



# 2025 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.

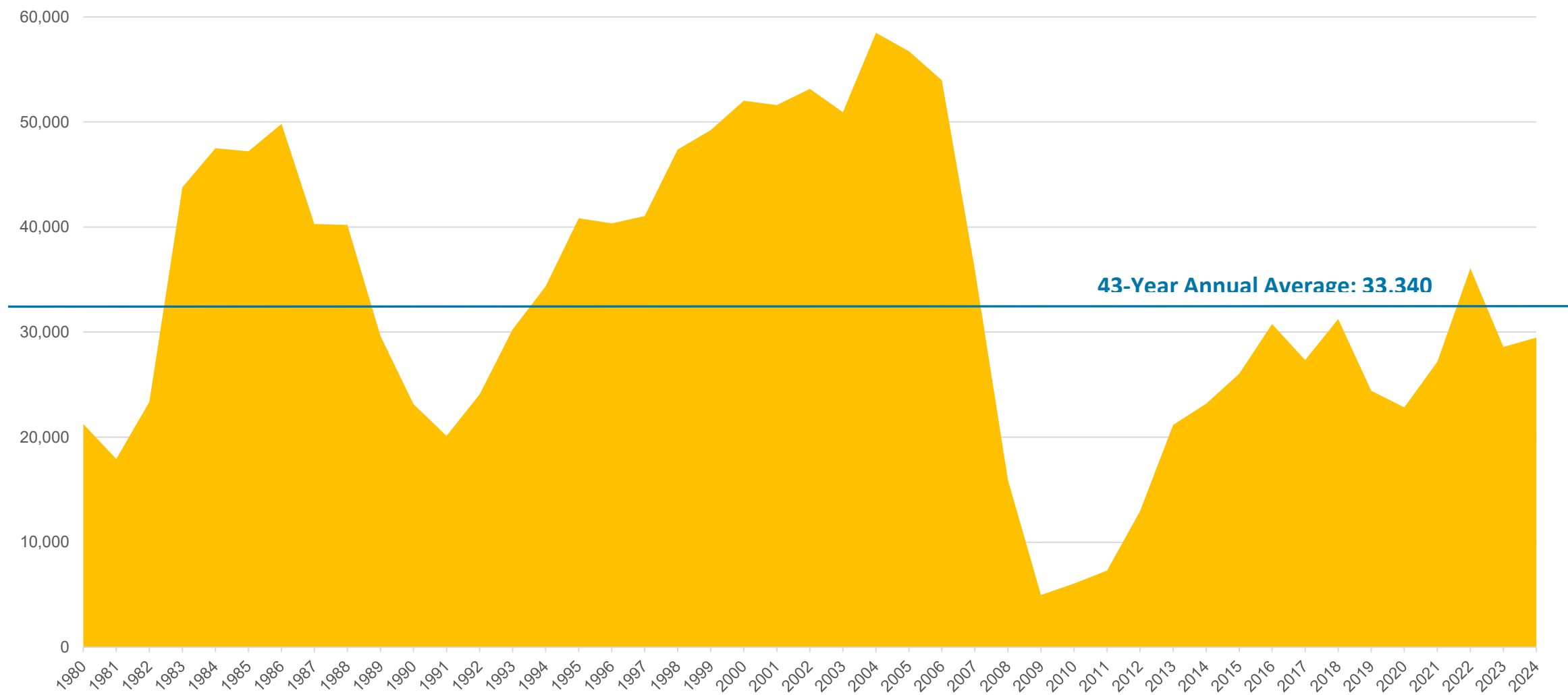


**A competitive economy** that is inclusive, innovative, and resilient.

# Main Takeaways

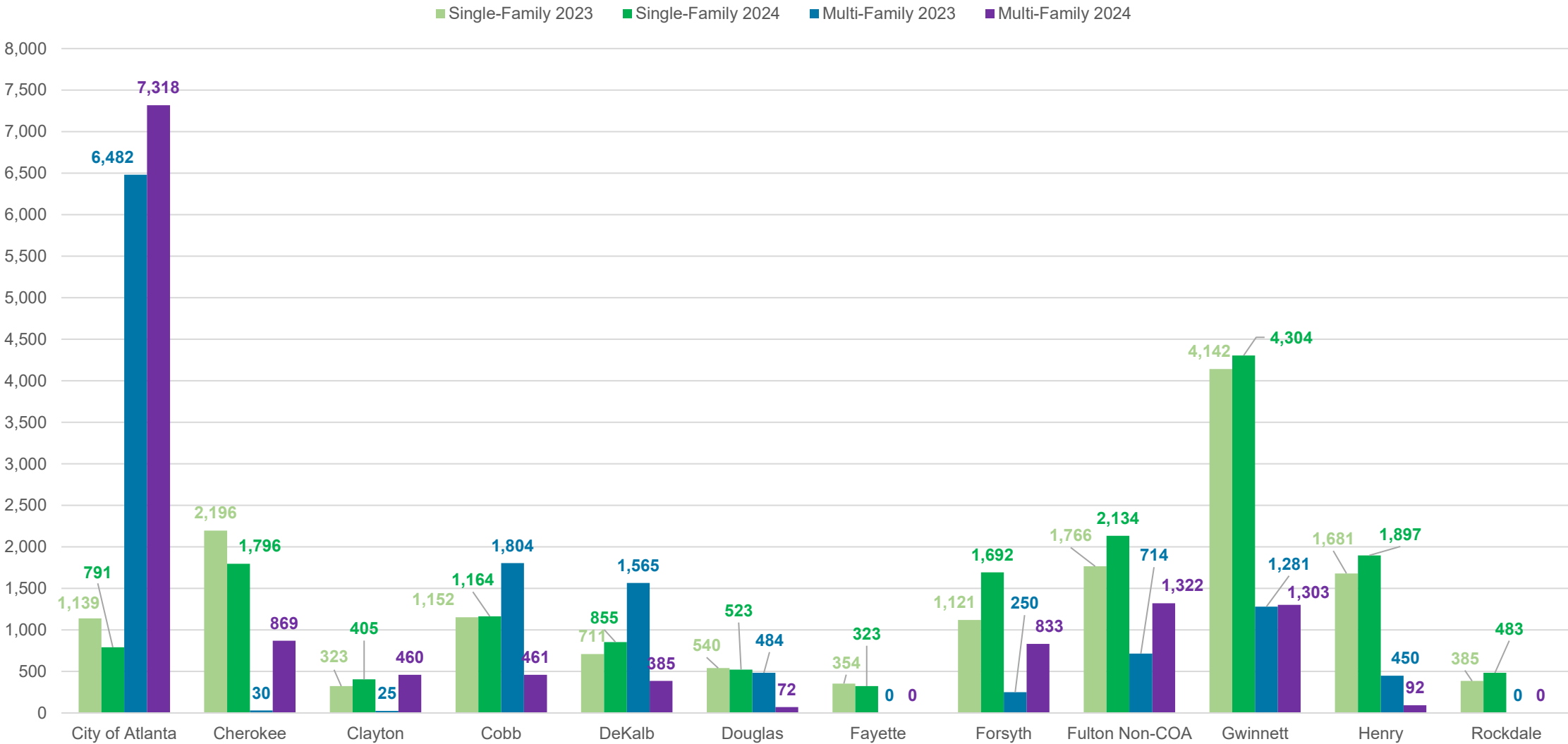
- 📊 **We're still growing** ... just more slowly than we were (on average) since the 1980s
- 📊 The 11-county Atlanta region is now home to **5,285,474 residents**, an **increase of 64,400** in the year ending April 1, 2025.
- 📊 This represents a **slight uptick** compared to our 2024 population estimate. But it **trails the average annual increase during the 2010s** (68,245).
- 📊 Our growth in the past year reflects a **small increase in building permit activity**, though levels remain below historical averages.
- 📊 We're still **adding jobs**, but the **rate of growth is slowing**.
- 📊 **Housing supply remains very low**, keeping prices elevated. This has acted as a **brake on population growth**, especially domestic migration.

