



# 2024 Population Estimates

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## Vision

ONE **great** REGION

## Mission

*Foster thriving communities for all within the Atlanta region through collaborative, data-informed planning and investments.*

## Values

**Excellence** | **Integrity** | **Equity**

## Goals



**Healthy, safe, livable communities** in the Atlanta Metro area.



**Strategic investments** in people, infrastructure, mobility, and preserving natural resources.



Regional services delivered with **operational excellence** and **efficiency**.



**Diverse stakeholders engage** and take a regional approach to solve local issues.



**A competitive economy** that is inclusive, innovative, and resilient.

# The Highlights

- 📌 The 11-county Atlanta region is now home to **5,221,074 residents** as of April 1, 2024, up **62,700 new residents** since April 1, 2023. This represents a **moderate slowing of regional population growth** compared to the 66,730 increase in 2022-23, but still trails the average annual increase of 68,245 in the 2010s.
- 📌 The slight downtick of growth 2023-24 reflects a combined **slowdown in permit activity and moderating yet solid growth in our job base**. **Housing demand** remains **very high with supply low** and **prices high**, acting as a brake on population growth. Single-family permits remain constrained compared to the historical averages, and multifamily permit levels dropped off 2023-2024, compared to strong increase in the prior year.
- 📌 From 2023 to 2024, **Fulton added 17,400 new residents**, the largest single-year numeric increase in the region. Next were Gwinnett with 14,900 new residents, Cobb with 6,700 new residents, and Cherokee with 5,400 new residents.
- 📌 **The City of Atlanta continued to set the pace in the leading county of Fulton with a net increase of 10,800**. Growth did ease somewhat from the record-high levels (14,300) of 2022-23.
- 📌 **Cherokee County led the region in percentage increase 2023-24, at 1.9 percent (though down from 2.5 percent the prior year)**. Henry follows at 1.8, with Forsyth, Fulton, and Douglas following at 1.6. The 2023-24 growth rate in Douglas is notable, compared to 2022-23's 0.9% increase.
- 📌 In 2023, there were **28,595 new residential building permits in the 11-county region**, which was a decrease of nearly 7,500 permits from 2022 calendar year totals of 36,074. Current building permit activity for the 11-county region remains lower than pre-Great Recession permit levels and fell back below the 1980-2023 average annual level of 33,430.

