



Atlanta Regional Commission

2022 Atlanta Region Population Estimates (V68)

Atlanta Regional Commission

For more information, contact:

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The Highlights

- The 11-county Atlanta region is now home to 5,091,644 in 2022, up from 5,026,704 in 2021. From April 1, 2021 to April 1, 2022 the region **added 64,940 new residents**. This represents an uptick in growth than what the region experienced 2020-2021, but still trails the average annual increase of 68,245 in the 2010s.
- The upward trend of growth this past year reflects **strong permit activity and a complete “claw-back” of our job base** to levels that now exceed the pre-pandemic levels. Housing demand is very high—and prices as a result very high—which does act as a brake on growth.
- From 2021 to 2022, **Gwinnett added 13,460 new residents**, the largest single-year numeric increase in the region. Next were Fulton with 11,200 new residents, Cobb with 6,900 new residents, and Cherokee with 6,890 new residents.
- **The City of Atlanta “bounced back”** from a down year of growth 2020-2021. With year-over-year increases in both single-family and multifamily activity, **the city added 5,070 new residents between 2021 and 2022**, up from 3,230 last year. The 2021-22 increase is still less than half of the record increase of 10,900 between 2018 and 2019.
- **Henry County leads the region in percentage increase, 2021-22, at 2.7 percent.** Forsyth is a close second at 2.6, with Cherokee (2.5) and Douglas (2.1) following. The 2021-22 accelerations for Henry and Douglas are most notable.
- In 2021, there were **27,164 new residential building permits in the 11-county region**, which was an increase of over 4,500 permits (weighted towards an increase in the multifamily sector) from 2020 calendar year totals. Current building permit activity for the 11-county region as such remains lower than pre-Great Recession (and even pre-pandemic) permit levels, and still trails the 1980-2021 average annual level of 33,480.