# The Supporting Facts: Building Permits – Long View



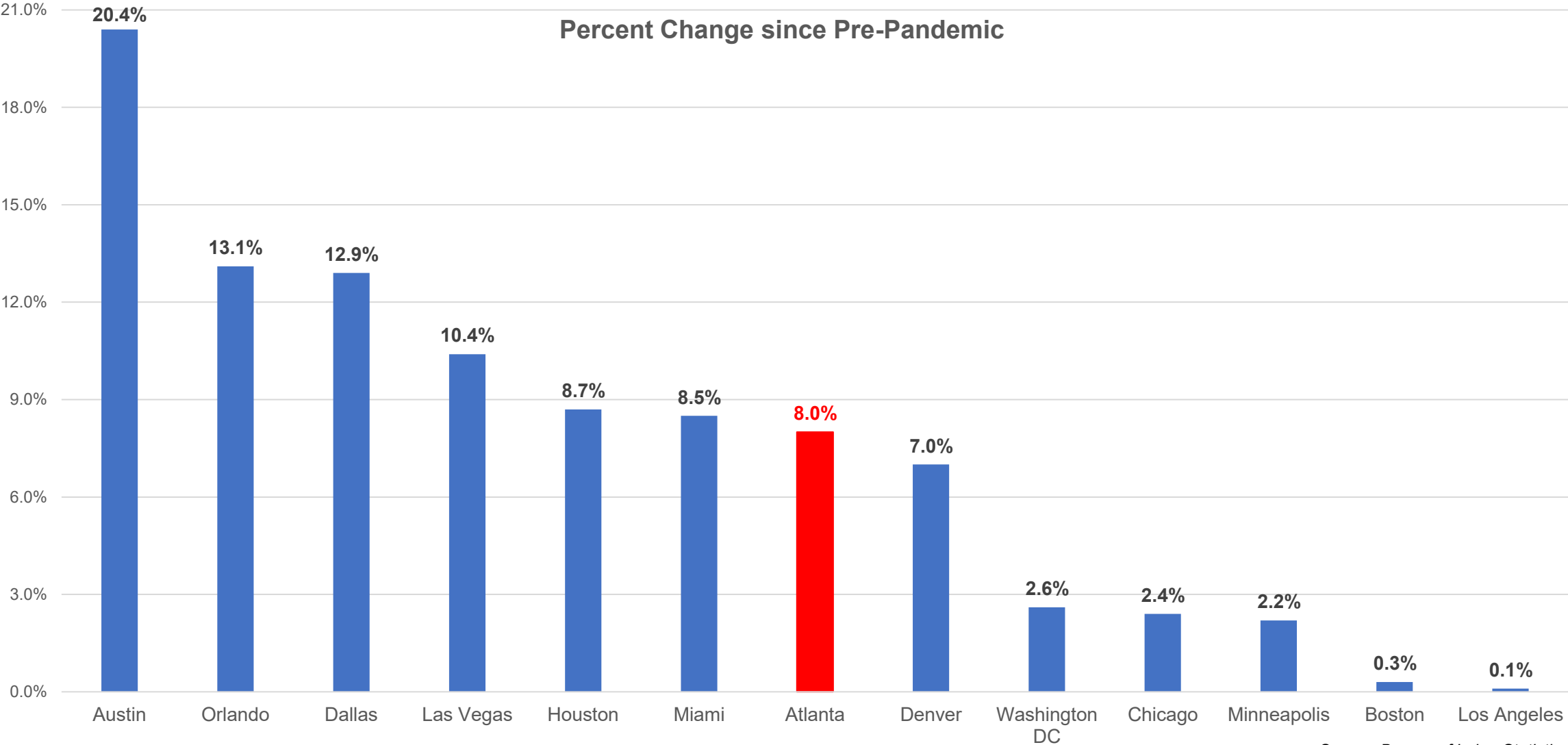
Source: State of the Cities Data System (HUD)

