



2026 Population Estimates



2026 Population Estimates

Ann Carpenter and Moshe Haspel

acarpenter@atlantaregional.org

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.

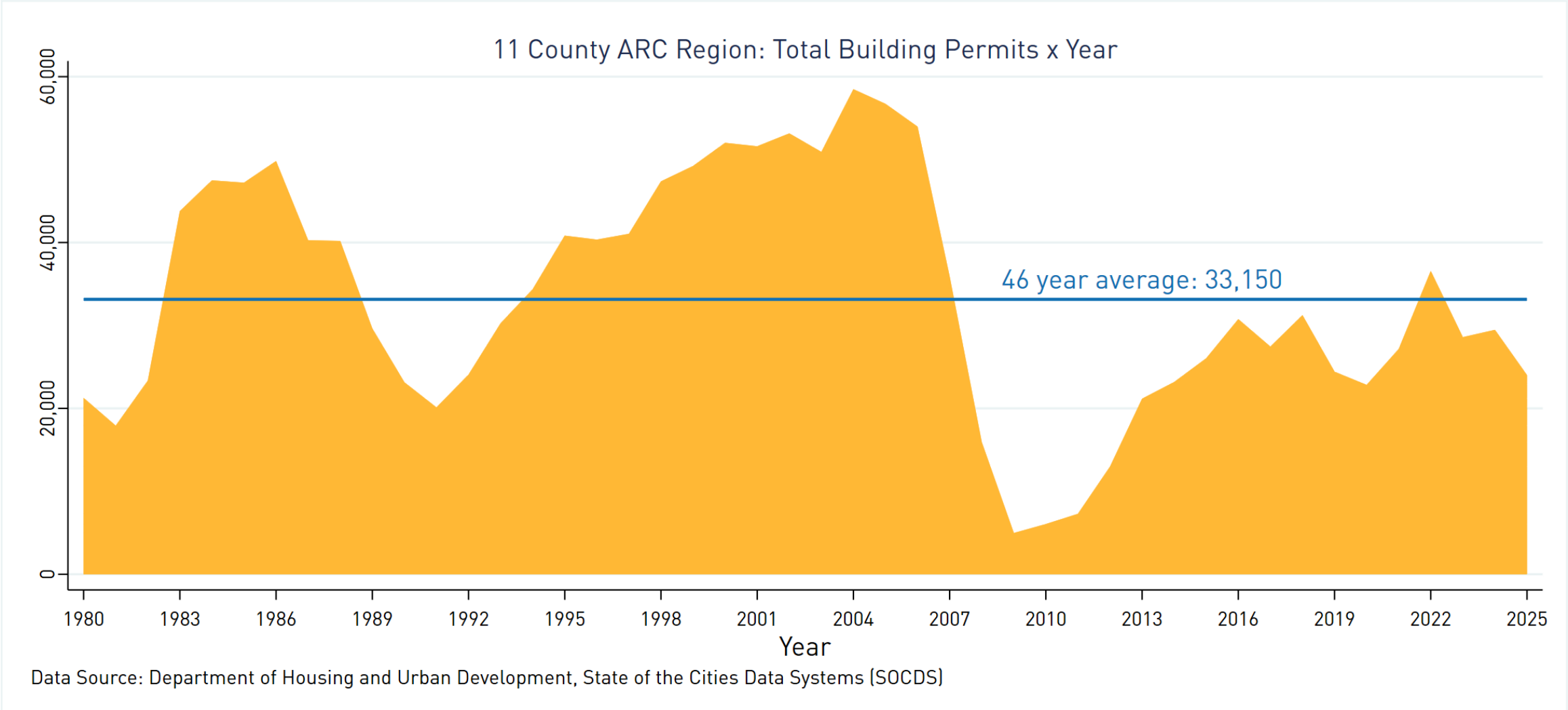


A competitive economy that is inclusive, innovative, and resilient.

