

## Executive Summary

807 Williamson Road, Mooresville, North Carolina, 28117  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 35.55790  
 Longitude: -80.86248

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	3,206	25,509	68,164
2020 Population	4,103	32,448	85,989
2024 Population	5,036	35,908	93,100
2029 Population	5,386	38,770	99,793
2010-2020 Annual Rate	2.50%	2.44%	2.35%
2020-2024 Annual Rate	4.94%	2.41%	1.89%
2024-2029 Annual Rate	1.35%	1.55%	1.40%
2020 Male Population	50.5%	49.2%	48.9%
2020 Female Population	49.5%	50.8%	51.1%
2020 Median Age	43.1	40.0	40.0
2024 Male Population	51.1%	50.0%	49.7%
2024 Female Population	48.9%	50.0%	50.3%
2024 Median Age	42.0	40.6	40.5

In the identified area, the current year population is 93,100. In 2020, the Census count in the area was 85,989. The rate of change since 2020 was 1.89% annually. The five-year projection for the population in the area is 99,793 representing a change of 1.40% annually from 2024 to 2029. Currently, the population is 49.7% male and 50.3% female.

### Median Age

The median age in this area is 40.5, compared to U.S. median age of 39.3.

### Race and Ethnicity

2024 White Alone	77.3%	75.5%	76.6%
2024 Black Alone	4.4%	7.0%	8.1%
2024 American Indian/Alaska Native Alone	0.5%	0.4%	0.4%
2024 Asian Alone	8.5%	6.2%	4.1%
2024 Pacific Islander Alone	0.1%	0.1%	0.1%
2024 Other Race	2.5%	3.9%	3.4%
2024 Two or More Races	6.8%	6.8%	7.3%
2024 Hispanic Origin (Any Race)	6.0%	8.3%	7.9%

Persons of Hispanic origin represent 7.9% 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 48.5 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	110	104	127
2010 Households	1,245	9,933	25,728
2020 Households	1,726	13,464	33,607
2024 Households	2,250	15,188	36,923
2029 Households	2,475	16,707	40,239
2010-2020 Annual Rate	3.32%	3.09%	2.71%
2020-2024 Annual Rate	6.44%	2.88%	2.24%
2024-2029 Annual Rate	1.92%	1.92%	1.73%
2024 Average Household Size	2.22	2.36	2.46

The household count in this area has changed from 33,607 in 2020 to 36,923 in the current year, a change of 2.24% annually. The five-year projection of households is 40,239, a change of 1.73% annually from the current year total. Average household size is currently 2.46, compared to 2.49 in the year 2020. The number of families in the current year is 25,084 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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<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	32.7%	29.9%	28.1%
<b>Median Household Income</b>			
2024 Median Household Income	\$102,772	\$93,181	\$99,970
2029 Median Household Income	\$111,659	\$106,231	\$111,712
2024-2029 Annual Rate	1.67%	2.66%	2.25%
<b>Average Household Income</b>			
2024 Average Household Income	\$130,021	\$122,945	\$139,217
2029 Average Household Income	\$146,157	\$141,144	\$158,471
2024-2029 Annual Rate	2.37%	2.80%	2.62%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$57,317	\$52,268	\$55,023
2029 Per Capita Income	\$66,160	\$61,119	\$63,689
2024-2029 Annual Rate	2.91%	3.18%	2.97%
<b>GINI Index</b>			
2024 Gini Index	35.3	36.3	36.9
<b>Households by Income</b>			

Current median household income is \$99,970 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$111,712 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$139,217 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$158,471 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$55,023 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$63,689 in five years, compared to \$51,203 for all U.S. households.

<b>Housing</b>			
2024 Housing Affordability Index	78	85	90
2010 Total Housing Units	1,320	11,046	29,161
2010 Owner Occupied Housing Units	993	6,749	18,153
2010 Renter Occupied Housing Units	252	3,183	7,575
2010 Vacant Housing Units	75	1,113	3,433
2020 Total Housing Units	1,852	14,608	36,640
2020 Owner Occupied Housing Units	1,110	8,007	22,159
2020 Renter Occupied Housing Units	616	5,457	11,448
2020 Vacant Housing Units	186	1,214	3,067
2024 Total Housing Units	2,552	16,761	40,483
2024 Owner Occupied Housing Units	1,205	8,560	23,653
2024 Renter Occupied Housing Units	1,045	6,628	13,270
2024 Vacant Housing Units	302	1,573	3,560
2029 Total Housing Units	2,759	18,306	43,907
2029 Owner Occupied Housing Units	1,262	9,480	25,465
2029 Renter Occupied Housing Units	1,213	7,227	14,774
2029 Vacant Housing Units	284	1,599	3,668
<b>Socioeconomic Status Index</b>			
2024 Socioeconomic Status Index	63.0	57.9	58.8

Currently, 58.4% of the 40,483 housing units in the area are owner occupied; 32.8%, renter occupied; and 8.8% 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 36,640 housing units in the area and 8.4% vacant housing units. The annual rate of change in housing units since 2020 is 2.37%. Median home value in the area is \$449,509, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.58% annually to \$510,641.

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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 07, 2025