



Executive Summary

CityView
 1526 Alleghany St, Charlotte, North Carolina, 28208
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 35.23836
 Longitude: -80.89537

	1 mile	3 miles	5 miles
Population			
2000 Population	8,119	56,214	126,403
2010 Population	7,885	59,313	142,959
2016 Population	8,958	68,665	162,438
2021 Population	9,994	76,369	180,050
2000-2010 Annual Rate	-0.29%	0.54%	1.24%
2010-2016 Annual Rate	2.06%	2.37%	2.06%
2016-2021 Annual Rate	2.21%	2.15%	2.08%
2016 Male Population	48.5%	47.8%	48.5%
2016 Female Population	51.5%	52.2%	51.5%
2016 Median Age	35.3	32.3	33.6

In the identified area, the current year population is 162,438. In 2010, the Census count in the area was 142,959. The rate of change since 2010 was 2.06% annually. The five-year projection for the population in the area is 180,050 representing a change of 2.08% annually from 2016 to 2021. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 35.3, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	16.4%	21.6%	34.0%
2016 Black Alone	70.3%	67.6%	54.4%
2016 American Indian/Alaska Native Alone	0.5%	0.5%	0.5%
2016 Asian Alone	3.8%	4.1%	4.3%
2016 Pacific Islander Alone	0.1%	0.1%	0.1%
2016 Other Race	6.0%	3.4%	4.2%
2016 Two or More Races	2.9%	2.6%	2.5%
2016 Hispanic Origin (Any Race)	10.9%	7.2%	8.4%

Persons of Hispanic origin represent 8.4% of the population in the identified area compared to 17.9% 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 65.0 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	3,204	21,030	50,248
2010 Households	3,130	23,632	58,069
2016 Total Households	3,508	27,648	65,912
2021 Total Households	3,900	30,935	73,303
2000-2010 Annual Rate	-0.23%	1.17%	1.46%
2010-2016 Annual Rate	1.84%	2.54%	2.05%
2016-2021 Annual Rate	2.14%	2.27%	2.15%
2016 Average Household Size	2.55	2.38	2.36

The household count in this area has changed from 58,069 in 2010 to 65,912 in the current year, a change of 2.05% annually. The five-year projection of households is 73,303, a change of 2.15% annually from the current year total. Average household size is currently 2.36, compared to 2.35 in the year 2010. The number of families in the current year is 34,257 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



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Median Household Income			
2016 Median Household Income	\$28,961	\$33,347	\$40,322
2021 Median Household Income	\$28,419	\$32,715	\$41,864
2016-2021 Annual Rate	-0.38%	-0.38%	0.75%
Average Household Income			
2016 Average Household Income	\$35,773	\$50,076	\$65,274
2021 Average Household Income	\$36,931	\$54,170	\$70,750
2016-2021 Annual Rate	0.64%	1.58%	1.62%
Per Capita Income			
2016 Per Capita Income	\$13,731	\$20,774	\$27,586
2021 Per Capita Income	\$14,079	\$22,438	\$29,822
2016-2021 Annual Rate	0.50%	1.55%	1.57%

Current median household income is \$40,322 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$41,864 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$65,274 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$70,750 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$27,586 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$29,822 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	3,570	22,874	54,610
2000 Owner Occupied Housing Units	1,433	9,343	25,484
2000 Renter Occupied Housing Units	1,772	11,687	24,764
2000 Vacant Housing Units	365	1,844	4,362
2010 Total Housing Units	3,733	28,037	66,682
2010 Owner Occupied Housing Units	1,264	9,370	28,587
2010 Renter Occupied Housing Units	1,866	14,262	29,482
2010 Vacant Housing Units	603	4,405	8,613
2016 Total Housing Units	4,158	32,875	75,613
2016 Owner Occupied Housing Units	1,276	9,822	29,519
2016 Renter Occupied Housing Units	2,232	17,826	36,393
2016 Vacant Housing Units	650	5,227	9,701
2021 Total Housing Units	4,620	36,679	83,931
2021 Owner Occupied Housing Units	1,396	10,761	32,364
2021 Renter Occupied Housing Units	2,503	20,173	40,939
2021 Vacant Housing Units	720	5,744	10,628

Currently, 39.0% of the 75,613 housing units in the area are owner occupied; 48.1%, renter occupied; and 12.8% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 66,682 housing units in the area - 42.9% owner occupied, 44.2% renter occupied, and 12.9% vacant. The annual rate of change in housing units since 2010 is 5.75%. Median home value in the area is \$141,363, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 4.66% annually to \$177,477.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.