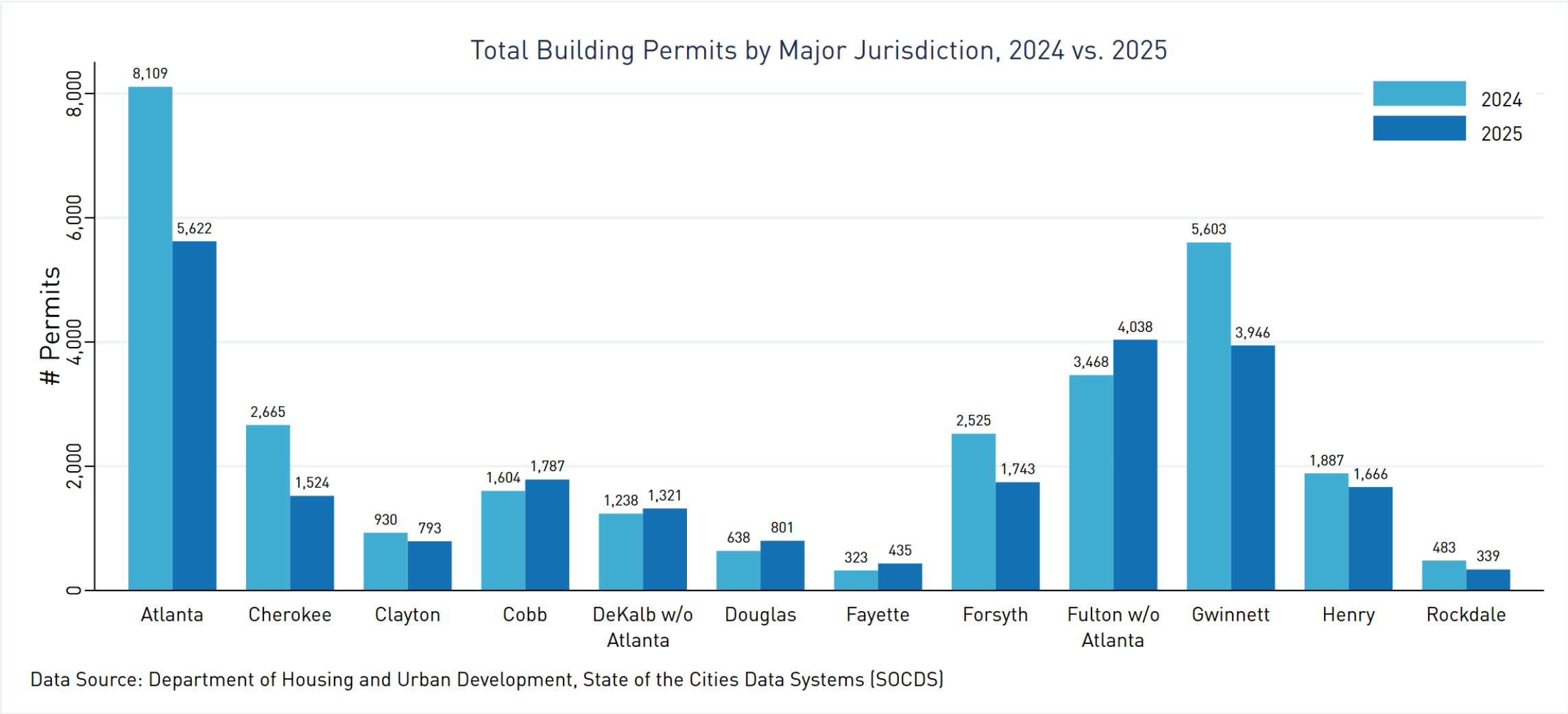
Main Takeaways

- **We're still growing** ... just more slowly than in the past
- The 11-county Atlanta region is now home to **5,339,164 residents**, an **increase of 53,690** in the year ending April 1, 2026.
- This represents a **slight decrease** in growth rate from the prior year (down from 1.2% to 1.0%), following a nationwide trend of slowing population growth.
- This decreased growth rate reflects a **decrease in building permit activity**; levels remain below historical averages.
- We're still **adding jobs**, but the **rate of growth is flattening**, following a nationwide trend of slower growth.
- **Housing supply remains very low**, keeping prices elevated. This continues to place a **brake on population growth**, especially domestic migration.

