

DEMOGRAPHICS & HOUSING

Since 1960, the city of Auburn's population has increased approximately 3% per year. Over the last 10 years, the city has experienced nearly 40% population growth.

AREA POPULATION	
City of Auburn	83,761
Auburn-Opelika MSA	201,585
Lee County	187,847

HISTORICAL POPULATION BY DECADE							
	1960	1970	1980	1990	2000	2010	2020
City of Auburn	16,261	22,767	28,471	33,830	42,896	53,380	76,143
Lee County	49,754	61,268	76,283	87,146	115,092	140,247	174,241

Data.Census.gov - 2024 ACS 1-Yr Est.

Data.Census.gov - Decennial Census 1960-2020



GENDER	
Male	48%
Female	52%

INCOME	
Average Family Income	\$137,404
Average Household Income	\$95,798

EDUCATIONAL ATTAINMENT (Population 25 Yrs & Older)	
Less than 9th Grade	2.1%
9th to 12th Grade, No Diploma	1.5%
High School Graduate	10.9%
Some College, No Degree	14.2%
Associate's Degree	3.6%
Bachelor's Degree	35.2%
Graduate or Professional Degree	32.5%
High School Graduate or Higher	96.5%
Bachelor's Degree or Higher	67.8%

AGE	
Median Age	24.2
Under 18 yrs	20.7%
18 yrs & over	79.3%
65 yrs & over	8.7%
20 to 24 yrs	20.1%
25 to 44 yrs	25.4%

RACE	
White	72.3%
Black or African American	17.9%
American Indian & Alaska Native	2.2%
Asian	10%
Some Other Race	6.5%
Hispanic or Latino	6.8%

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The city has a wide range of housing options due to a diverse population including families, students, young professionals and retirees.



HOUSING STATS - LCAR 2025	
Residential Properties Sold	1,131
Residential Average Sold Price	\$498,412
Residential Median Sold Price	\$430,731
Condos Sold	250
Condos Average Sold Price	\$360,492
Condos Median Sold Price	\$321,221

HOUSING DATA - U.S. CENSUS 2024	
Households	30,006
Families	15,842
Owner-Occupied Housing Units	52.3%
Renter-Occupied Housing Units	47.7%
Median Home Value	\$392,900
Median Monthly Rent	\$1,159

Lee County Association of Realtors-LCAR 2025 (Auburn); Data.Census.gov - 2024 ACS 1-Yr Est. (Auburn)