- In 2018, there were **27,600 new residential building permits in the 10-county region**, which was an increase of over 3,000 (primarily in the multifamily sector) from 2017-2018, and almost the same overall level as 2016 permits. Still, current building permit activity for the 10-county region remains lower than pre-recession permit levels, and still trails the 1980-2018 average annual level of 32,130.

2019 Population Estimates

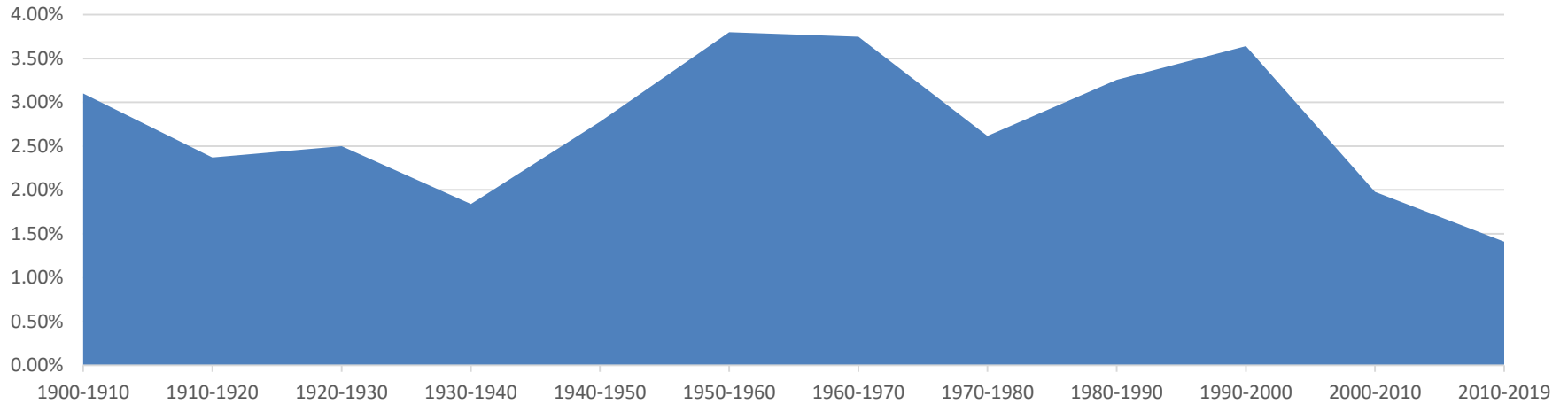
	1970	1980	1990	2000	2010	2018	2019	One Year Change: 2018- 2019	Average Annual Change: 2010- 2019	Average Annual Change: 1990- 2010
Atlanta Region	1,500,823	1,896,182	2,557,800	3,429,379	4,107,750	4,555,900	4,628,400	72,500	57,850	77,498
Cherokee	31,059	51,699	91,000	141,903	214,346	254,500	262,700	8,200	5,373	6,167
Clayton	98,126	150,357	184,100	236,517	259,424	279,400	283,900	4,500	2,720	3,766
Cobb	196,793	297,718	453,400	607,751	688,078	758,300	766,400	8,100	8,702	11,734
DeKalb	415,387	483,024	553,800	665,865	691,893	744,530	753,030	8,500	6,793	6,905
Douglas	28,659	54,573	71,700	92,174	132,403	142,800	144,900	2,100	1,389	3,035
Fayette	11,364	29,043	62,800	91,263	106,567	116,200	118,000	1,800	1,270	2,188
Fulton	605,210	589,904	670,800	816,006	920,581	1,020,370	1,037,070	16,700	12,943	12,489
Gwinnett	72,349	166,808	356,500	588,448	805,321	910,700	925,800	15,100	13,387	22,441
Henry	23,724	36,309	59,200	119,341	203,922	234,800	240,900	6,100	4,109	7,236
Rockdale	18,152	36,747	54,500	70,111	85,215	94,300	95,700	1,400	1,165	1,536
City of Atlanta	495,039	424,922	415,200	416,474	420,003	459,600	470,500	10,900	5,611	240