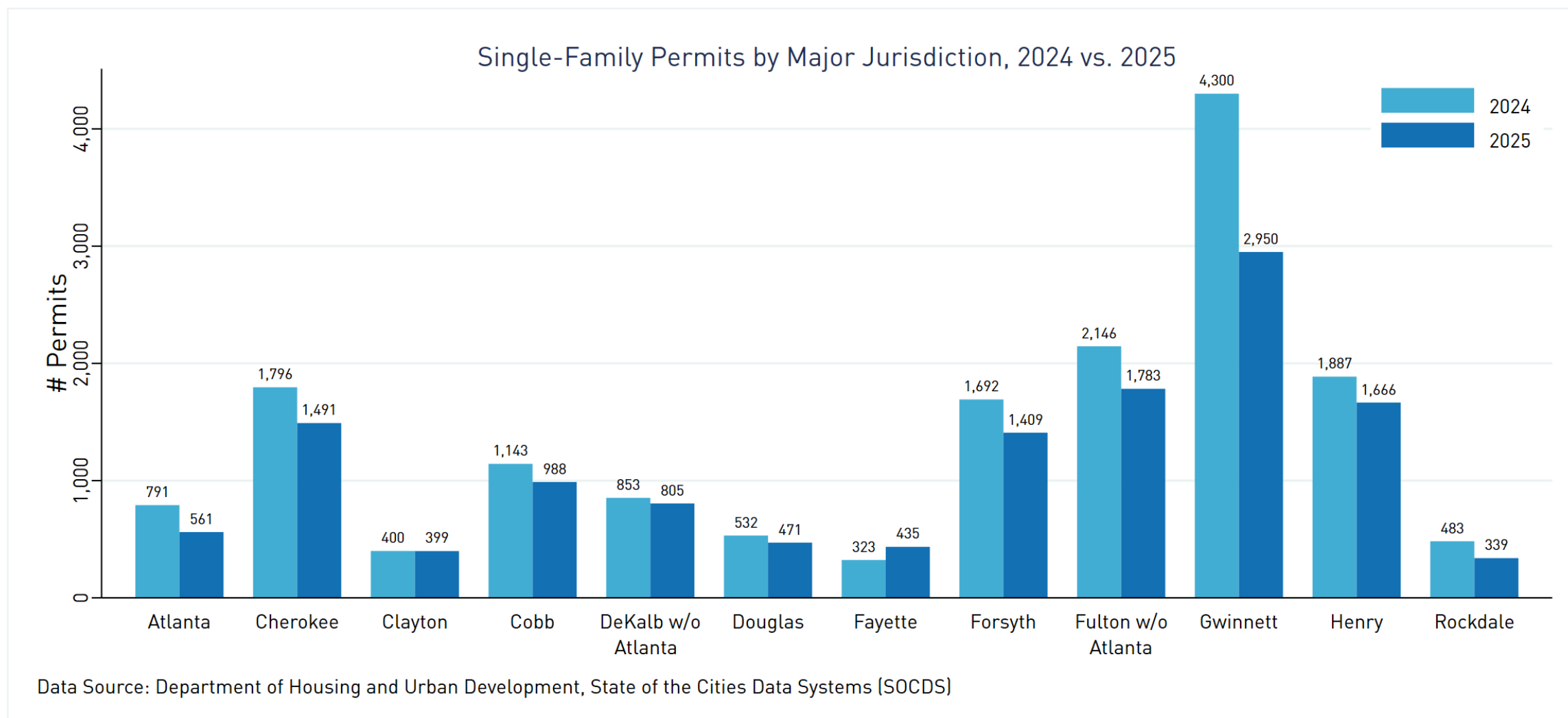
The Supporting Facts: Building Permits – Long View