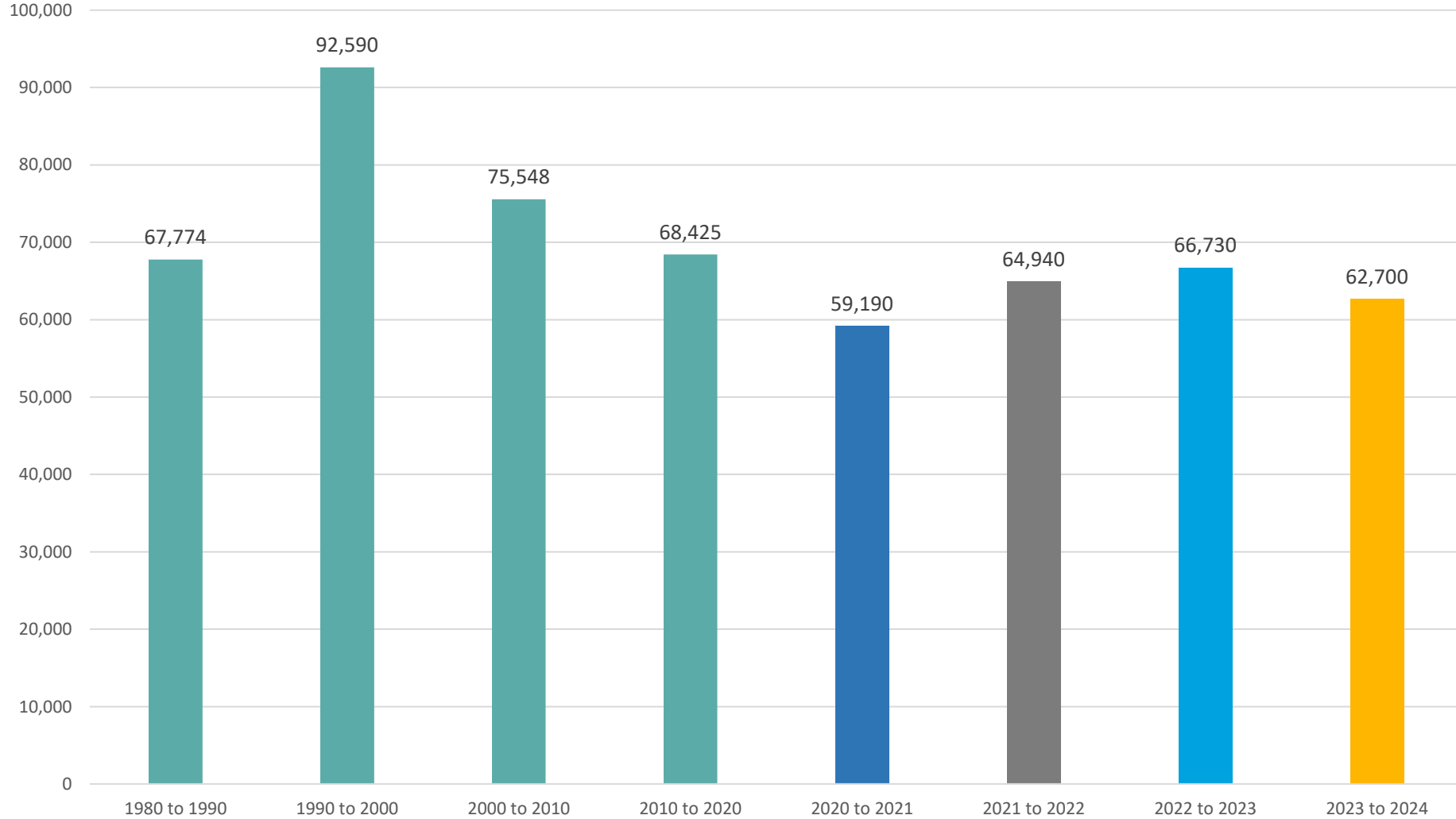
# The Estimates: 2024 ARC Population

	1980	1990	2000	2010	2020	2023	2024	Average Annual Change, 1980-2010	Average Annual Change, 2010-2020	Average Annual Change, 2020-2024
<b>Atlanta Region</b>	<b>1,924,140</b>	<b>2,601,883</b>	<b>3,527,779</b>	<b>4,283,261</b>	<b>4,967,514</b>	<b>5,158,374</b>	<b>5,221,074</b>	78,637	68,425	63,390
Cherokee	51,699	91,000	141,903	214,346	266,620	286,960	292,360	5,422	5,227	6,435
Clayton	150,357	184,100	236,517	259,424	297,595	303,315	304,215	3,636	3,817	1,655
Cobb	297,718	453,400	607,751	688,078	766,149	785,349	792,049	13,012	7,807	6,475
DeKalb	483,024	553,800	665,865	691,893	764,382	779,442	783,442	6,962	7,249	4,765
Douglas	54,573	71,700	92,174	132,403	144,237	150,697	153,097	2,594	1,183	2,215
Fayette	29,043	62,800	91,263	106,567	119,194	124,284	125,384	2,584	1,263	1,548
Forsyth	27,958	44,083	98,400	175,511	251,283	270,833	275,233	4,918	7,577	5,988
Fulton	589,904	670,800	816,006	920,581	1,066,710	1,105,670	1,123,070	11,023	14,613	14,090
Gwinnett	166,808	356,500	588,448	805,321	957,062	997,212	1,012,112	21,284	15,174	13,763
Henry	36,309	59,200	119,341	203,922	240,712	257,802	262,552	5,587	3,679	5,460
Rockdale	36,747	54,500	70,111	85,215	93,570	96,810	97,560	1,616	836	998
City of Atlanta	424,922	415,200	416,474	420,003	498,715	521,315	532,115	(164)	7,871	8,350

Average annual population change for the region is still at healthy levels, but is a little below the typical growth of the 2010s, and further behind the 30-year average of 1980-2010, which was heavily influenced by the very strong average increase in the 1990s.

