

	1 mile	3 miles	5 miles
Population			
2010 Population	4,652	20,671	58,743
2020 Population	5,551	25,109	71,253
2024 Population	6,038	28,356	77,337
2029 Population	6,116	29,235	80,462
2010-2020 Annual Rate	1.78%	1.96%	1.95%
2020-2024 Annual Rate	2.00%	2.90%	1.95%
2024-2029 Annual Rate	0.26%	0.61%	0.80%
2020 Male Population	47.5%	47.8%	48.1%
2020 Female Population	52.5%	52.2%	51.9%
2020 Median Age	37.6	37.4	36.6
2024 Male Population	48.0%	48.7%	48.9%
2024 Female Population	52.0%	51.3%	51.1%
2024 Median Age	38.3	38.1	37.3

In the identified area, the current year population is 77,337. In 2020, the Census count in the area was 71,253. The rate of change since 2020 was 1.95% annually. The five-year projection for the population in the area is 80,462 representing a change of 0.80% 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 37.3, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	55.1%	45.3%	41.8%
2024 Black Alone	30.9%	37.6%	38.8%
2024 American Indian/Alaska Native Alone	0.3%	0.5%	0.6%
2024 Asian Alone	2.4%	2.8%	3.3%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	3.5%	5.6%	7.6%
2024 Two or More Races	7.8%	8.2%	8.0%
2024 Hispanic Origin (Any Race)	8.6%	10.9%	13.2%

Persons of Hispanic origin represent 13.2% 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 73.9 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	146	111	93
2010 Households	1,712	7,722	21,700
2020 Households	2,055	9,351	26,238
2024 Households	2,262	10,734	28,690
2029 Households	2,312	11,184	30,138
2010-2020 Annual Rate	1.84%	1.93%	1.92%
2020-2024 Annual Rate	2.28%	3.30%	2.12%
2024-2029 Annual Rate	0.44%	0.82%	0.99%
2024 Average Household Size	2.67	2.64	2.69

The household count in this area has changed from 26,238 in 2020 to 28,690 in the current year, a change of 2.12% annually. The five-year projection of households is 30,138, a change of 0.99% annually from the current year total. Average household size is currently 2.69, compared to 2.71 in the year 2020. The number of families in the current year is 20,340 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

10911 Black Dog Lane, Charlotte, North Carolina, 28214
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.33565
Longitude: -80.96197

	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	26.8%	25.9%	26.2%
Median Household Income			
2024 Median Household Income	\$116,868	\$93,134	\$82,243
2029 Median Household Income	\$144,671	\$110,581	\$98,402
2024-2029 Annual Rate	4.36%	3.49%	3.65%
Average Household Income			
2024 Average Household Income	\$162,453	\$129,268	\$112,475
2029 Average Household Income	\$197,178	\$155,543	\$135,092
2024-2029 Annual Rate	3.95%	3.77%	3.73%
Per Capita Income			
2024 Per Capita Income	\$61,573	\$49,052	\$41,571
2029 Per Capita Income	\$75,481	\$59,634	\$50,419
2024-2029 Annual Rate	4.16%	3.98%	3.93%
GINI Index			
2024 Gini Index	33.9	36.1	37.5

Households by Income
Current median household income is \$82,243 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$98,402 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$112,475 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$135,092 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$41,571 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$50,419 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	93	96	95
2010 Total Housing Units	1,800	8,395	23,471
2010 Owner Occupied Housing Units	1,389	6,205	17,011
2010 Renter Occupied Housing Units	323	1,517	4,689
2010 Vacant Housing Units	88	673	1,771
2020 Total Housing Units	2,111	9,933	27,593
2020 Owner Occupied Housing Units	1,542	6,912	19,133
2020 Renter Occupied Housing Units	513	2,439	7,105
2020 Vacant Housing Units	91	564	1,381
2024 Total Housing Units	2,333	11,374	30,051
2024 Owner Occupied Housing Units	1,603	7,864	21,231
2024 Renter Occupied Housing Units	659	2,870	7,459
2024 Vacant Housing Units	71	640	1,361
2029 Total Housing Units	2,370	11,846	31,501
2029 Owner Occupied Housing Units	1,672	8,388	22,583
2029 Renter Occupied Housing Units	640	2,796	7,555
2029 Vacant Housing Units	58	662	1,363
Socioeconomic Status Index			
2024 Socioeconomic Status Index	64.9	54.9	52.9

Currently, 70.6% of the 30,051 housing units in the area are owner occupied; 24.8%, renter occupied; and 4.5% 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 27,593 housing units in the area and 5.0% vacant housing units. The annual rate of change in housing units since 2020 is 2.03%. Median home value in the area is \$344,812, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.95% annually to \$398,739.

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.