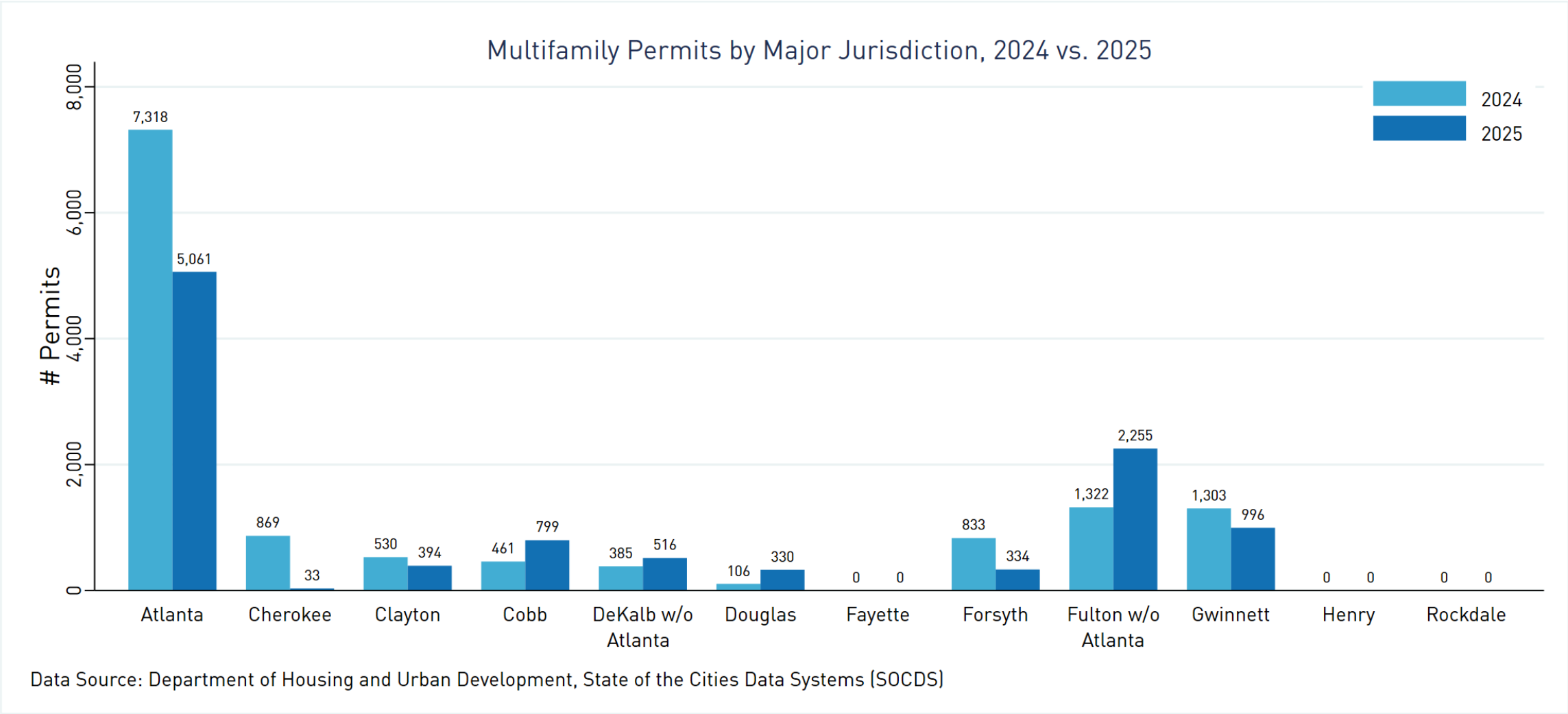
The Supporting Facts: Building Permits – 2024 & 2025