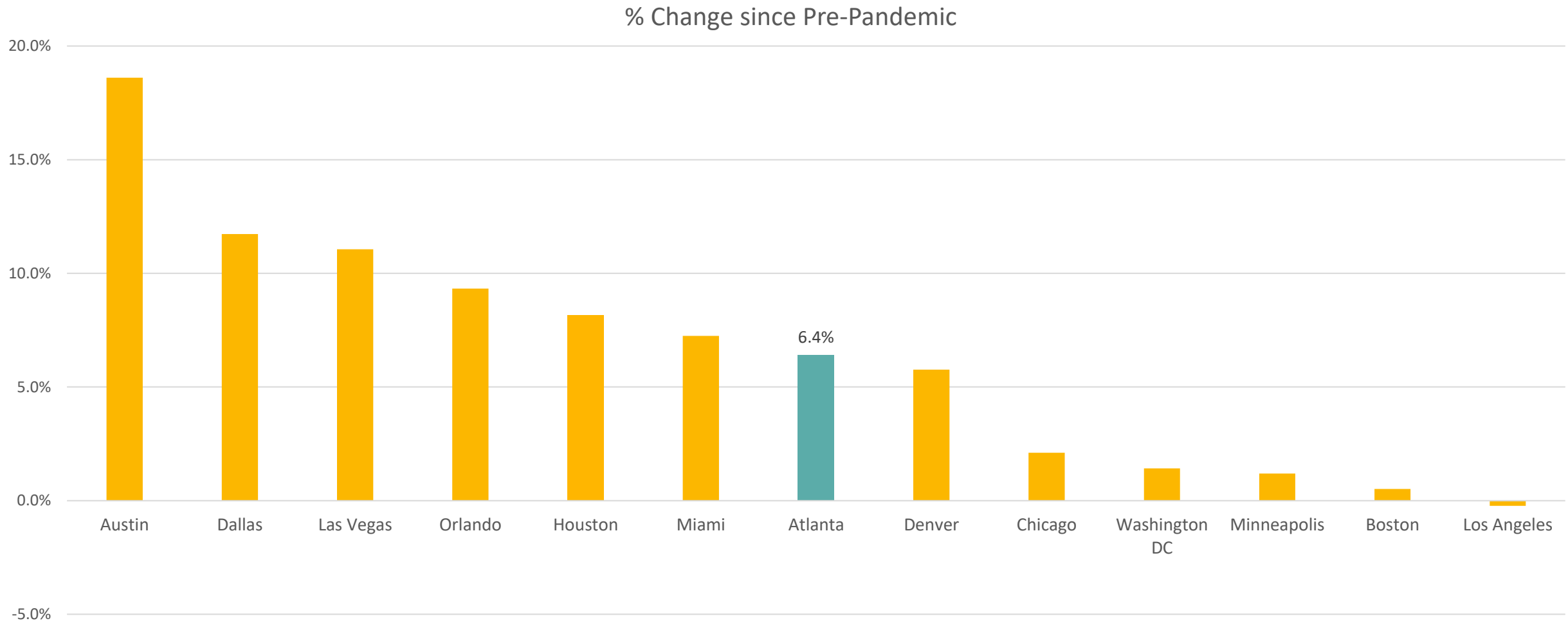
# Some Background: Historical Estimates

11-County ARC Region: Average Annual Population Change by Period



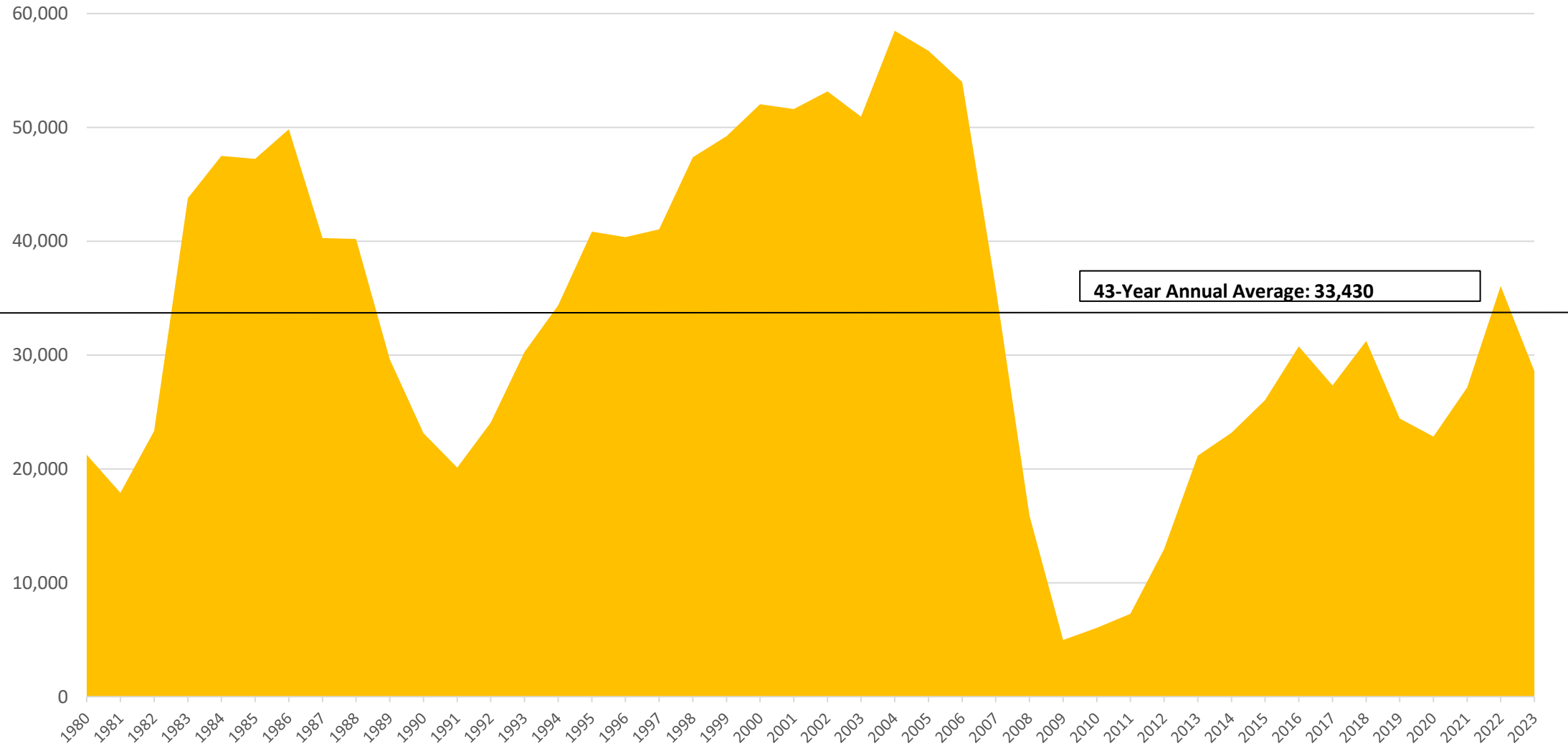
The increase of 2023 to 2024, while lagging slightly the growth since 2021, is still reflective of a pandemic bounceback. Growth in the 1990s(stimulated by the Olympics run-up and aftermath) set a “bar” that is not likely to be repeated.

# The Supporting Facts: Jobs Recovery From Pandemic (Feb 2020 – May 2024)



Job change is a co-indicator of population growth, and it slowed this past year. The Atlanta job base economy had fully recovered from the early pandemic “crash” by late 2021. By 2023, jobs had increased 5.3% from a February 2020 benchmark. Atlanta then ranked fifth among the selected peer regions shown above. By 2024, the rate of change had ticked up only to 6.4% and the relative rank had fallen to 7<sup>th</sup>.