Peak Growth: Look at Growth By Decade

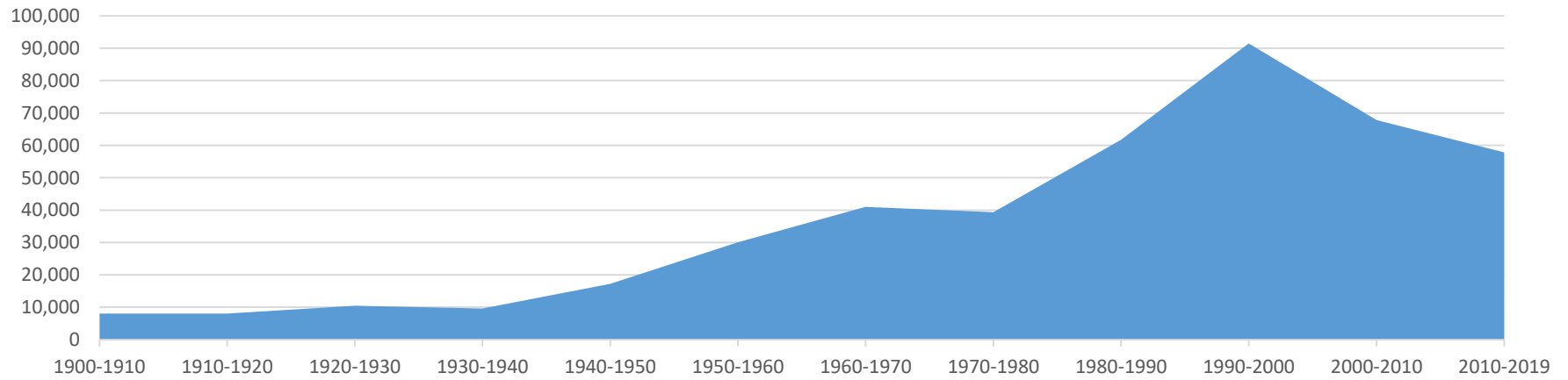


Population Growth Through the Decades

