

Executive Summary

1730 East Dixon Boulevard, Shelby, North Carolina, 28152
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 35.27166
 Longitude: -81.50026

	1 mile	3 miles	5 miles
Population			
2010 Population	1,732	17,827	35,739
2020 Population	1,894	18,481	37,267
2024 Population	1,884	18,551	37,775
2029 Population	1,865	18,496	37,749
2010-2020 Annual Rate	0.90%	0.36%	0.42%
2020-2024 Annual Rate	-0.12%	0.09%	0.32%
2024-2029 Annual Rate	-0.20%	-0.06%	-0.01%
2020 Male Population	45.9%	46.8%	47.1%
2020 Female Population	54.1%	53.2%	52.9%
2020 Median Age	43.3	42.4	43.2
2024 Male Population	46.5%	47.6%	47.9%
2024 Female Population	53.5%	52.4%	52.1%
2024 Median Age	42.6	42.1	43.0

In the identified area, the current year population is 37,775. In 2020, the Census count in the area was 37,267. The rate of change since 2020 was 0.32% annually. The five-year projection for the population in the area is 37,749 representing a change of -0.01% annually from 2024 to 2029. Currently, the population is 47.9% male and 52.1% female.

Median Age

The median age in this area is 43.0, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	62.9%	56.8%	59.9%
2024 Black Alone	27.8%	33.1%	30.2%
2024 American Indian/Alaska Native Alone	0.3%	0.4%	0.3%
2024 Asian Alone	2.0%	1.0%	1.0%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	2.6%	3.1%	2.9%
2024 Two or More Races	4.4%	5.6%	5.7%
2024 Hispanic Origin (Any Race)	4.9%	5.7%	5.5%

Persons of Hispanic origin represent 5.5% 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 59.3 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	87	66	63
2010 Households	781	7,270	14,678
2020 Households	885	7,698	15,442
2024 Households	885	7,760	15,595
2029 Households	881	7,780	15,668
2010-2020 Annual Rate	1.26%	0.57%	0.51%
2020-2024 Annual Rate	0.00%	0.19%	0.23%
2024-2029 Annual Rate	-0.09%	0.05%	0.09%
2024 Average Household Size	2.12	2.35	2.38

The household count in this area has changed from 15,442 in 2020 to 15,595 in the current year, a change of 0.23% annually. The five-year projection of households is 15,668, a change of 0.09% annually from the current year total. Average household size is currently 2.38, compared to 2.37 in the year 2020. The number of families in the current year is 9,846 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.

Executive Summary

1730 East Dixon Boulevard, Shelby, North Carolina, 28152
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 35.27166
 Longitude: -81.50026

	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	26.6%	30.3%	29.3%
Median Household Income			
2024 Median Household Income	\$64,650	\$50,677	\$50,694
2029 Median Household Income	\$78,793	\$57,424	\$56,775
2024-2029 Annual Rate	4.04%	2.53%	2.29%
Average Household Income			
2024 Average Household Income	\$92,937	\$77,856	\$75,055
2029 Average Household Income	\$106,617	\$88,670	\$85,048
2024-2029 Annual Rate	2.78%	2.64%	2.53%
Per Capita Income			
2024 Per Capita Income	\$42,005	\$32,892	\$31,172
2029 Per Capita Income	\$48,370	\$37,647	\$35,486
2024-2029 Annual Rate	2.86%	2.74%	2.63%
GINI Index			
2024 Gini Index	44.6	46.3	44.7
Households by Income			

Current median household income is \$50,694 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$56,775 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$75,055 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$85,048 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$31,172 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$35,486 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	95	83	86
2010 Total Housing Units	857	8,382	16,770
2010 Owner Occupied Housing Units	506	4,216	9,033
2010 Renter Occupied Housing Units	275	3,054	5,645
2010 Vacant Housing Units	76	1,112	2,092
2020 Total Housing Units	932	8,462	16,905
2020 Owner Occupied Housing Units	507	4,195	9,077
2020 Renter Occupied Housing Units	378	3,503	6,365
2020 Vacant Housing Units	62	758	1,456
2024 Total Housing Units	926	8,502	17,030
2024 Owner Occupied Housing Units	527	4,394	9,476
2024 Renter Occupied Housing Units	358	3,366	6,119
2024 Vacant Housing Units	41	742	1,435
2029 Total Housing Units	927	8,550	17,125
2029 Owner Occupied Housing Units	550	4,649	9,989
2029 Renter Occupied Housing Units	331	3,131	5,679
2029 Vacant Housing Units	46	770	1,457
Socioeconomic Status Index			
2024 Socioeconomic Status Index	42.0	43.2	43.8

Currently, 55.6% of the 17,030 housing units in the area are owner occupied; 35.9%, renter occupied; and 8.4% 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 16,905 housing units in the area and 8.6% vacant housing units. The annual rate of change in housing units since 2020 is 0.17%. Median home value in the area is \$237,601, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.44% annually to \$255,245.

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.

January 07, 2025