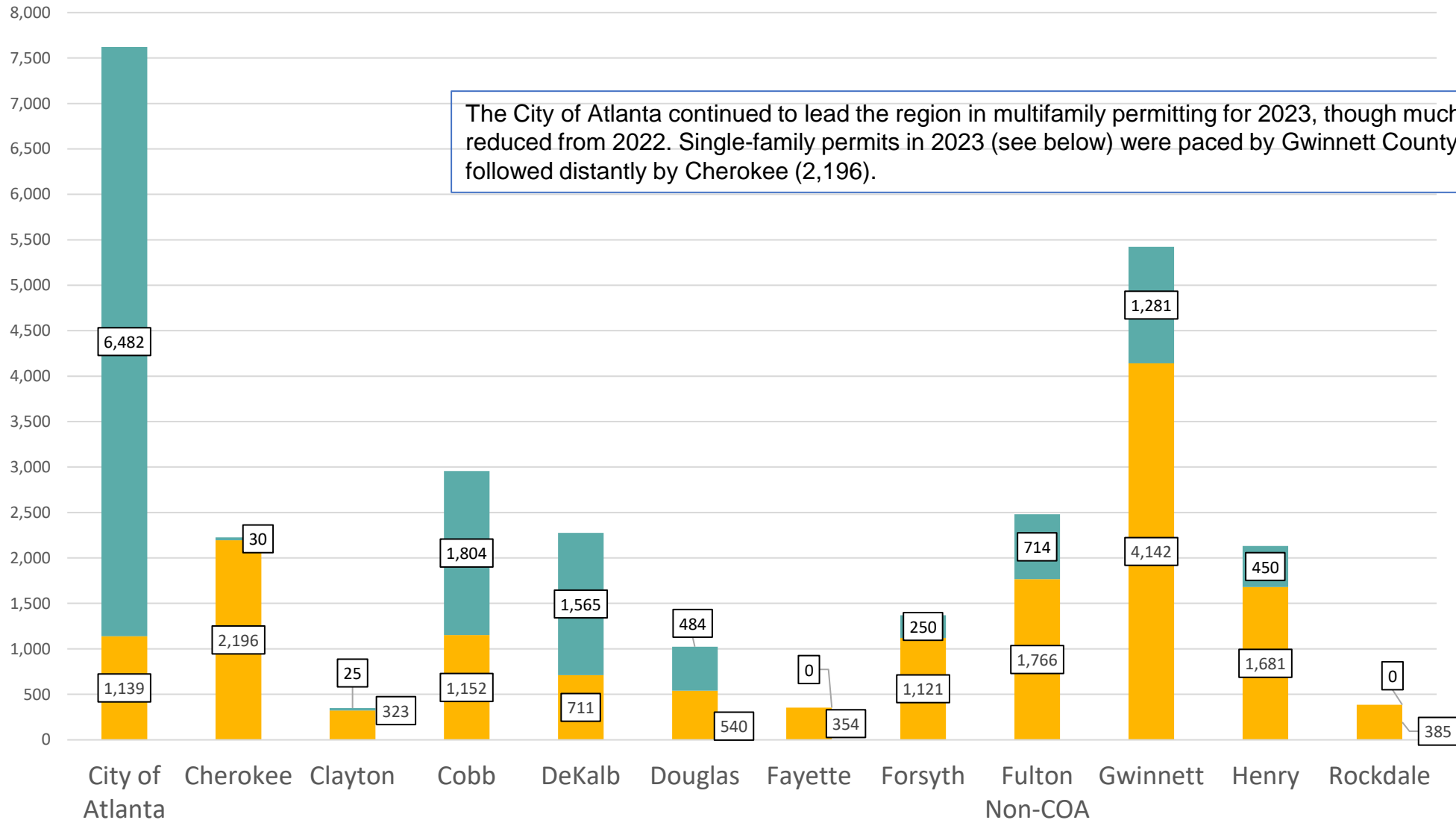
# The Supporting Facts: Building Permits – Long View



Permits fell back to under 29,000 in 2023 for a drop of 7,500 from 2022 levels. 2022 had marked the first year since 2005 that the annual increase exceeded the long-term average (1980-2023).