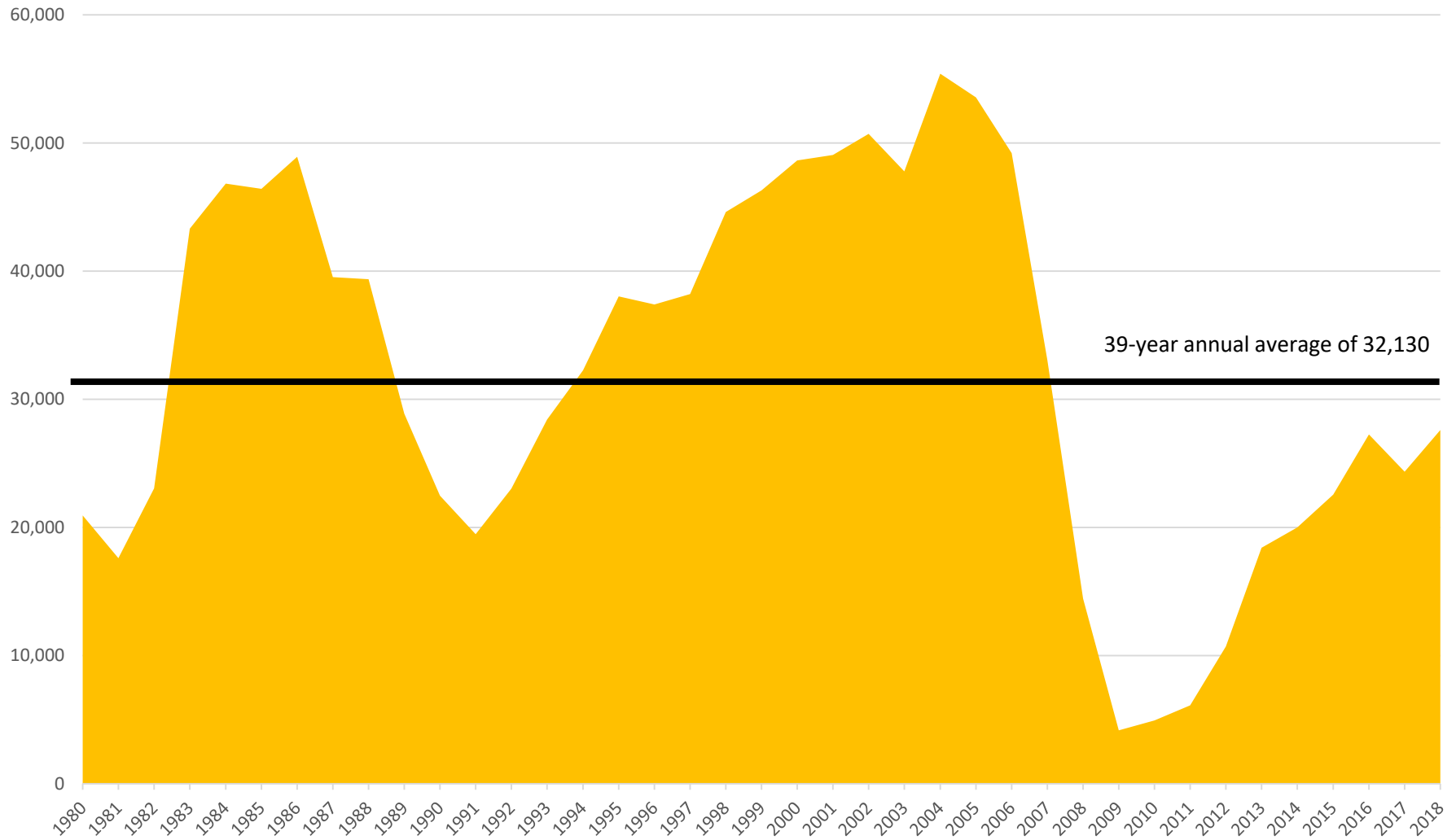
Average Annual PERCENT Change by Decade - ARC 10 County Area



