

## Executive Summary

349 Copperfield Boulevard Northeast, Concord, North  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 35.44702  
 Longitude: -80.60019

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	3,270	40,379	86,569
2020 Population	3,581	44,209	99,089
2024 Population	3,777	47,060	108,305
2029 Population	4,227	51,904	117,210
2010-2020 Annual Rate	0.91%	0.91%	1.36%
2020-2024 Annual Rate	1.26%	1.48%	2.11%
2024-2029 Annual Rate	2.28%	1.98%	1.59%
2020 Male Population	45.8%	47.1%	47.8%
2020 Female Population	54.2%	52.9%	52.2%
2020 Median Age	41.9	37.2	37.7
2024 Male Population	46.5%	47.9%	48.6%
2024 Female Population	53.5%	52.1%	51.4%
2024 Median Age	41.6	37.5	38.0

In the identified area, the current year population is 108,305. In 2020, the Census count in the area was 99,089. The rate of change since 2020 was 2.11% annually. The five-year projection for the population in the area is 117,210 representing a change of 1.59% annually from 2024 to 2029. Currently, the population is 48.6% male and 51.4% female.

### Median Age

The median age in this area is 38.0, compared to U.S. median age of 39.3.

### Race and Ethnicity

2024 White Alone	53.0%	50.9%	54.1%
2024 Black Alone	28.1%	26.6%	23.8%
2024 American Indian/Alaska Native Alone	0.5%	0.7%	0.7%
2024 Asian Alone	3.2%	2.0%	2.1%
2024 Pacific Islander Alone	0.1%	0.1%	0.1%
2024 Other Race	8.2%	10.9%	10.6%
2024 Two or More Races	6.9%	8.9%	8.7%
2024 Hispanic Origin (Any Race)	14.4%	18.4%	17.8%

Persons of Hispanic origin represent 17.8% 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 74.0 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	83	64	75
2010 Households	1,404	15,409	33,417
2020 Households	1,574	17,280	38,801
2024 Households	1,670	18,382	42,379
2029 Households	1,860	20,219	45,724
2010-2020 Annual Rate	1.15%	1.15%	1.51%
2020-2024 Annual Rate	1.40%	1.47%	2.10%
2024-2029 Annual Rate	2.18%	1.92%	1.53%
2024 Average Household Size	2.17	2.51	2.52

The household count in this area has changed from 38,801 in 2020 to 42,379 in the current year, a change of 2.10% annually. The five-year projection of households is 45,724, a change of 1.53% annually from the current year total. Average household size is currently 2.52, compared to 2.51 in the year 2020. The number of families in the current year is 27,498 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	37.7%	29.2%	27.8%
<b>Median Household Income</b>			
2024 Median Household Income	\$59,765	\$57,694	\$63,347
2029 Median Household Income	\$70,871	\$67,221	\$75,160
2024-2029 Annual Rate	3.47%	3.10%	3.48%
<b>Average Household Income</b>			
2024 Average Household Income	\$93,573	\$81,456	\$90,769
2029 Average Household Income	\$104,569	\$95,523	\$105,744
2024-2029 Annual Rate	2.25%	3.24%	3.10%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$40,494	\$32,420	\$35,626
2029 Per Capita Income	\$45,024	\$37,856	\$41,373
2024-2029 Annual Rate	2.14%	3.15%	3.04%
<b>GINI Index</b>			
2024 Gini Index	43.0	41.3	40.7
<b>Households by Income</b>			

Current median household income is \$63,347 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$75,160 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$90,769 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$105,744 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$35,626 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$41,373 in five years, compared to \$51,203 for all U.S. households.

<b>Housing</b>			
2024 Housing Affordability Index	66	85	90
2010 Total Housing Units	1,588	17,388	37,702
2010 Owner Occupied Housing Units	589	8,648	20,598
2010 Renter Occupied Housing Units	814	6,762	12,820
2010 Vacant Housing Units	184	1,979	4,285
2020 Total Housing Units	1,685	18,535	41,838
2020 Owner Occupied Housing Units	645	9,261	22,488
2020 Renter Occupied Housing Units	929	8,019	16,313
2020 Vacant Housing Units	102	1,249	2,987
2024 Total Housing Units	1,774	19,644	45,494
2024 Owner Occupied Housing Units	660	9,801	24,647
2024 Renter Occupied Housing Units	1,010	8,581	17,732
2024 Vacant Housing Units	104	1,262	3,115
2029 Total Housing Units	1,973	21,539	48,978
2029 Owner Occupied Housing Units	717	10,619	26,727
2029 Renter Occupied Housing Units	1,143	9,600	18,997
2029 Vacant Housing Units	113	1,320	3,254
<b>Socioeconomic Status Index</b>			
2024 Socioeconomic Status Index	46.5	45.4	45.9

Currently, 54.2% of the 45,494 housing units in the area are owner occupied; 39.0%, renter occupied; and 6.8% 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 41,838 housing units in the area and 7.1% vacant housing units. The annual rate of change in housing units since 2020 is 1.99%. Median home value in the area is \$280,971, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 6.19% annually to \$379,458.

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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.