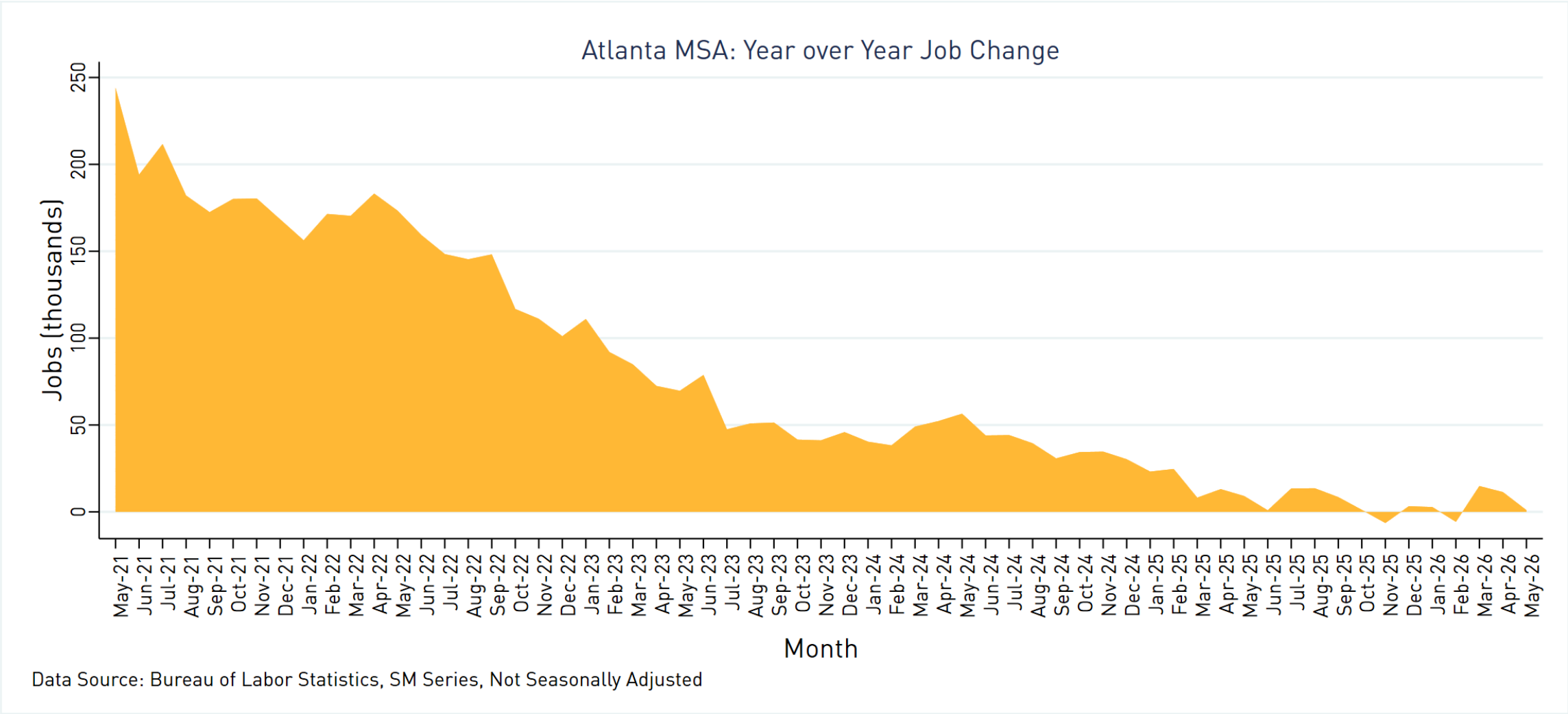
The Supporting Facts: Building Permits – 2024 & 2025