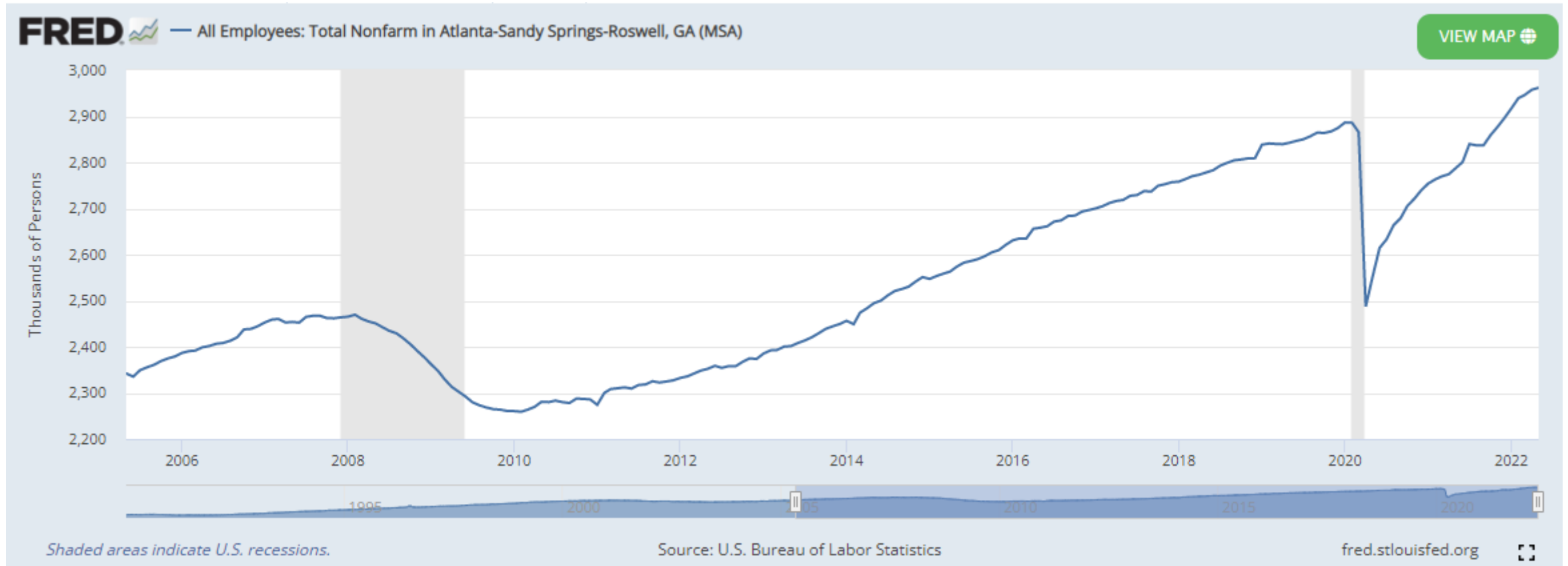
2022 Population Estimates

	2000	2010	2020	2022 ARC Estimate	Annual Change 00-10	Annual Change 10-20	Average Annual Change 2020-2022	
	<u>Census</u>	<u>Census</u>	<u>Census</u>				<u>Persons</u>	<u>Percent</u>
Atlanta Region	3,527,779	4,283,261	4,967,514	5,091,644	75,548	68,425	62,065	1.2
Cherokee	141,903	214,346	266,620	279,840	7,244	5,227	6,610	2.4
Clayton	236,517	259,424	297,595	302,285	2,291	3,817	2,345	0.8
Cobb	607,751	688,078	766,149	779,249	8,033	7,807	6,550	0.9
DeKalb	665,865	691,893	764,382	775,022	2,603	7,249	5,320	0.7
Douglas	92,174	132,403	144,237	149,297	4,023	1,183	2,530	1.7
Fayette	91,263	106,567	119,194	122,684	1,530	1,263	1,745	1.5
Forsyth	98,400	175,511	251,283	265,033	7,711	7,577	6,875	2.7
Fulton	816,006	920,581	1,066,710	1,087,170	10,458	14,613	10,230	1.0
Gwinnett	588,448	805,321	957,062	983,702	21,687	15,174	13,320	1.4
Henry	119,341	203,922	240,712	252,502	8,458	3,679	5,895	2.4
Rockdale	70,111	85,215	93,570	94,860	1,510	836	645	0.7
City of Atlanta	416,474	420,003	498,715	507,015	353	7,871	4,150	0.8
in DeKalb	29,775	28,292	40,020	40,690	-148	1,173	335	0.8
in Fulton	386,699	391,711	458,695	466,325	501	6,698	3,815	0.8