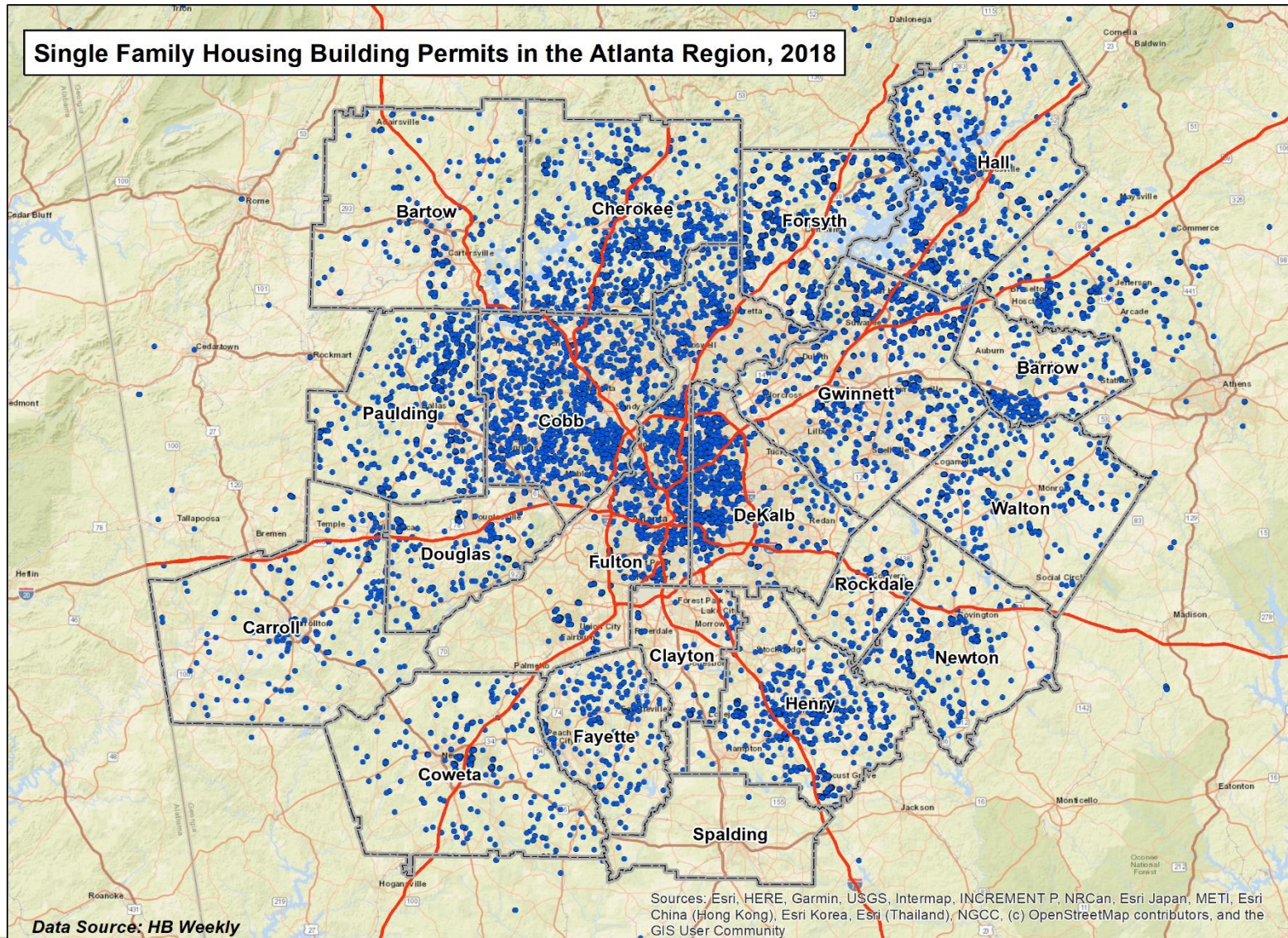
Average Annual RAW Change by Decade - ARC 10 County Area