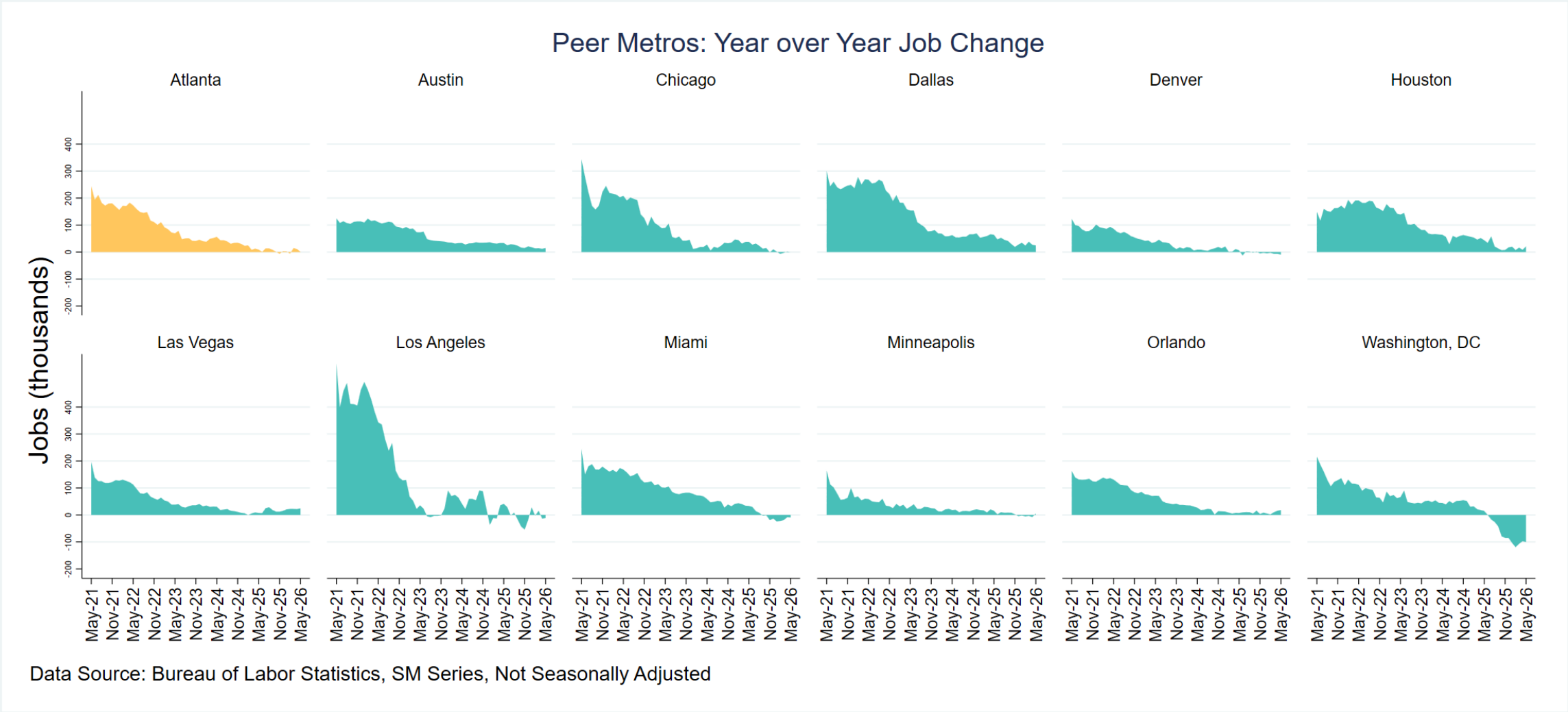
The Supporting Facts: Building Permits – 2024 & 2025