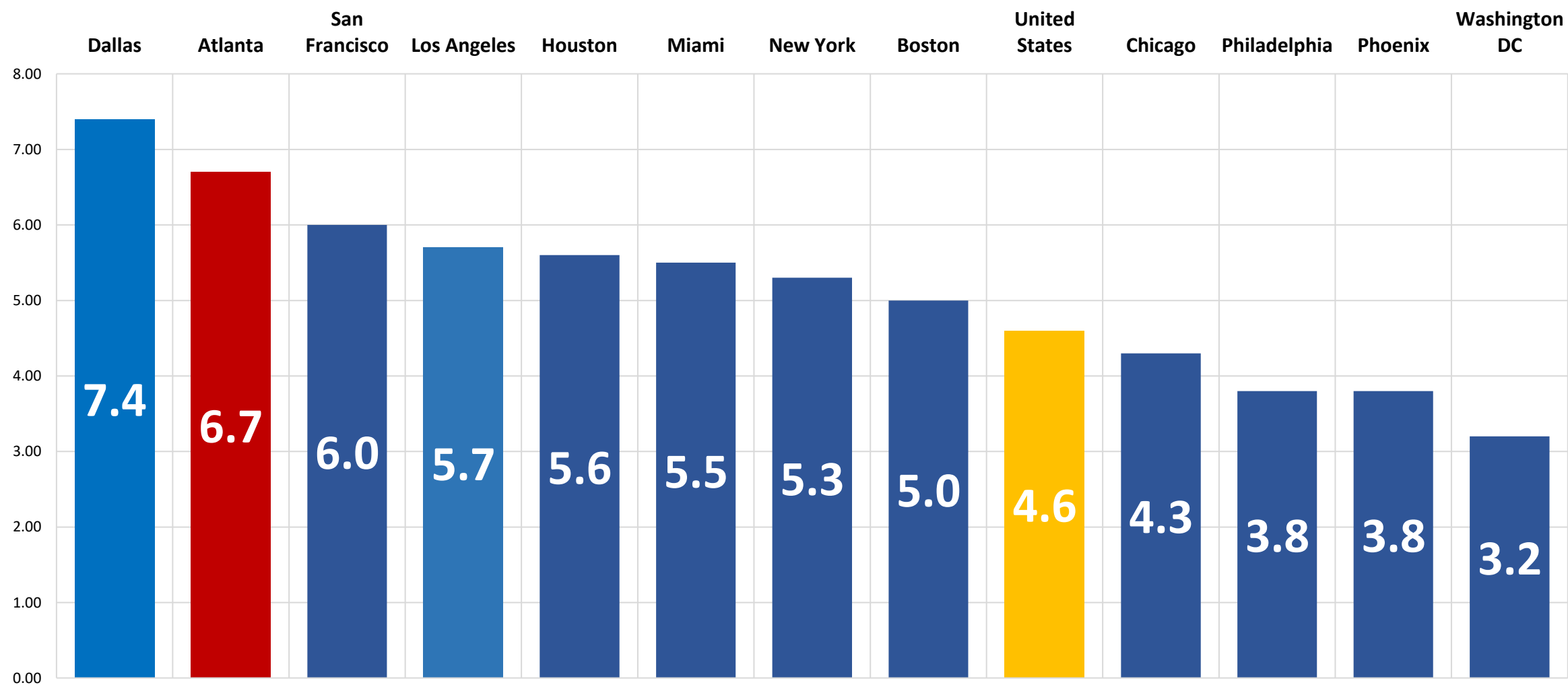
Note: The Fulton and DeKalb County totals include their portions of the City of Atlanta population