# The Supporting Facts: Building Permits – 2023 & 2024



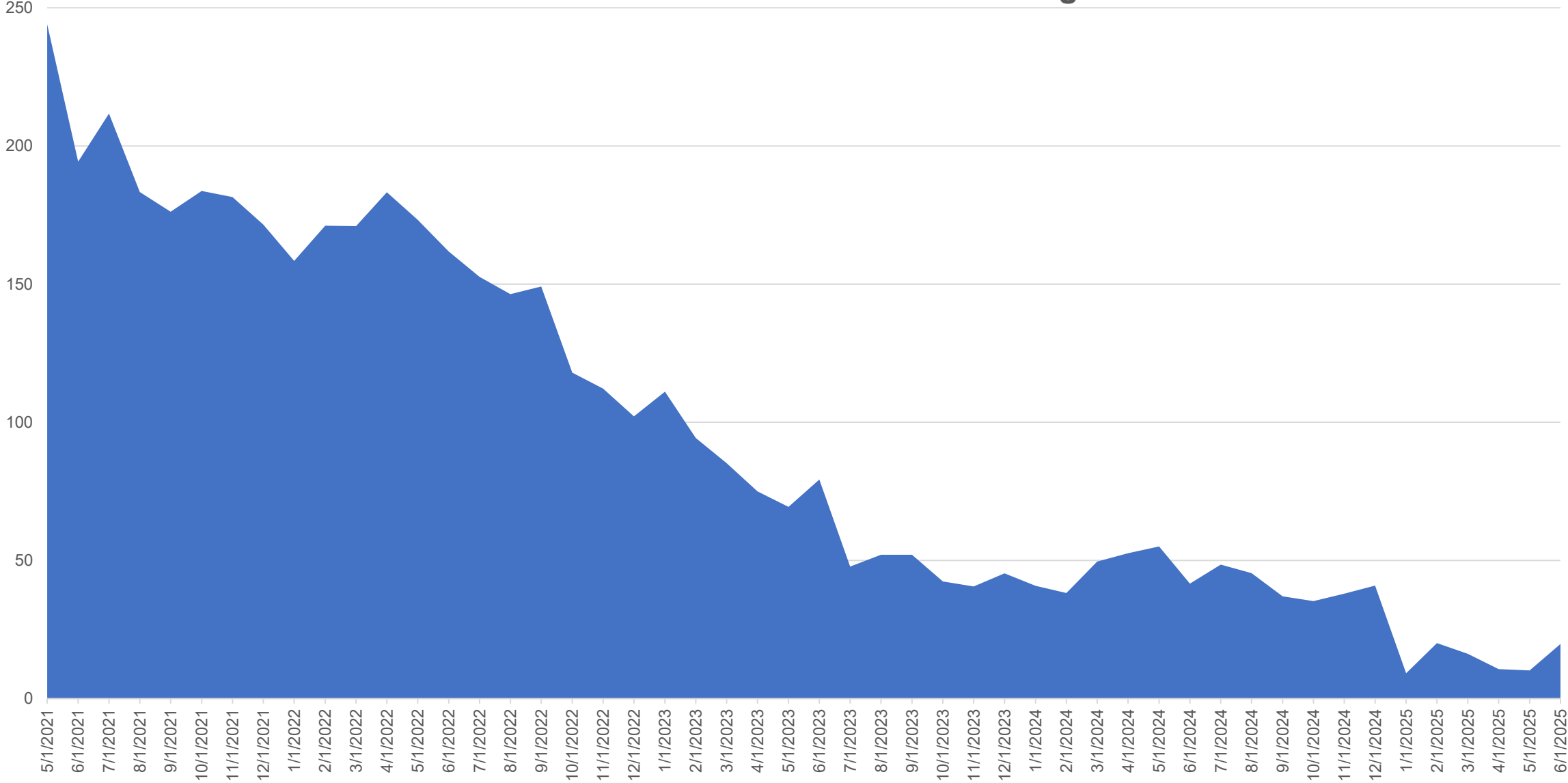
Source: State of the Cities Data System (HUD)

# Job Recovery Well from Pandemic (Feb 2020-May 