

Housing Profile

City of South Fulton
South Fulton city, GA (1372122)
Geography: Place

Population		Households	
2020 Total Population	108,061	2026 Median Household Income	\$95,308
2026 Total Population	119,560	2031 Median Household Income	\$110,367
2031 Total Population	127,369	2026-2031 Annual Rate	2.98%
2026-2031 Annual Rate	1.27%		

Housing Units by Occupancy Status and Tenure	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	41,790	100.0%	47,925	100.0%	51,484	100.0%
Occupied	39,311	94.1%	44,316	92.5%	47,605	92.5%
Owner	27,652	66.2%	31,895	66.6%	34,783	67.6%
Renter	11,659	27.9%	12,421	25.9%	12,822	24.9%
Vacant	2,479	5.9%	3,609	7.5%	3,879	7.5%

Census 2020 Housing Units	Number	Percent
Total	41,790	100.0%
Urban Housing Units	40,931	97.9%
Rural Housing Units	859	2.1%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	27,652	100.0%
Owned with a Mortgage/Loan	24,167	87.4%
Owned Free and Clear	3,485	12.6%

Census 2020 Vacant Housing Units by Status	Number	Percent
Total	2,479	100.0%
For Rent	1,040	42.0%
Rented- Not Occupied	151	6.1%
For Sale Only	518	20.9%
Sold - Not Occupied	143	5.8%
Seasonal/Recreational/Occasional Use	89	3.6%
For Migrant Workers	1	0.0%
Other Vacant	537	21.7%

2026 Housing Affordability	
Housing Affordability Index	108
Percent of Income for Mortgage	20.8%

Owner Occupied Housing Units by Value	2026		2031	
	Number	Percent	Number	Percent
Total	31,895	100.0%	34,783	100.0%
<\$10,000	311	1.0%	158	0.5%
\$10K-14,999	16	0.1%	7	0.0%
\$15K-19,999	15	0.1%	0	0.0%
\$20K-24,999	23	0.1%	9	0.0%
\$25K-29,999	15	0.1%	2	0.0%
\$30K-34,999	6	0.0%	0	0.0%
\$35K-39,999	4	0.0%	1	0.0%
\$40K-49,999	61	0.2%	11	0.0%
\$50K-59,999	86	0.3%	34	0.1%
\$60K-69,999	94	0.3%	12	0.0%
\$70K-79,999	71	0.2%	50	0.1%
\$80K-89,999	228	0.7%	171	0.5%
\$90K-99,999	49	0.1%	23	0.1%
\$100K-124,999	508	1.6%	236	0.7%
\$125K-149,999	719	2.3%	346	1.0%
\$150K-174,999	1,339	4.2%	631	1.8%
\$175K-199,999	1,154	3.6%	415	1.2%
\$200K-249,999	2,716	8.5%	1,149	3.3%
\$250K-299,999	4,932	15.5%	2,520	7.2%
\$300K-399,999	9,764	30.6%	9,995	28.7%
\$400K-499,999	4,504	14.1%	7,379	21.2%
\$500K-749,999	3,438	10.8%	8,177	23.5%
\$750K-999,999	1,106	3.5%	2,137	6.1%
\$1 Million-1,499,999	241	0.8%	567	1.6%
\$1.5 Million-1,999,999	49	0.1%	160	0.5%
\$2 Million+	446	1.4%	593	1.7%
Median Value	\$336,875		\$421,975	
Average Value	\$393,629		\$498,896	

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	39,311	27,652	70.3%
15-24	715	174	24.3%
25-34	5,098	2,565	50.3%
35-44	8,741	5,681	65.0%
45-54	8,992	6,595	73.3%
55-59	4,015	3,042	75.8%
60-64	3,303	2,621	79.4%
65-74	5,938	4,865	81.9%
75-84	2,057	1,746	84.9%
85+	452	363	80.3%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	39,311	27,652	70.3%
White Alone	1,666	1,268	76.1%
Black/African American Alone	35,526	24,933	70.2%
American Indian/Alaska Native Alone	76	46	60.5%
Asian Alone	176	130	73.9%
Pacific Islander Alone	14	7	50.0%
Other Race Alone	606	416	68.6%
Two or More Races	1,247	852	68.3%
Hispanic Origin	1,017	687	67.6%

Census 2020 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	39,311	27,652	70.3%
1-Person	10,286	7,014	68.2%
2-Person	10,959	8,161	74.5%
3-Person	7,053	4,940	70.0%
4-Person	5,586	3,996	71.5%
5-Person	2,982	2,028	68.0%
6-Person	1,411	905	64.1%
7+ Person	1,034	608	58.8%