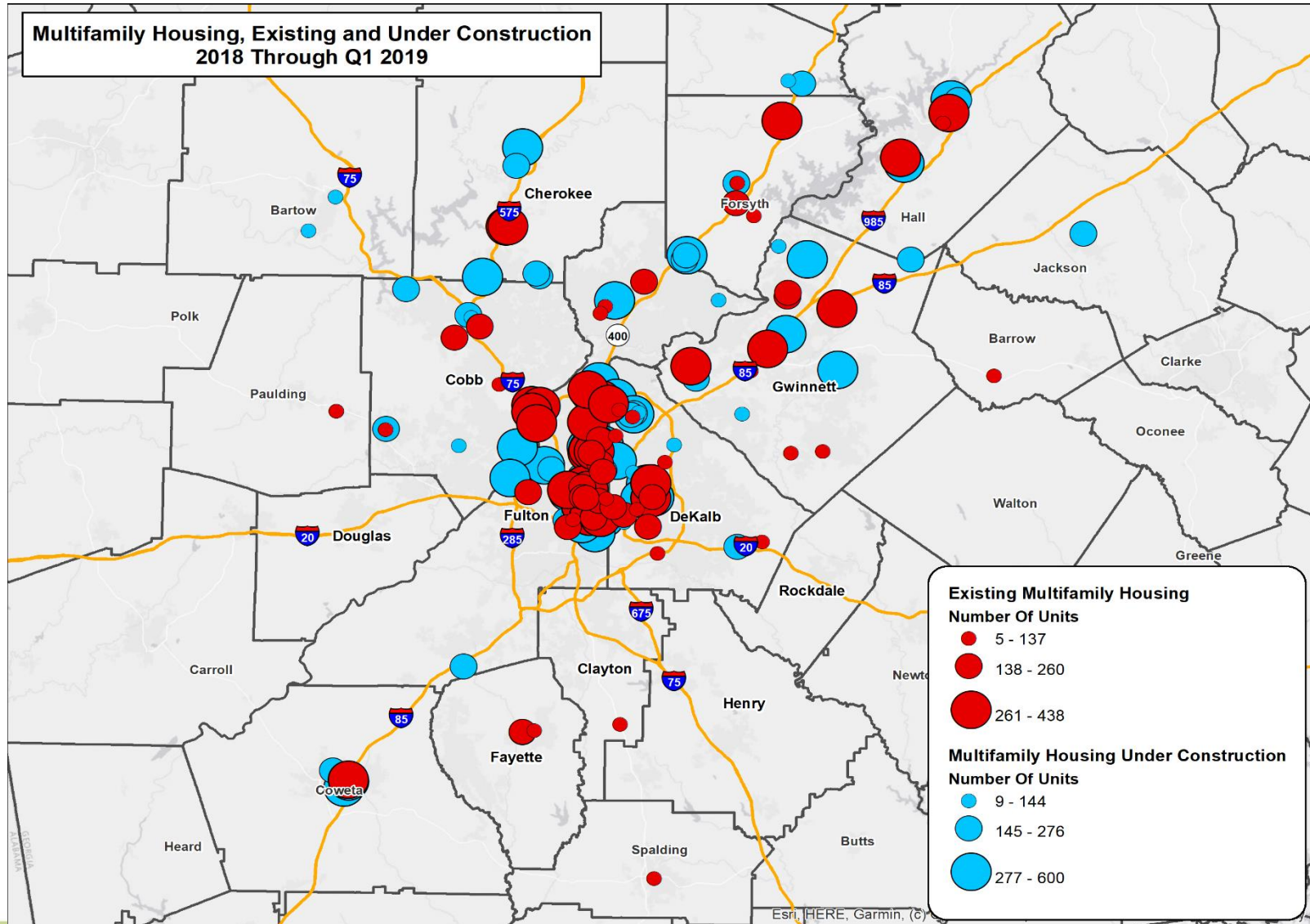
Units Authorized by Building Permits Inching Back Towards Historical Average