Source: ARC's 2022 Population Estimates, Census

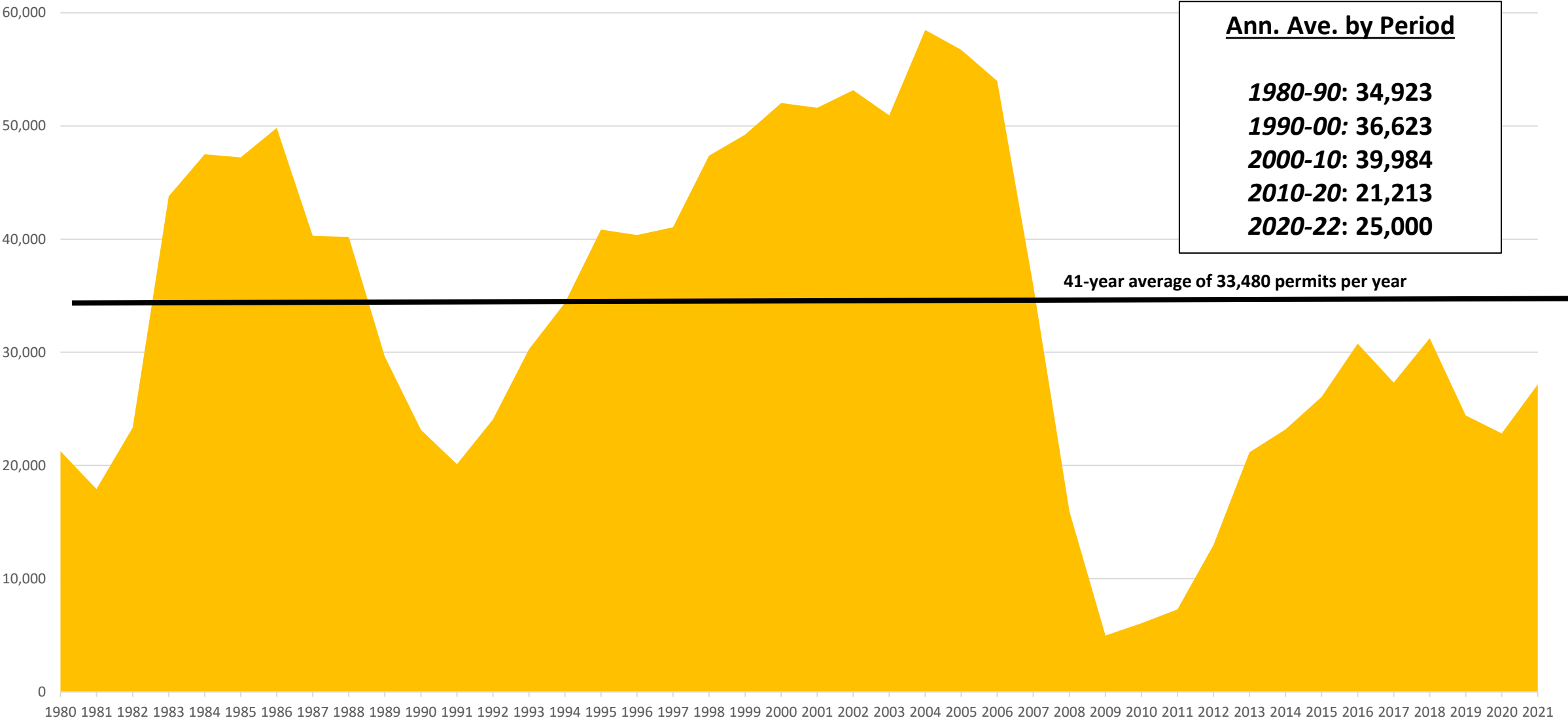
Job Growth Trends



Metropolitan Job Change