2025)



Source: Bureau of Labor Statistics

# Atlanta MSA Year Over Year Job Change



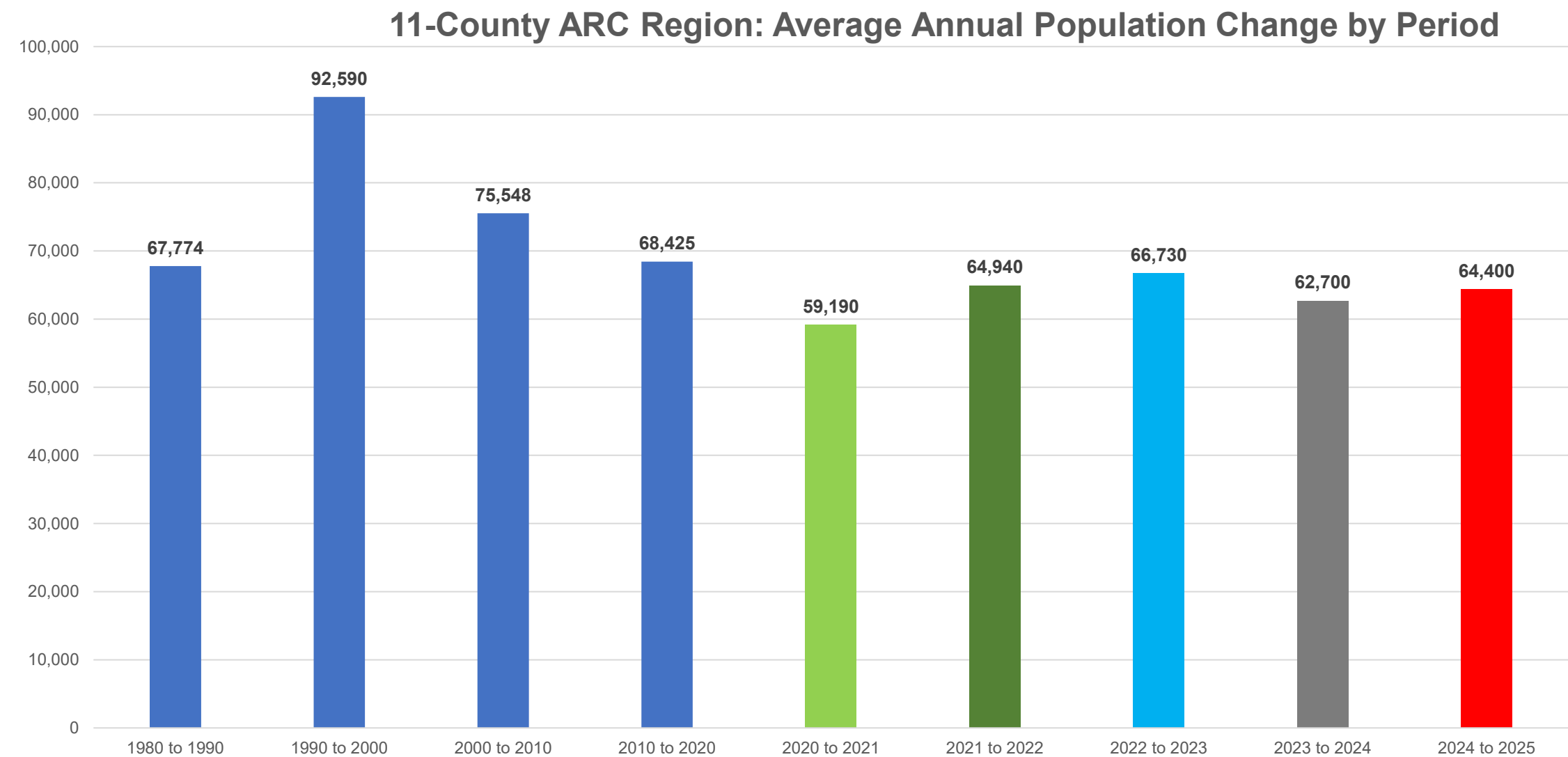
Source: Bureau of Labor Statistics, Current Employment Survey

