

Executive Summary

5301 East Independence Boulevard, Charlotte, North
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 35.18725
 Longitude: -80.75865

	1 mile	3 miles	5 miles
Population			
2010 Population	11,988	104,907	235,478
2020 Population	13,173	112,620	261,688
2024 Population	13,009	112,382	267,537
2029 Population	12,754	111,092	270,104
2010-2020 Annual Rate	0.95%	0.71%	1.06%
2020-2024 Annual Rate	-0.29%	-0.05%	0.52%
2024-2029 Annual Rate	-0.40%	-0.23%	0.19%
2020 Male Population	47.8%	48.2%	48.1%
2020 Female Population	52.2%	51.8%	51.9%
2020 Median Age	33.2	34.2	35.1
2024 Male Population	48.2%	48.9%	48.9%
2024 Female Population	51.8%	51.1%	51.1%
2024 Median Age	34.5	35.3	36.0

In the identified area, the current year population is 267,537. In 2020, the Census count in the area was 261,688. The rate of change since 2020 was 0.52% annually. The five-year projection for the population in the area is 270,104 representing a change of 0.19% annually from 2024 to 2029. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 36.0, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	26.6%	36.4%	47.6%
2024 Black Alone	34.6%	31.0%	26.0%
2024 American Indian/Alaska Native Alone	0.9%	1.0%	0.7%
2024 Asian Alone	10.3%	6.6%	5.4%
2024 Pacific Islander Alone	0.0%	0.1%	0.1%
2024 Other Race	17.7%	15.8%	11.7%
2024 Two or More Races	9.9%	9.2%	8.5%
2024 Hispanic Origin (Any Race)	28.0%	24.8%	19.4%

Persons of Hispanic origin represent 19.4% of the population in the identified area compared to 19.6% 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 78.2 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	50	65	98
2010 Households	4,776	42,120	94,916
2020 Households	5,262	45,865	108,706
2024 Households	5,267	45,985	112,386
2029 Households	5,210	45,710	115,036
2010-2020 Annual Rate	0.97%	0.86%	1.37%
2020-2024 Annual Rate	0.02%	0.06%	0.79%
2024-2029 Annual Rate	-0.22%	-0.12%	0.47%
2024 Average Household Size	2.47	2.42	2.35

The household count in this area has changed from 108,706 in 2020 to 112,386 in the current year, a change of 0.79% annually. The five-year projection of households is 115,036, a change of 0.47% annually from the current year total. Average household size is currently 2.35, compared to 2.38 in the year 2020. The number of families in the current year is 62,996 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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Mortgage Income			
2024 Percent of Income for Mortgage	33.8%	38.4%	36.4%
Median Household Income			
2024 Median Household Income	\$57,465	\$60,800	\$76,707
2029 Median Household Income	\$70,879	\$73,362	\$93,717
2024-2029 Annual Rate	4.29%	3.83%	4.09%
Average Household Income			
2024 Average Household Income	\$79,317	\$93,136	\$124,240
2029 Average Household Income	\$95,775	\$110,005	\$144,686
2024-2029 Annual Rate	3.84%	3.39%	3.09%
Per Capita Income			
2024 Per Capita Income	\$31,763	\$38,207	\$52,198
2029 Per Capita Income	\$38,650	\$45,365	\$61,611
2024-2029 Annual Rate	4.00%	3.49%	3.37%
GINI Index			
2024 Gini Index	39.6	42.2	41.1
Households by Income			

Current median household income is \$76,707 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$93,717 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$124,240 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$144,686 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$52,198 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$61,611 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	74	65	68
2010 Total Housing Units	5,635	47,764	106,062
2010 Owner Occupied Housing Units	2,093	19,169	51,725
2010 Renter Occupied Housing Units	2,682	22,951	43,191
2010 Vacant Housing Units	859	5,644	11,146
2020 Total Housing Units	5,548	48,860	116,485
2020 Owner Occupied Housing Units	2,088	19,662	54,987
2020 Renter Occupied Housing Units	3,174	26,203	53,719
2020 Vacant Housing Units	299	3,027	7,777
2024 Total Housing Units	5,572	48,654	120,959
2024 Owner Occupied Housing Units	2,130	20,330	57,145
2024 Renter Occupied Housing Units	3,137	25,655	55,241
2024 Vacant Housing Units	305	2,669	8,573
2029 Total Housing Units	5,629	49,208	125,255
2029 Owner Occupied Housing Units	2,180	20,795	58,450
2029 Renter Occupied Housing Units	3,029	24,915	56,586
2029 Vacant Housing Units	419	3,498	10,219
Socioeconomic Status Index			
2024 Socioeconomic Status Index	42.3	44.0	48.3

Currently, 47.2% of the 120,959 housing units in the area are owner occupied; 45.7%, renter occupied; and 7.1% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 116,485 housing units in the area and 6.7% vacant housing units. The annual rate of change in housing units since 2020 is 0.89%. Median home value in the area is \$446,451, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 3.06% annually to \$518,954.

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Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

January 21, 2025