YoY % April 2022



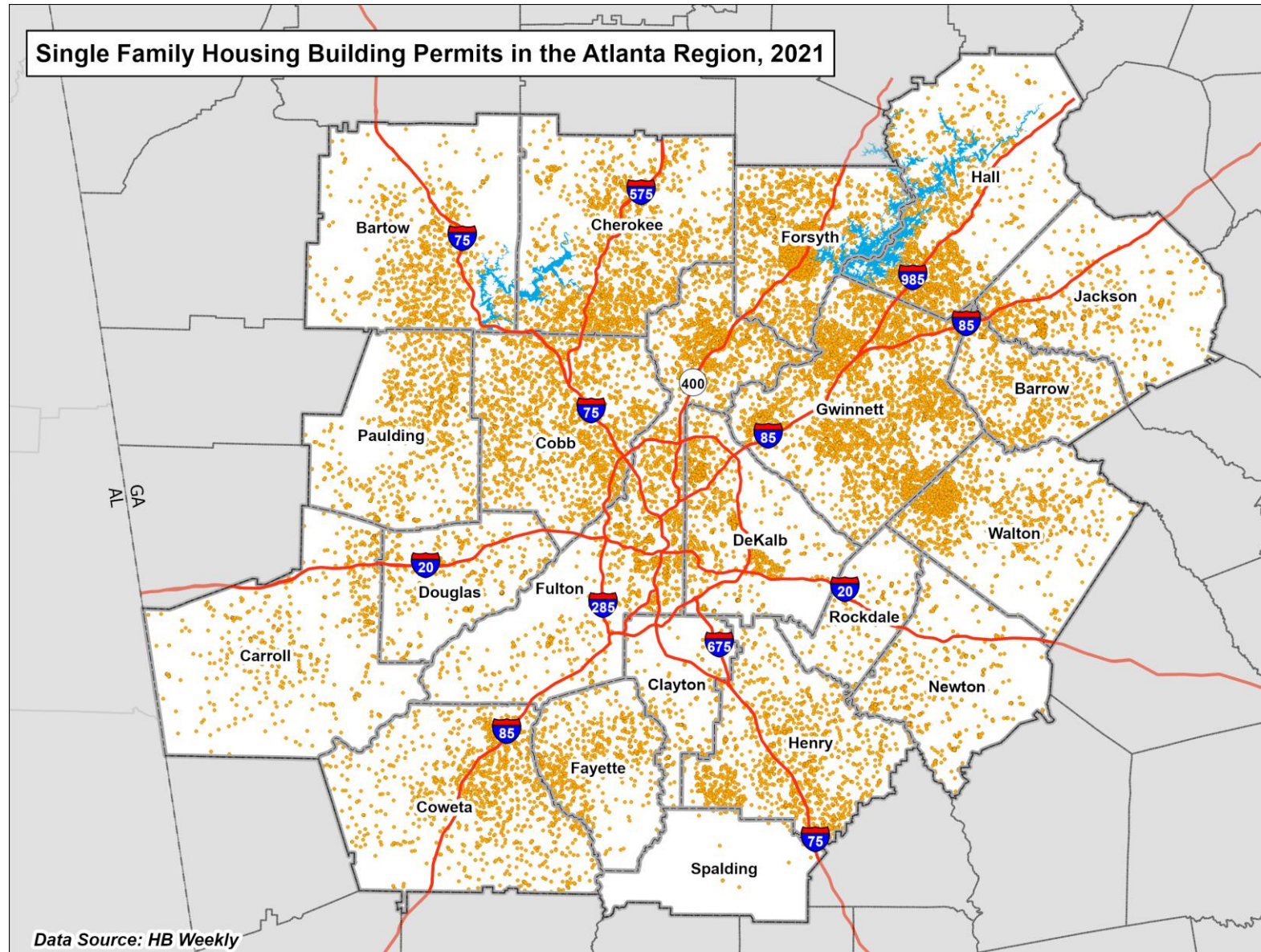
Units Authorized by Building Permits Still Lag Historic Average(s)