# The Estimates: 2025 ARC Population

	1980	1990	2000	2010	2020	2024	2025	Average Annual Change, 1980-2010	Average Annual Change, 2010-2020	Average Annual Change, 2022-2025
<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>5,221,074</b>	<b>5,285,474</b>	78,637	68,425	64,610
Cherokee	51,699	91,000	141,903	214,346	266,620	292,360	299,460	5,422	5,227	6,540
Clayton	150,357	184,100	236,517	259,424	297,595	304,215	306,615	3,636	3,817	1,443
Cobb	297,718	453,400	607,751	688,078	766,149	792,049	795,749	13,012	7,807	5,500
DeKalb	483,024	553,800	665,865	691,893	764,382	783,442	786,542	6,962	7,249	3,840
Douglas	54,573	71,700	92,174	132,403	144,237	153,097	154,197	2,594	1,183	1,633
Fayette	29,043	62,800	91,263	106,567	119,194	125,384	126,284	2,584	1,263	1,200
Forsyth	27,958	44,083	98,400	175,511	251,283	275,233	281,933	4,918	7,577	5,633
Fulton	589,904	670,800	816,006	920,581	1,066,710	1,123,070	1,141,870	11,023	14,613	18,233
Gwinnett	166,808	356,500	588,448	805,321	957,062	1,012,112	1,027,312	21,284	15,174	14,537
Henry	36,309	59,200	119,341	203,922	240,712	262,552	267,152	5,587	3,679	4,883
Rockdale	36,747	54,500	70,111	85,215	93,570	97,560	98,360	1,616	836	1,167
City of Atlanta	424,922	415,200	416,474	420,003	498,715	532,115	542,715	(164)	7,871	11,900



