

## Executive Summary

10403 Park Road, Charlotte, North Carolina, 28210  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 35.09361  
 Longitude: -80.86724

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	9,434	58,711	158,696
2020 Population	9,460	66,335	190,900
2024 Population	9,202	68,862	199,643
2029 Population	9,125	69,226	203,948
2010-2020 Annual Rate	0.03%	1.23%	1.86%
2020-2024 Annual Rate	-0.65%	0.88%	1.06%
2024-2029 Annual Rate	-0.17%	0.11%	0.43%
2020 Male Population	47.6%	47.6%	48.1%
2020 Female Population	52.4%	52.4%	51.9%
2020 Median Age	37.1	37.1	37.5
2024 Male Population	48.6%	48.5%	48.9%
2024 Female Population	51.4%	51.5%	51.1%
2024 Median Age	37.6	37.6	38.1

In the identified area, the current year population is 199,643. In 2020, the Census count in the area was 190,900. The rate of change since 2020 was 1.06% annually. The five-year projection for the population in the area is 203,948 representing a change of 0.43% 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 38.1, compared to U.S. median age of 39.3.

### Race and Ethnicity

2024 White Alone	58.2%	55.8%	57.7%
2024 Black Alone	15.5%	16.4%	14.2%
2024 American Indian/Alaska Native Alone	1.0%	0.7%	0.7%
2024 Asian Alone	3.3%	6.2%	8.5%
2024 Pacific Islander Alone	0.1%	0.1%	0.1%
2024 Other Race	11.7%	10.9%	9.2%
2024 Two or More Races	10.4%	10.0%	9.6%
2024 Hispanic Origin (Any Race)	21.1%	19.9%	17.7%

Persons of Hispanic origin represent 17.7% 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 73.2 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	99	112	132
2010 Households	4,039	26,056	66,452
2020 Households	4,076	28,603	78,833
2024 Households	4,071	29,831	82,757
2029 Households	4,071	30,141	84,885
2010-2020 Annual Rate	0.09%	0.94%	1.72%
2020-2024 Annual Rate	-0.03%	0.99%	1.15%
2024-2029 Annual Rate	0.00%	0.21%	0.51%
2024 Average Household Size	2.26	2.30	2.40

The household count in this area has changed from 78,833 in 2020 to 82,757 in the current year, a change of 1.15% annually. The five-year projection of households is 84,885, a change of 0.51% annually from the current year total. Average household size is currently 2.40, compared to 2.41 in the year 2020. The number of families in the current year is 51,529 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	38.2%	31.6%	29.6%
<b>Median Household Income</b>			
2024 Median Household Income	\$78,464	\$89,543	\$103,171
2029 Median Household Income	\$92,842	\$106,047	\$119,953
2024-2029 Annual Rate	3.42%	3.44%	3.06%
<b>Average Household Income</b>			
2024 Average Household Income	\$117,108	\$130,862	\$149,954
2029 Average Household Income	\$135,626	\$150,851	\$172,427
2024-2029 Annual Rate	2.98%	2.88%	2.83%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$51,766	\$56,661	\$61,992
2029 Per Capita Income	\$60,515	\$65,645	\$71,527
2024-2029 Annual Rate	3.17%	2.99%	2.90%
<b>GINI Index</b>			
2024 Gini Index	39.8	39.2	36.9
<b>Households by Income</b>			

Current median household income is \$103,171 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$119,953 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$149,954 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$172,427 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$61,992 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$71,527 in five years, compared to \$51,203 for all U.S. households.

<b>Housing</b>			
2024 Housing Affordability Index	65	79	84
2010 Total Housing Units	4,278	28,181	72,023
2010 Owner Occupied Housing Units	2,144	13,677	40,550
2010 Renter Occupied Housing Units	1,895	12,379	25,903
2010 Vacant Housing Units	239	2,125	5,571
2020 Total Housing Units	4,343	30,274	83,014
2020 Owner Occupied Housing Units	2,105	14,912	45,637
2020 Renter Occupied Housing Units	1,971	13,691	33,196
2020 Vacant Housing Units	264	1,576	4,177
2024 Total Housing Units	4,293	31,226	86,566
2024 Owner Occupied Housing Units	2,168	15,945	48,560
2024 Renter Occupied Housing Units	1,903	13,886	34,197
2024 Vacant Housing Units	222	1,395	3,809
2029 Total Housing Units	4,355	31,998	89,731
2029 Owner Occupied Housing Units	2,194	16,395	50,370
2029 Renter Occupied Housing Units	1,876	13,745	34,515
2029 Vacant Housing Units	284	1,857	4,846
<b>Socioeconomic Status Index</b>			
2024 Socioeconomic Status Index	56.3	53.2	54.7

Currently, 56.1% of the 86,566 housing units in the area are owner occupied; 39.5%, renter occupied; and 4.4% 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 83,014 housing units in the area and 5.0% vacant housing units. The annual rate of change in housing units since 2020 is 0.99%. Median home value in the area is \$488,410, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.53% annually to \$553,446.

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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