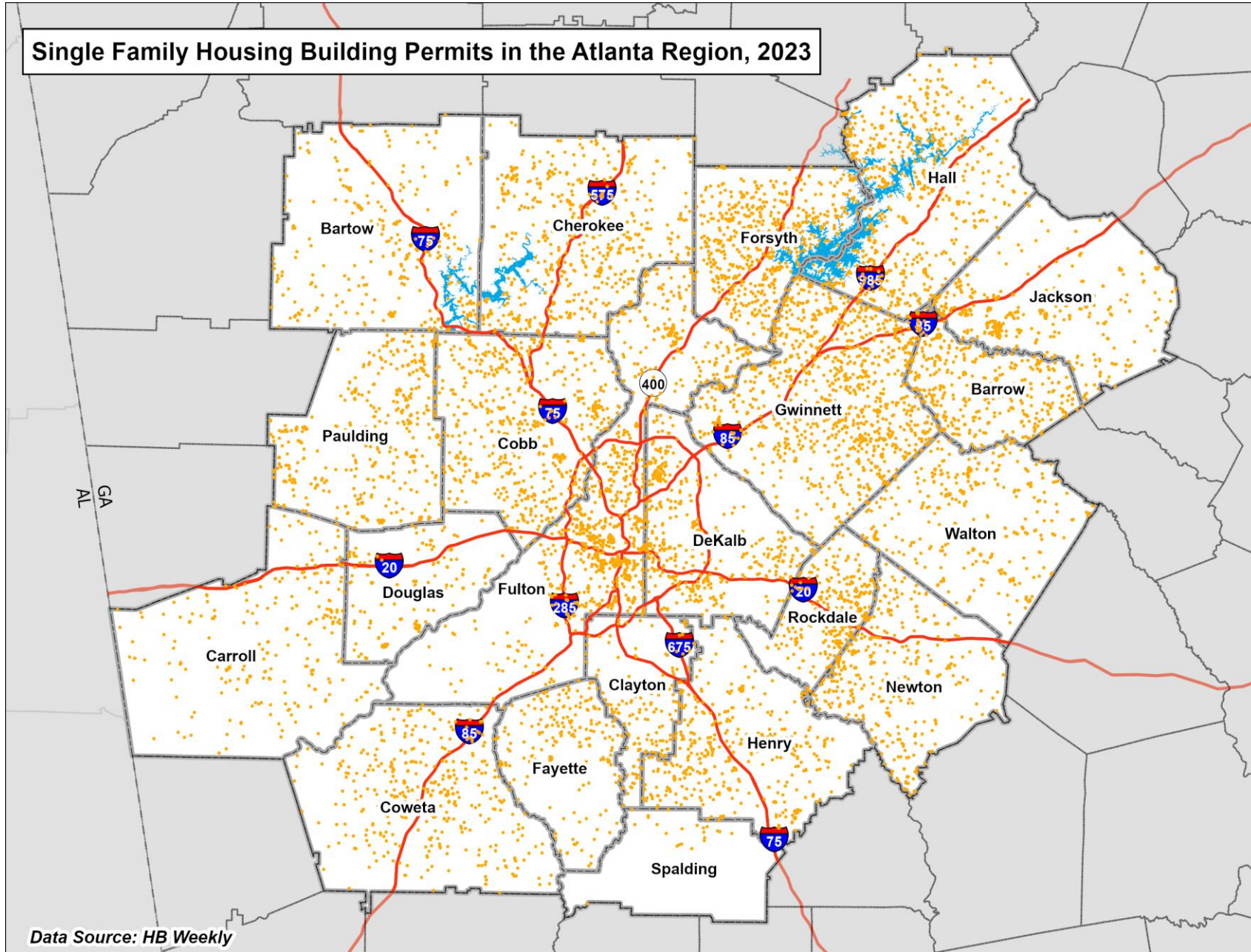
# The Supporting Facts: Building Permits – Last Year (2023)