# Some Background: Historical Estimates



# The Estimates: 2025 ARC Population

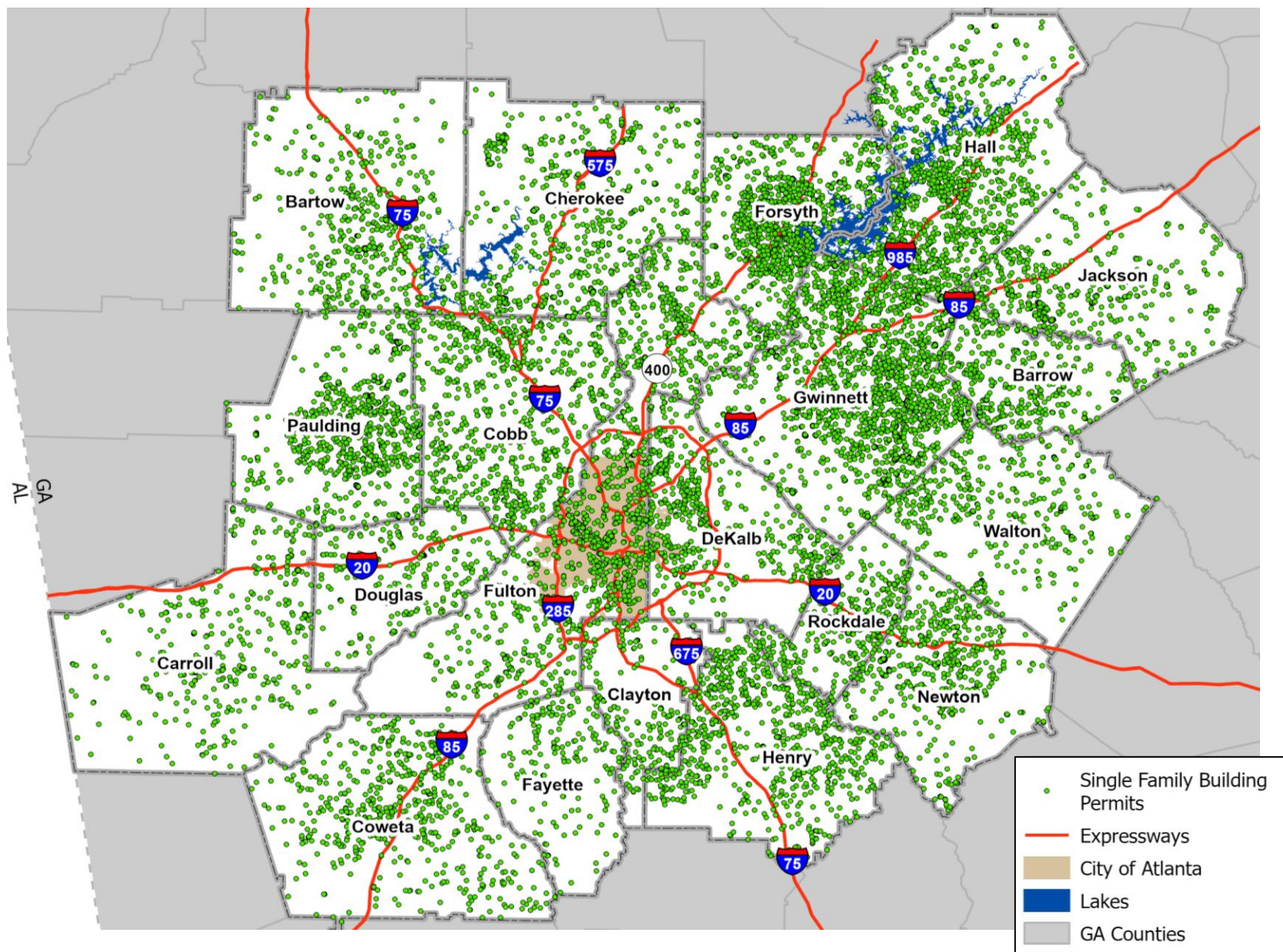
## Average Annual Percentage Increase

	1980 to 1990	1990 to 2000	2000 to 2010	2010 to 2020	2020 to 2025
Atlanta Region	3.1	3.1	2.0	1.5	1.2
Cherokee	5.8	4.5	4.2	2.2	2.4
Clayton	2.0	2.5	0.9	1.4	0.6
Cobb	4.3	3.0	1.2	1.1	0.8
DeKalb	1.4	1.9	0.4	1.0	0.6
Douglas	2.8	2.5	3.7	0.9	1.3
Fayette	8.0	3.8	1.6	1.1	1.2
Forsyth	4.7	8.4	6.0	3.7	2.3
Fulton	1.3	2.0	1.2	1.5	1.4
Gwinnett	7.9	5.1	3.2	1.7	1.4
Henry	5.0	7.3	5.5	1.7	2.1
Rockdale	4.0	2.6	2.0	0.9	1.0
City of Atlanta	-0.2	0.0	0.1	1.7	1.7