The Supporting Facts: Job Trends



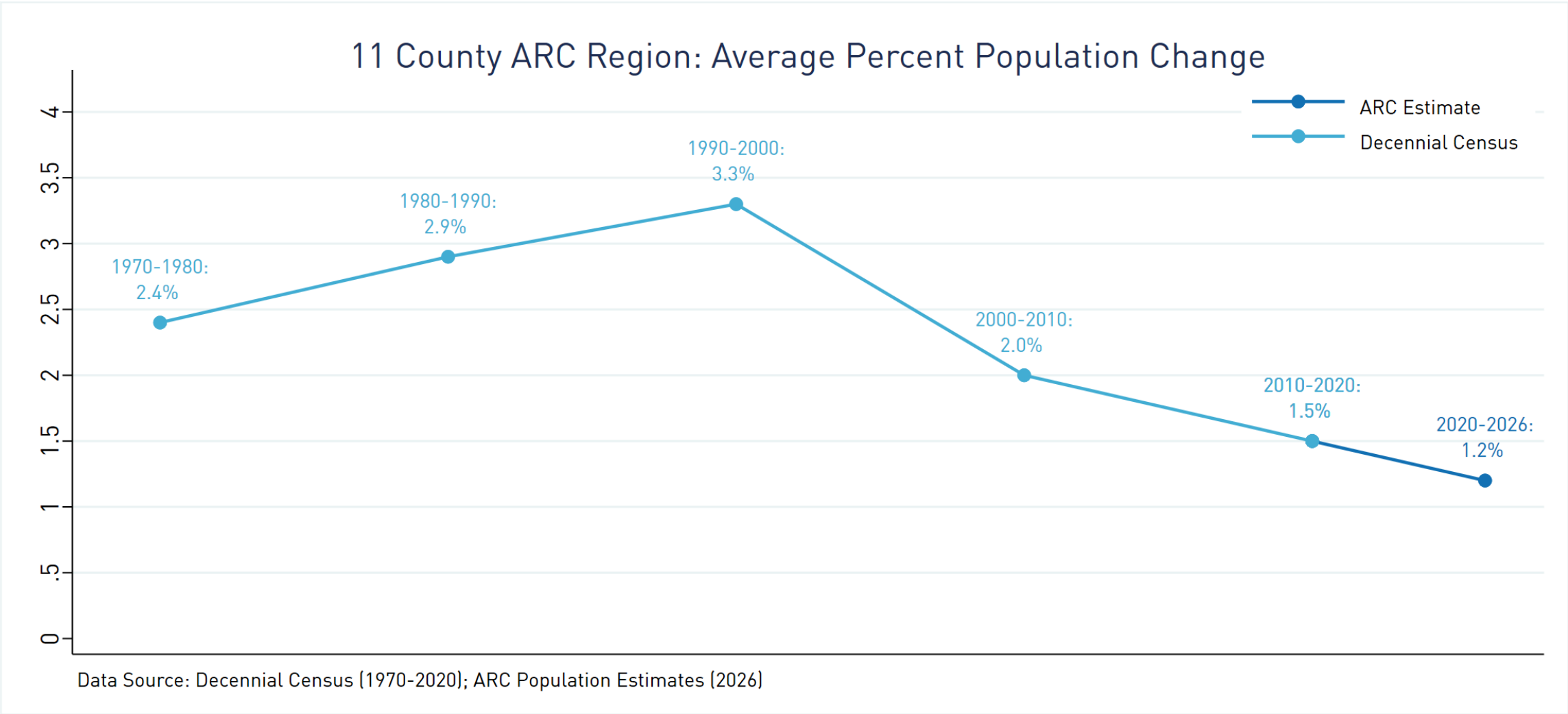
The Supporting Facts: Job Trends



The Estimates: 2026 ARC Population

	Census 1980	Census 1990	Census 2000	Census 2010	Census 2020	ARC Estimate 2025	ARC Estimate 2026	Average Annual Change, 1980-2010	Average Annual Change, 2010-2020	Average Annual Change, 2020-2026
Atlanta Region	1,923,970	2,557,695	3,527,786	4,283,261	4,967,514	5,285,474	5,339,164	78,643	68,425	61,942
Cherokee	51,699	90,204	141,903	214,346	266,620	299,460	302,830	5,422	5,227	6,035
Clayton	150,357	181,436	236,517	259,424	297,595	306,615	308,665	3,636	3,817	1,845
Cobb	297,718	447,745	607,751	688,078	766,149	795,749	799,349	13,012	7,807	5,533
DeKalb	483,024	546,174	665,865	691,893	764,382	786,542	788,522	6,962	7,249	4,023
Douglas	54,573	71,120	92,174	132,403	144,237	154,197	155,477	2,594	1,183	1,873
Fayette	29,043	62,415	91,263	106,567	119,194	126,284	127,424	2,584	1,263	1,372
Forsyth	27,958	44,083	98,407	175,511	251,283	281,933	286,083	4,918	7,577	5,800
Fulton	589,904	648,776	816,006	920,581	1,066,710	1,141,870	1,163,040	11,023	14,613	16,055
Gwinnett	166,815	352,910	588,448	805,321	957,062	1,027,312	1,038,112	21,284	15,174	13,508
Henry	36,309	58,741	119,341	203,922	240,712	267,152	270,652	5,587	3,679	4,990
Rockdale	36,570	54,091	70,111	85,215	93,570	98,360	99,010	1,622	836	907
City of Atlanta	425,022	393,760	416,474	420,003	498,715	542,715	549,615	(167)	7,871	8,483

The Estimates: 2026 ARC Population



The Estimates: 2026 ARC Population

Average Annual Percentage Change

	1980 to 1990	1990 to 2000	2000 to 2010	2010 to 2020	2020 to 2026
Atlanta Region	2.9	3.3	2.0	1.5	1.2
Cherokee	5.7	4.6	4.2	2.2	2.1
Clayton	1.9	2.7	0.9	1.4	0.6
Cobb	4.2	3.1	1.2	1.1	0.7
DeKalb	1.2	2.0	0.4	1.0	0.5
Douglas	2.7	2.6	3.7	0.9	1.3
Fayette	8.0	3.9	1.6	1.1	1.1
Forsyth	4.7	8.4	6.0	3.7	2.2
Fulton	1.0	2.3	1.2	1.5	1.5
Gwinnett	7.8	5.2	3.2	1.7	1.4
Henry	4.9	7.3	5.5	1.7	2.0
Rockdale	4.0	2.6	2.0	0.9	0.9
City of Atlanta	-0.8	0.6	0.1	1.7	1.6

The Supporting Facts: Change in Housing Units