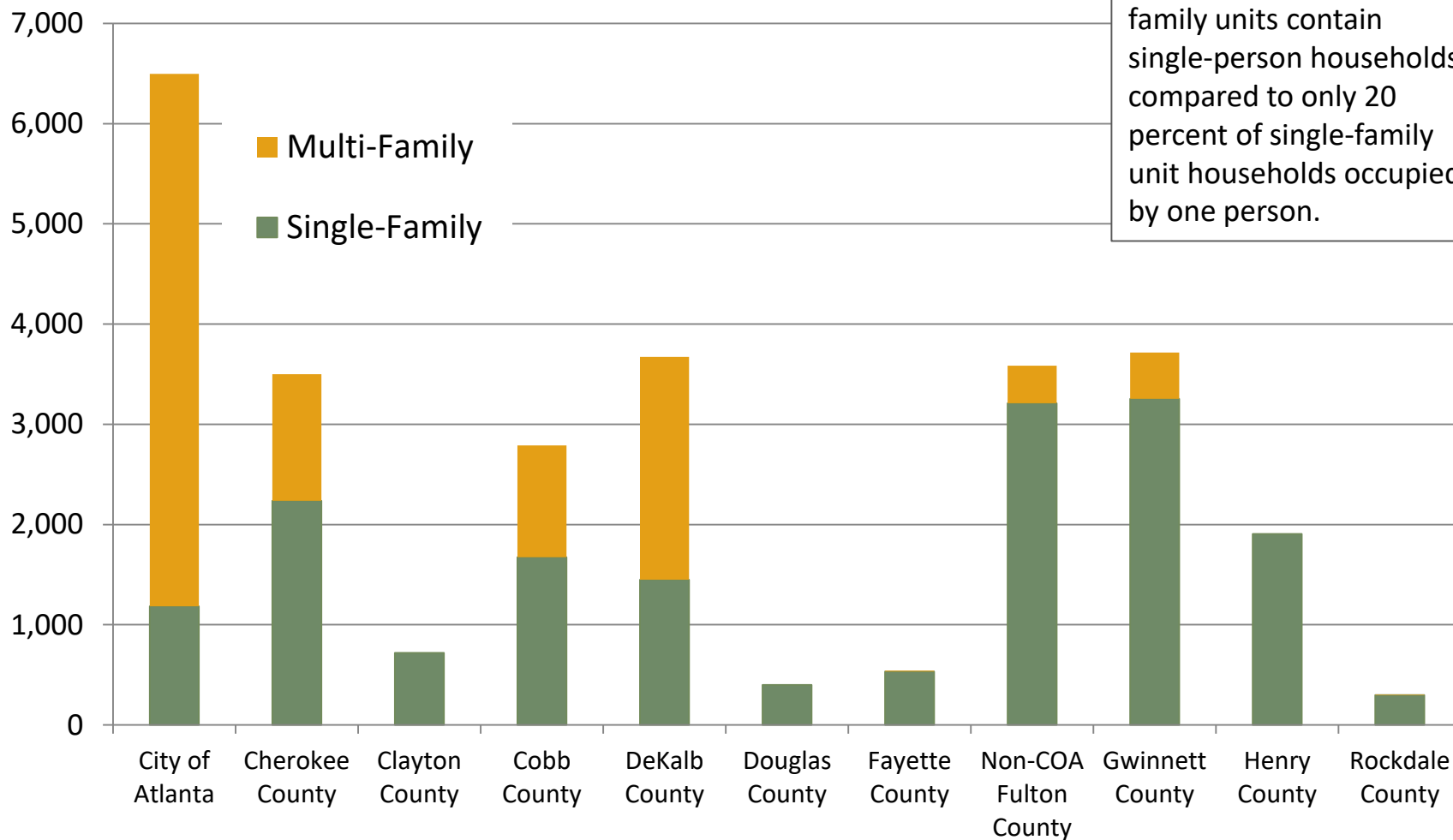
Where Growth is Going—Single-Family



Where Growth is Going--Multifamily

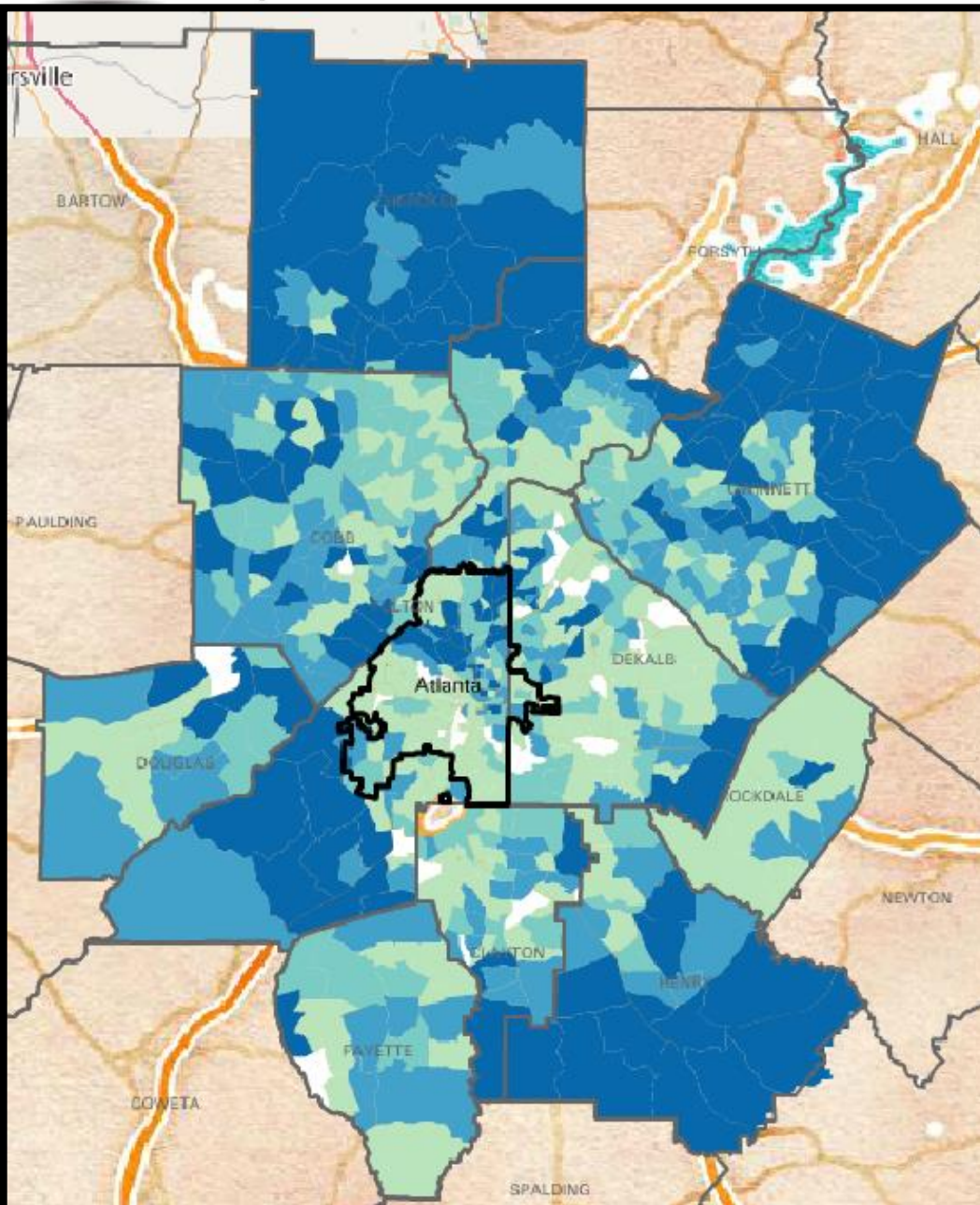


Building Permits By Jurisdiction, 2018

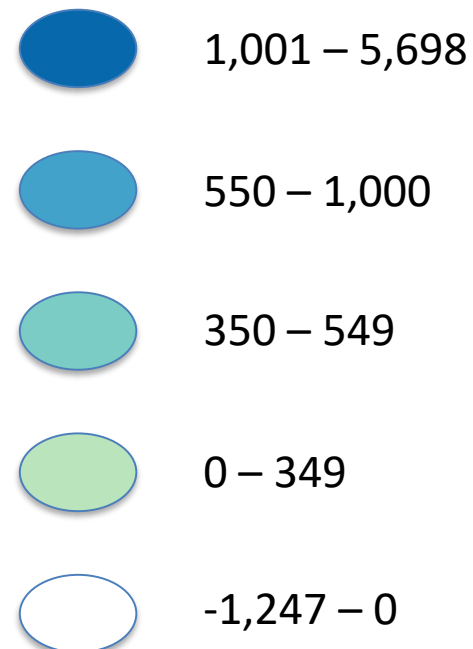


In metro Atlanta some 43 percent of occupied multi-family units contain single-person households, compared to only 20 percent of single-family unit households occupied by one person.

