



Executive Summary

4959 Centre Pointe Dr, North Charleston, South Carolina,
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.87143
Longitude: -80.02067

	1 mile	3 miles	5 miles
Population			
2000 Population	1,643	51,549	114,288
2010 Population	1,545	48,349	114,974
2019 Population	1,627	54,151	130,573
2024 Population	1,677	57,478	139,903
2000-2010 Annual Rate	-0.61%	-0.64%	0.06%
2010-2019 Annual Rate	0.56%	1.23%	1.38%
2019-2024 Annual Rate	0.61%	1.20%	1.39%
2019 Male Population	47.9%	50.3%	49.5%
2019 Female Population	52.1%	49.7%	50.5%
2019 Median Age	29.2	35.4	35.7

In the identified area, the current year population is 130,573. In 2010, the Census count in the area was 114,974. The rate of change since 2010 was 1.38% annually. The five-year projection for the population in the area is 139,903 representing a change of 1.39% annually from 2019 to 2024. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 29.2, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	17.7%	36.2%	48.5%
2019 Black Alone	60.3%	51.9%	39.8%
2019 American Indian/Alaska Native Alone	0.5%	0.5%	0.4%
2019 Asian Alone	1.1%	1.4%	2.4%
2019 Pacific Islander Alone	0.4%	0.1%	0.1%
2019 Other Race	16.9%	7.3%	6.0%
2019 Two or More Races	3.3%	2.6%	2.7%
2019 Hispanic Origin (Any Race)	22.4%	12.4%	10.5%

Persons of Hispanic origin represent 10.5% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 67.9 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	31	45	63
2000 Households	639	19,653	44,936
2010 Households	582	18,350	46,730
2019 Total Households	637	20,541	52,990
2024 Total Households	660	21,831	56,826
2000-2010 Annual Rate	-0.93%	-0.68%	0.39%
2010-2019 Annual Rate	0.98%	1.23%	1.37%
2019-2024 Annual Rate	0.71%	1.23%	1.41%
2019 Average Household Size	2.55	2.53	2.40

The household count in this area has changed from 46,730 in 2010 to 52,990 in the current year, a change of 1.37% annually. The five-year projection of households is 56,826, a change of 1.41% annually from the current year total. Average household size is currently 2.40, compared to 2.40 in the year 2010. The number of families in the current year is 31,095 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



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Mortgage Income			
2019 Percent of Income for Mortgage	13.2%	19.9%	22.2%
Median Household Income			
2019 Median Household Income	\$30,919	\$34,978	\$45,702
2024 Median Household Income	\$36,960	\$41,168	\$53,860
2019-2024 Annual Rate	3.63%	3.31%	3.34%
Average Household Income			
2019 Average Household Income	\$46,076	\$51,977	\$65,268
2024 Average Household Income	\$56,858	\$61,618	\$76,927
2019-2024 Annual Rate	4.29%	3.46%	3.34%
Per Capita Income			
2019 Per Capita Income	\$16,116	\$19,807	\$26,241
2024 Per Capita Income	\$19,691	\$23,501	\$30,895
2019-2024 Annual Rate	4.09%	3.48%	3.32%

Households by Income

Current median household income is \$45,702 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$53,860 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$65,268 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$76,927 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$26,241 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$30,895 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	185	124	112
2000 Total Housing Units	726	22,591	49,913
2000 Owner Occupied Housing Units	293	9,740	22,763
2000 Renter Occupied Housing Units	346	9,913	22,172
2000 Vacant Housing Units	87	2,938	4,978
2010 Total Housing Units	659	21,087	52,856
2010 Owner Occupied Housing Units	215	8,931	23,295
2010 Renter Occupied Housing Units	367	9,419	23,435
2010 Vacant Housing Units	77	2,737	6,126
2019 Total Housing Units	769	23,585	59,456
2019 Owner Occupied Housing Units	194	9,214	25,014
2019 Renter Occupied Housing Units	443	11,327	27,976
2019 Vacant Housing Units	132	3,044	6,466
2024 Total Housing Units	805	24,994	63,561
2024 Owner Occupied Housing Units	199	9,839	26,840
2024 Renter Occupied Housing Units	461	11,992	29,986
2024 Vacant Housing Units	145	3,163	6,735

Currently, 42.1% of the 59,456 housing units in the area are owner occupied; 47.1%, renter occupied; and 10.9% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 52,856 housing units in the area - 44.1% owner occupied, 44.3% renter occupied, and 11.6% vacant. The annual rate of change in housing units since 2010 is 5.37%. Median home value in the area is \$207,773, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.83% annually to \$227,477.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.