# The Estimates: 2025 ARC Population

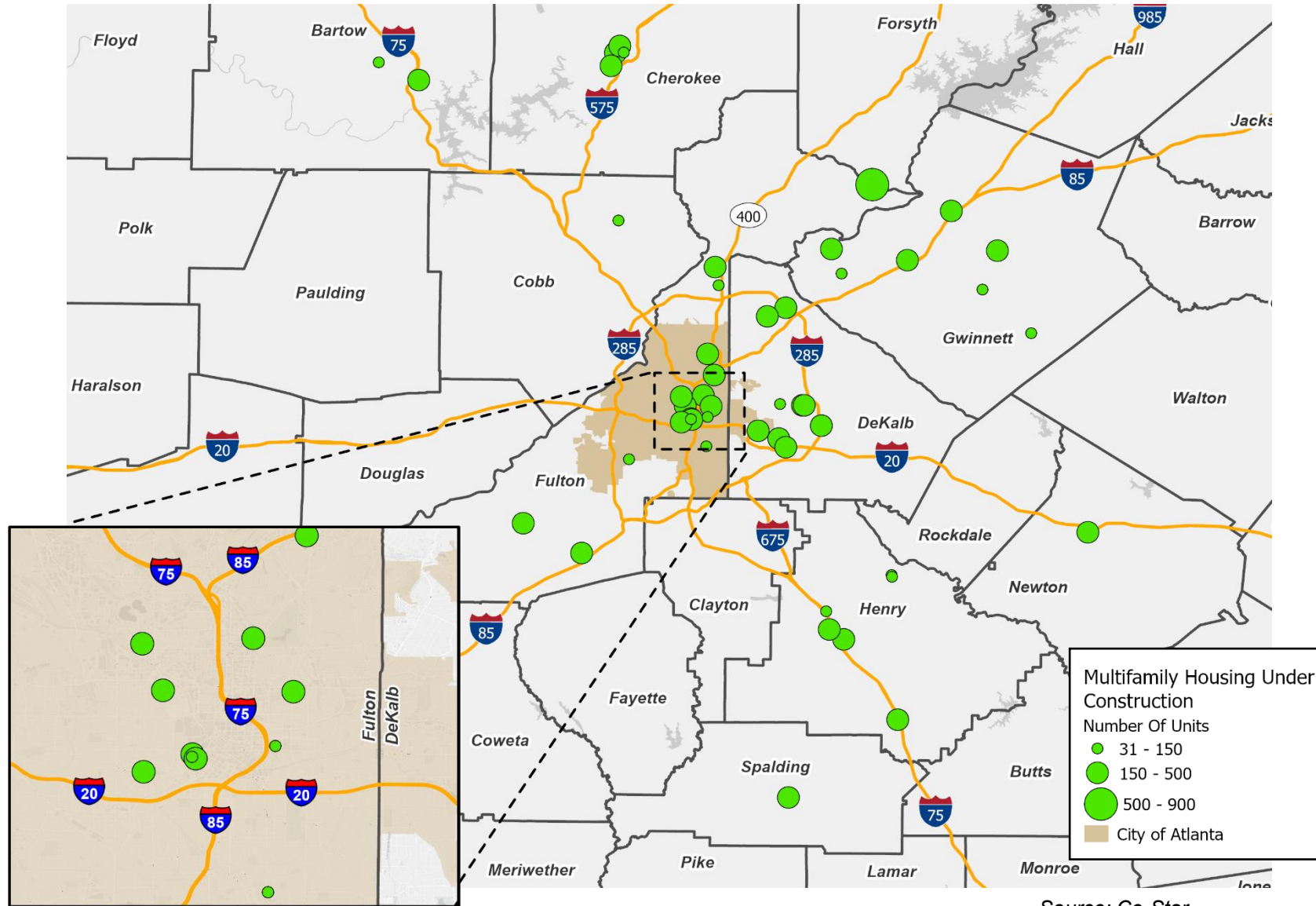
	Average Annual Change <u>21-22</u> rank		Percent Change <u>21-22</u> rank		Average Annual Change <u>22-23</u> rank		Percent Change <u>22-23</u> rank		Average Annual Change <u>23-24</u> rank		Percent Change <u>23-24</u> rank		Average Annual Change <u>24-25</u> rank		Percent Change <u>24-25</u> rank	
Atlanta Region	64,940		1.3%		66,730		1.3%		62,700		1.2%		64,400		1.23%	
Cherokee	6,890	4	2.5%	3	7,120	3	2.5%	1	5,400	4	1.9%	1	7,100	3	2.43%	2
Clayton	2,200	9	0.7%	9	1,030	11	0.3%	11	900	10	0.3%	11	2,400	8	0.79%	7
Cobb	6,900	3	0.9%	8	6,100	4	0.8%	9	6,700	3	0.9%	8	3,700	6	0.47%	10
DeKalb	5,430	7	0.7%	10	4,420	7	0.6%	10	4,000	7	0.5%	10	3,100	7	0.40%	11
Douglas	3,060	8	2.1%	4	1,400	10	0.9%	8	2,400	8	1.6%	4	1,100	9	0.72%	8
Fayette	2,000	10	1.7%	5	1,600	9	1.3%	7	1,100	9	0.9%	7	900	10	0.72%	9
Forsyth	6,620	5	2.6%	2	5,800	5	2.2%	2	4,400	6	1.6%	3	6,700	4	2.43%	1
Fulton	11,200	2	1.0%	7	18,500	1	1.7%	5	17,400	1	1.6%	5	18,800	1	1.67%	4
Gwinnett	13,460	1	1.4%	6	13,510	2	1.4%	6	14,900	2	1.5%	6	15,200	2	1.50%	5
Henry	6,600	6	2.7%	1	5,300	6	2.1%	3	4,750	5	1.8%	2	4,600	5	1.75%	3
Rockdale	580	11	0.6%	11	1,950	8	2.1%	4	750	11	0.8%	9	800	11	0.82%	6
City of Atlanta	5,070		1.0%		14,300		2.8%		10,800		2.1%		10,600		1.99%	
in DeKalb	410		1.0%		1,150		2.8%		867		2.1%		851		1.99%	
in Fulton	4,660		1.0%		13,150		2.8%		9,933		2.1%		9,749		1.99%	