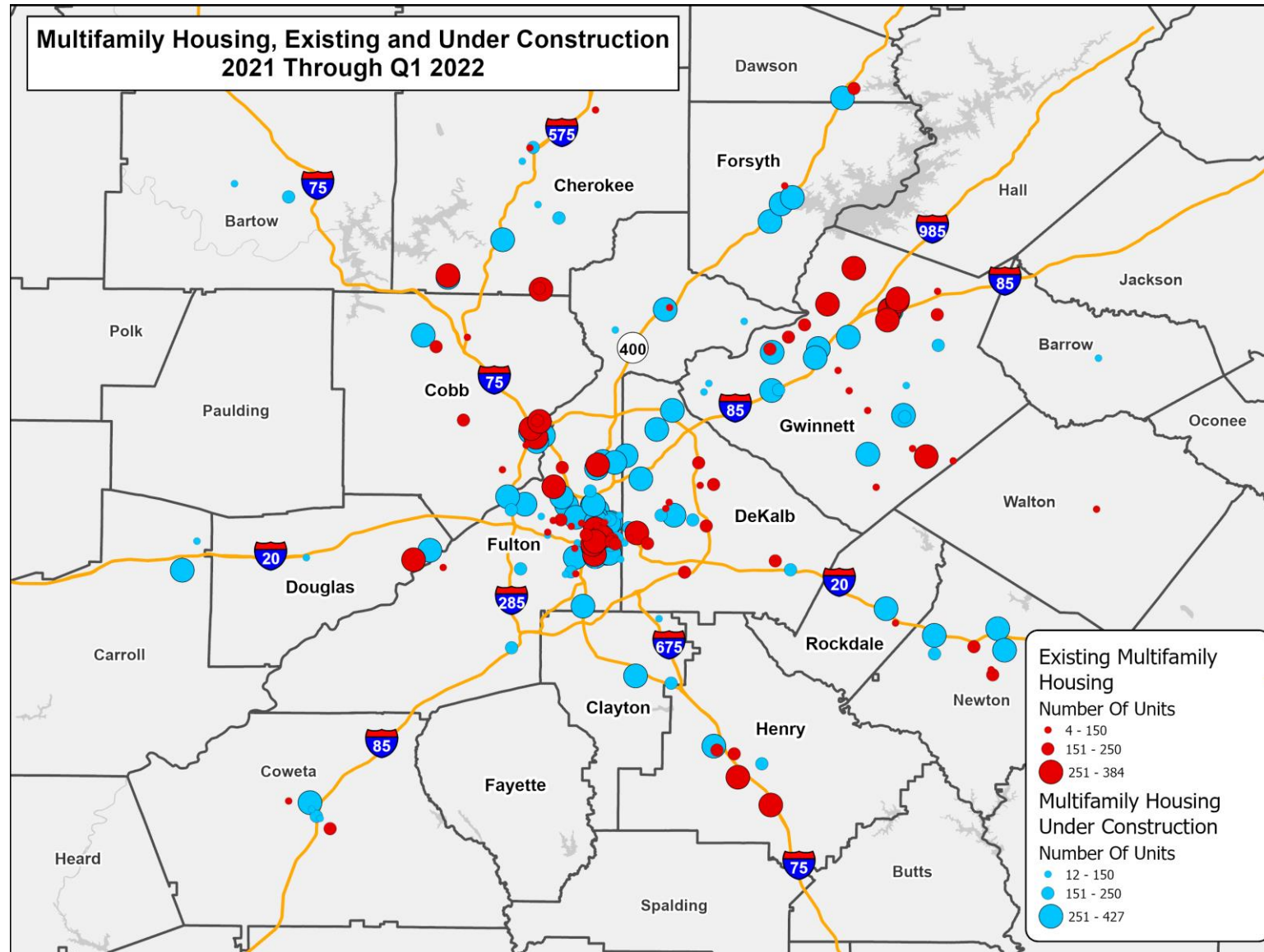
Source: State of the Cities Data System for 11 Counties, ARC Research & Analytics