■ Single-Family ■ Multifamily



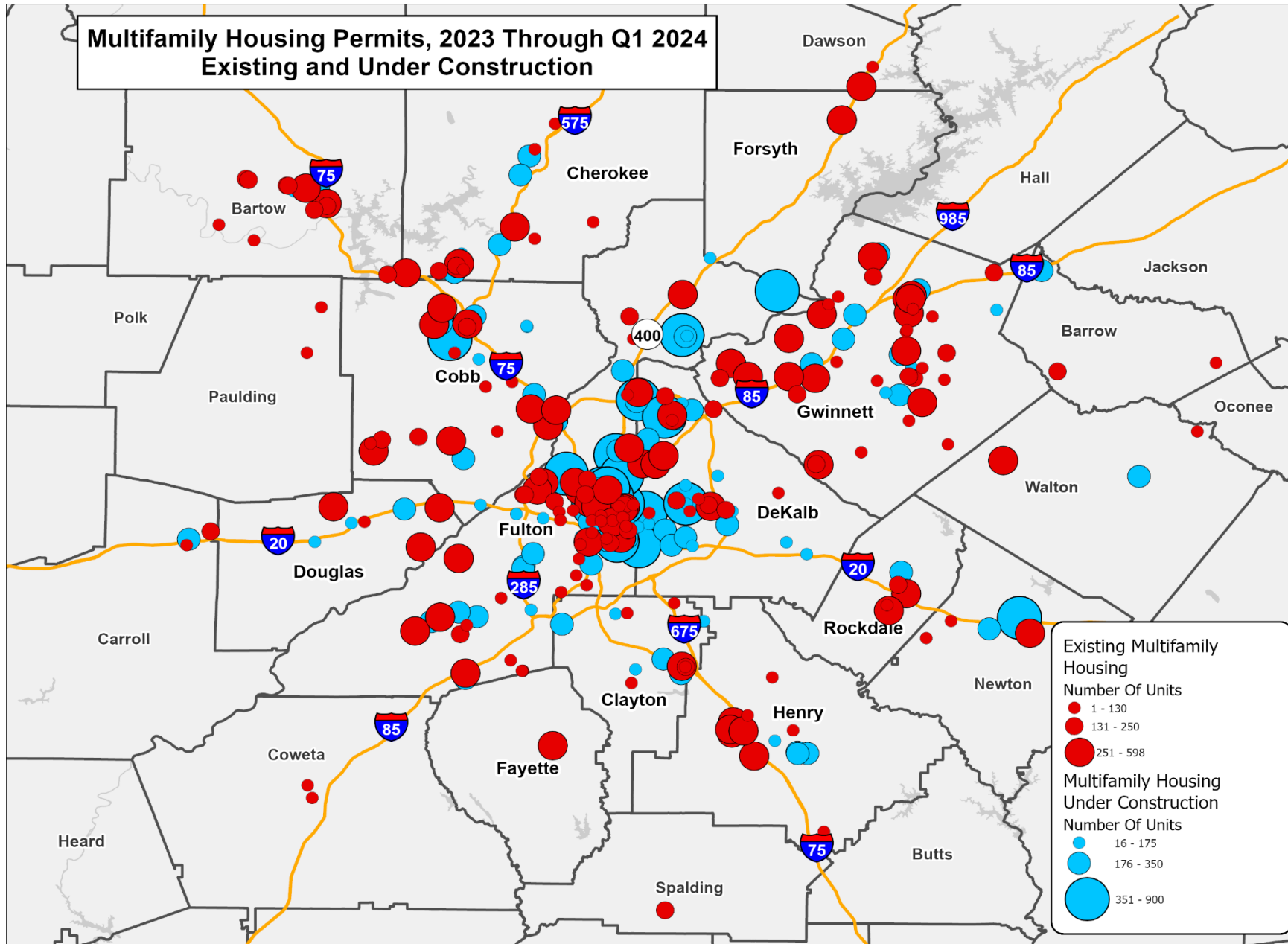


# The “Good To Have” Information: Mapping Single-Family Permits



Data Source: HB Weekly

# The “Good To Have” Information: Mapping Multi-Family Units



Source: Co-Star