# Single-Family Housing Building Permits in the Atlanta Region, 2024





# Multifamily Housing Building Permits Under Construction 2024 through Q1 2025



Source: Co-Star

# Population Estimate & Appropriation Due by Political Jurisdiction

<b>DRAFT</b>	<b>Estimated Population 4/1/2025</b>	<b>Formula for Fiscal Support of Regional Planning</b>		<b>Appropriation Due for 2026 Budget</b>
<b>Political Subdivision</b>				
<u>Cherokee County</u>	299,460	\$1.20 per capita	plus \$2,000	\$361,352
<u>Clayton County</u>	306,615	\$1.20 per capita	plus \$2,000	\$369,938
<u>Cobb County</u>	795,749	\$1.20 per capita	plus \$2,000	\$956,899
<u>DeKalb County</u>				
City of Atlanta	43,558	\$.48 per capita	\$20,908	
Outside Atlanta	742,984	\$1.20 per capita	\$891,581	
DeKalb County Total			plus \$2,000	\$914,489
<u>Douglas County</u>	154,197	\$1.20 per capita	plus \$2,000	\$187,036
<u>Fayette County</u>	126,284	\$1.20 per capita	plus \$2,000	\$153,541
<u>Forsyth County</u>	281,933	\$1.20 per capita	plus \$2,000	\$340,320
<u>Fulton County</u>				
City of Atlanta	499,157	\$.48 per capita	\$239,595	
Outside Atlanta	642,713	\$1.20 per capita	\$771,256	
Fulton County Total			plus \$2,000	\$1,012,851
<u>Gwinnett County</u>	1,027,312	\$1.20 per capita	plus \$2,000	\$1,234,774
<u>Henry County</u>	267,152	\$1.20 per capita	plus \$2,000	\$322,582
<u>Rockdale County</u>	98,360	\$1.20 per capita	plus \$2,000	\$120,032
<u>City of Atlanta</u>	542,715	\$.72 per capita	plus \$2,000	\$392,755
<b>Total</b>	5,285,474			\$6,366,569

## **ISSUE SUMMARY: Annual Population Estimates**

**FROM:** Mike Alexander, Chief Operating Officer

### **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, 2025 estimates.
- A table detailing the April 1, 2025 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 2026.

### **ACTION REQUIRED:**

The ARC Board will be asked to adopt population estimates at their August 13 meeting.

## **RESOLUTION BY THE ATLANTA REGIONAL COMMISSION APPROVING ANNUAL POPULATION ESTIMATES**

WHEREAS, under Subsection (b) of Georgia Code Section 50-8-101, as amended, the Atlanta Regional Commission is required to prepare annual estimates of the population of each county within the Area and the City of Atlanta as the basis for determining the operating funds which each county and the City of Atlanta will provide the Commission in the calendar year next following the year in which the estimates were made; and

WHEREAS, Subsection (c) of Georgia Code Section 50-8-101 requires that after the first day of April but before the first day of September of each year the Atlanta Regional Commission shall make the necessary population estimates and compute the amount due from the governing body of each political subdivision in accordance with a formula set forth in Subsection (b) of Georgia Code Section 50-8-101 and certify such population estimates and other data to each such governing body; and

WHEREAS, the staff of the Atlanta Regional Commission has prepared population estimates based on the analysis of a variety of social and economic measures and calculated the amount due from the governing body of each political subdivision as set forth in the attached table;

NOW, THEREFORE, BE IT RESOLVED that the Atlanta Regional Commission hereby approves the April 1, 2025 population estimates and computations set forth in the attached tables and authorizes the Director to certify them to the governing bodies as required by law.