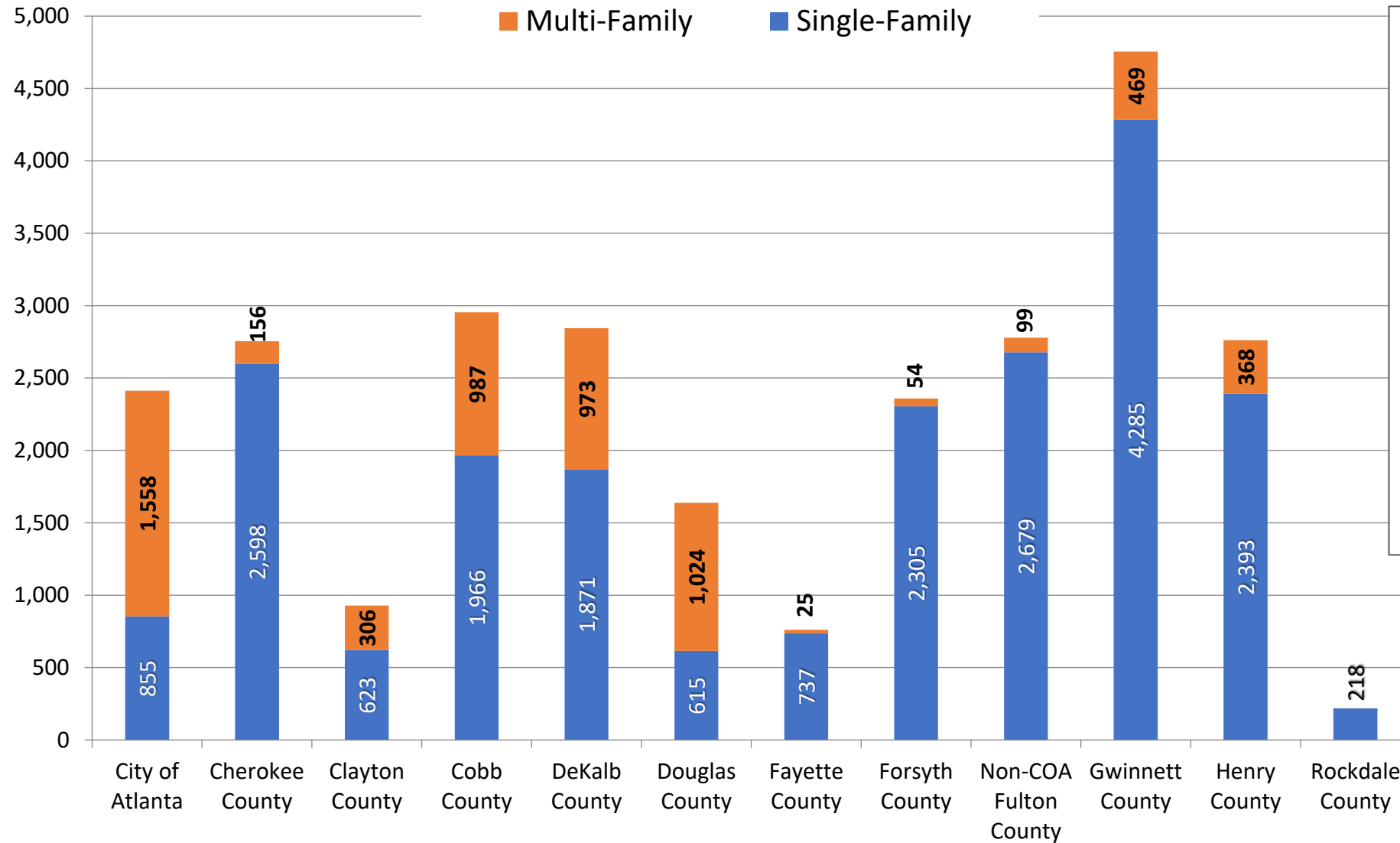
Where Growth is Going—Single-Family



Where Growth is Going--Multifamily



Building Permits By Jurisdiction, 2021



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.

What's Next...

Once approved by ARC Board, these 2022 ARC estimates are the set basis for 2023 dues...

	
DATE: July 13, 2022	
ISSUE SUMMARY: Annual Population Estimates	
	
FROM: Nicole Love Hendrickson, Chair, Community Resources Committee	
IMPORTANCE:	
The Atlanta Regional Commission annually produces population estimates for major jurisdictions in the Atlanta Region. These estimates are the basis for assessing dues for the following year. Under the law establishing the Atlanta Regional Commission, the estimates and dues calculation must be adopted by the Commission before the end of August.	
METHODOLOGY	
The foundation for these population estimates is the 2020 United States Census. Counts of housing units are updated to April 1 of the estimate year based on prior year building permit data and previous year estimates. The updated permit trends are translated into population change based on observed 2020 average occupancy rates and household sizes. Attached are:	
• A proposed resolution adopting the April 1, 2022 estimates. • A table detailing the April 1, 2022 estimates and comparing them with data for earlier years. • A table detailing the calculation of the appropriation due from each political jurisdiction in the year 2023.	
ACTION REQUIRED:	
The ARC Board will be asked to adopt population estimates at their July 13 meeting.	

Ideas for Future ARC Research!?

Please email Mike Carnathan
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