Where Growth is *Likely* Going--Totals



Total Population Change:
2010 to 2019

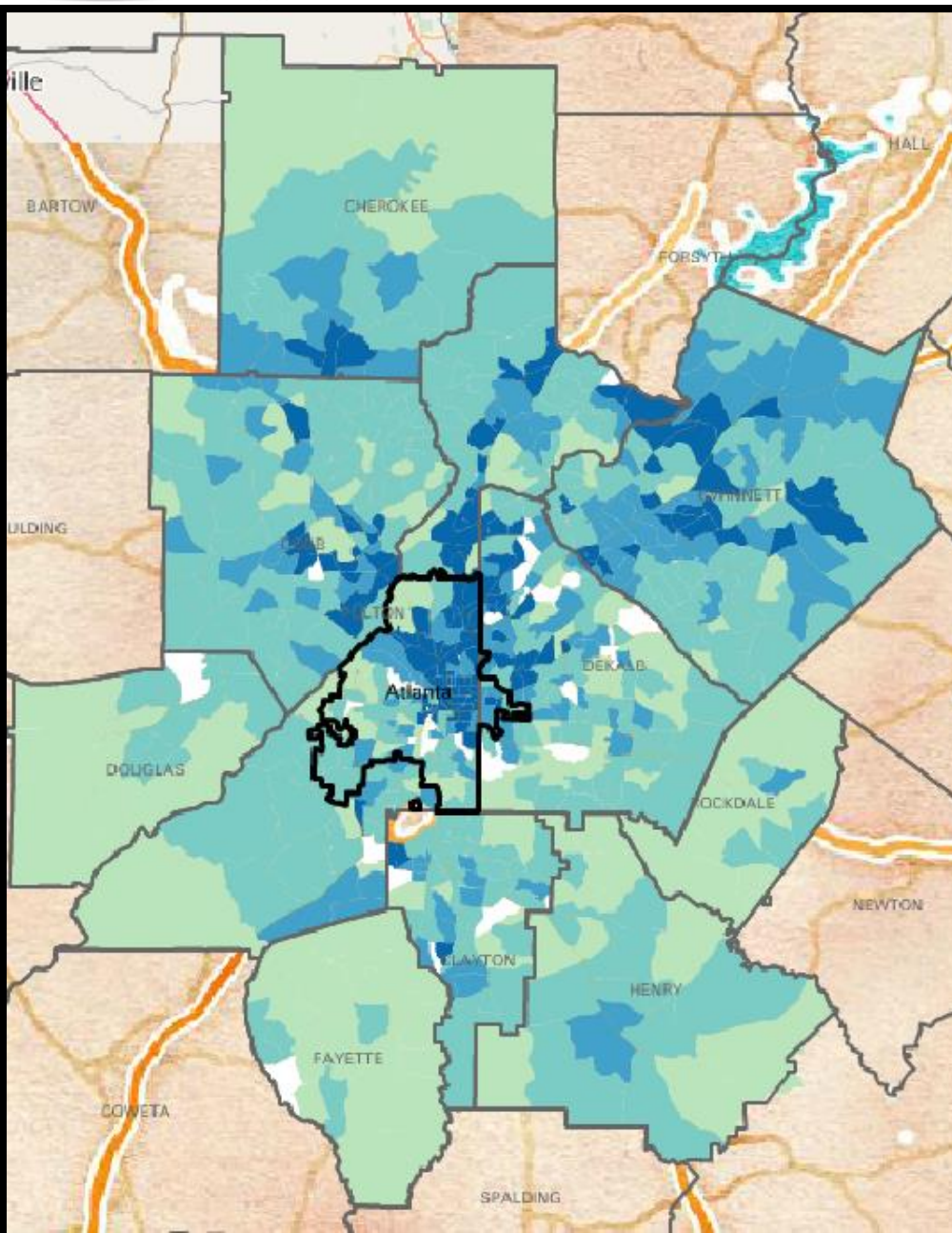


regional impact + local relevance

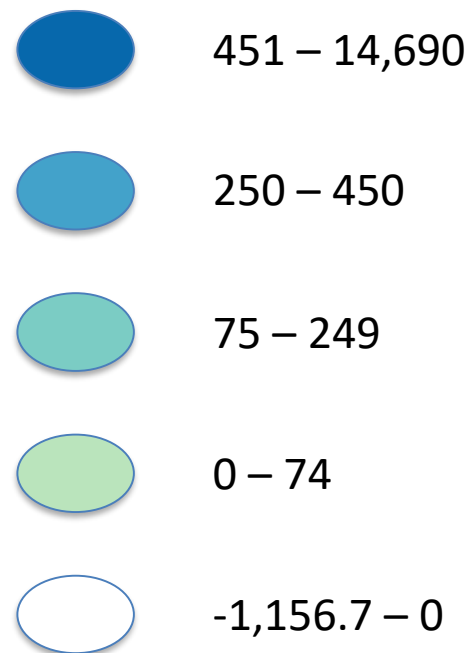


Source: ESRI (small-area population estimates)

Where Growth is *Likely* Going--Density



Population Change Per Square
Mile: 2010 to 2019



regional impact + local relevance



Source: ESRI (small-area population estimates)