

# Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval

Dec 5, 2023



Latitude: 35.296852 Longitude: -80.748232

The Commons at Chancellor Park Charlotte, NC		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Population</b>	Current Year Estimated Population	51,034	179,365	723,834
	Population Est 23Q1	50,563	178,083	720,713
	Population Est 22Q4	50,494	177,175	717,023
	Population Est 22Q3	49,316	173,225	710,546
	Population Est 22Q2	49,099	172,737	707,199
	Population Est 22Q1	48,674	172,141	704,232
	Population Est 21Q4	48,423	171,286	701,597
	Population Est 21Q3	48,052	169,879	697,713
	Population Est 21Q2	48,242	169,364	694,902
	Population Fcst	59,170	206,270	785,257
	2010 Census Population	18,144	90,613	380,557
	2000 Census Population	17,103	72,615	320,705
	1990 Census Population	11,202	52,272	254,881
	Current Year Daytime Population	95,003	214,792	887,303
	Average Seasonal Population	531	904	4,313
	Historical Annual Growth, 1990 – 2000	4.32%	3.34%	2.32%
	Historical Annual Growth, 2000 – 2010	0.59%	2.24%	1.73%
	Estimated Annual Growth, 2010 – CY	8.12%	5.29%	4.97%
	Projected Annual Growth, CY to Y5	3.00%	2.83%	1.64%
	Group Qtrs Est	6,029	6,444	14,012
Transient Est Average Last 4 Qtrs	8,461	14,861	62,748	
<b>Households</b>	Current Year Estimated Households	18,645	68,286	288,219
	Households Est 23Q1	18,448	67,756	286,857
	Households Est 22Q4	18,409	67,400	285,317
	Households Est 22Q3	17,921	65,760	282,471
	Households Est 22Q2	17,830	65,565	280,988
	Households Est 22Q1	17,664	65,339	279,768
	Households Est 21Q4	17,561	65,017	278,691
	Households Est 21Q3	17,385	64,434	277,225
	Households Est 21Q2	17,478	64,290	276,159
	Households Fcst	22,050	78,912	312,831
	2010 Census Households	5,303	32,474	142,780
	2000 Census Households	4,825	25,575	121,035
	1990 Census Households	3,122	18,099	98,305
	Historical Annual Growth, 1990 – 2000	4.45%	3.52%	2.10%
	Historical Annual Growth, 2000 – 2010	0.95%	2.42%	1.67%
	Estimated Annual Growth, 2010 – CY	9.95%	5.77%	5.44%
	Projected Annual Growth, CY to Y5	3.41%	2.93%	1.65%
Population per Household	2.41	2.53	2.46	

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The Commons at Chancellor Park Charlotte, NC		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income	HH Income \$500,000 or more	0.4%	0.6%	1.1%
	HH Income \$250,000 to \$499,999	0.5%	0.7%	1.3%
	HH Income \$200,000 to \$249,999	1.1%	1.6%	3.0%
	HH Income \$175,000 to \$199,999	1.6%	2.3%	4.4%
	HH Income \$150,000 to \$174,999	2.3%	3.2%	4.4%
	HH Income \$100,000 to 149,999	10.0%	12.8%	15.3%
	HH Income \$75,000 to 99,999	13.0%	13.9%	13.2%
	HH Income \$50,000 to 74,999	20.1%	20.2%	18.6%
	HH Income \$35,000 to 49,999	15.6%	16.2%	13.5%
	HH Income \$25,000 to 34,999	10.1%	10.3%	9.2%
	HH Income \$15,000 to 24,999	8.7%	8.4%	7.5%
	HH Income \$0 to 14,999	16.4%	9.8%	8.5%
	Average Household Income	\$60,707	\$71,609	\$89,618
	Median Household Income	\$48,733	\$55,715	\$63,864
	Per Capita Income	\$23,247	\$27,624	\$36,212
	2000 Average HH Income	\$46,518	\$50,262	\$53,888
	2000 Median HH Income	\$39,764	\$42,234	\$41,638
	Average Disposable Income	51,359	58,877	68,984
	Median Disposable Income	42,071	48,123	54,832
	Discretionary HH Income Over \$150,000	0.1%	0.8%	2.3%
	Discretionary HH Income \$125,000 to \$149,999	1.3%	1.6%	3.3%
	Discretionary HH Income \$100,000 to \$124,999	2.0%	3.1%	5.6%
	Discretionary HH Income \$75,000 to \$99,999	4.5%	6.8%	9.1%
	Discretionary HH Income \$50,000 to \$74,999	11.7%	14.8%	16.7%
	Discretionary HH Income \$25,000 to \$49,999	30.8%	31.6%	28.6%
	Discretionary HH Income Under \$25,000	49.6%	41.3%	34.4%
	Average Discretionary HH Income	31,840	38,681	47,768
	Median Discretionary HH Income	25,229	30,375	37,014
	Householder White – Count	5,115	17,767	119,728
	Median HH Income	\$49,202	\$67,438	\$87,595
	Average HH Income	\$56,921	\$77,341	\$95,746
	Householder Black or African-American – Count	8,105	33,810	109,238
	Median HH Income	\$51,743	\$52,009	\$50,001
	Average HH Income	\$59,316	\$62,652	\$61,264
Householder Hispanic – Count	2,441	7,684	28,318	
Median HH Income	\$37,826	\$43,067	\$50,866	
Average HH Income	\$49,146	\$53,448	\$61,238	
Householder Asian or Pacific Islander – Count	1,534	4,384	12,975	
Median HH Income	\$68,918	\$76,989	\$87,345	
Average HH Income	\$69,560	\$81,499	\$93,318	
Householder Other or Pacific Islander – Count	1,450	4,642	17,960	
Median HH Income	\$45,164	\$53,048	\$55,874	
Average HH Income	\$61,941	\$65,774	\$66,865	
Gender	Male Population	25,624	86,678	349,849
	Female Population	25,410	92,687	373,986

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Total Population by Age	Count of Pop 0 to 4 years	3,406	12,021	48,442
	Count of Pop 0 to 7 years	4,017	15,542	63,990
	Count of Pop 5 - 13	4,463	19,127	80,138
	Count of Pop 14 - 18	4,172	11,032	39,425
	Count of Pop 19 - 22	6,144	13,184	41,621
	Count of Pop 22 - 25	5,504	10,872	32,119
	Count of Pop 25 - 29	5,230	15,263	58,037
	Count of Pop 30 - 34	5,342	16,206	65,748
	Count of Pop 35 - 39	3,805	13,921	58,745
	Count of Pop 40 - 44	2,647	11,770	50,810
	Count of Pop 45 - 59	5,862	29,677	130,199
	Count of Pop 60 - 74	3,508	19,953	87,780
	Count of Pop 75 - 84	754	5,108	23,996
	Count of Pop 85+	197	1,231	6,773
	% of Pop 0 to 4 years	6.7%	6.7%	6.7%
	% of Pop 0 to 7 years	7.9%	8.7%	8.8%
	% of Pop 5 - 13	8.7%	10.7%	11.1%
	% of Pop 14 - 18	8.2%	6.2%	5.4%
	% of Pop 19 - 22	12.0%	7.4%	5.8%
	% of Pop 22 - 25	10.8%	6.1%	4.4%
	% of Pop 25 - 29	10.2%	8.5%	8.0%
	% of Pop 30 - 34	10.5%	9.0%	9.1%
	% of Pop 35 - 39	7.5%	7.8%	8.1%
% of Pop 40 - 44	5.2%	6.6%	7.0%	
% of Pop 45 - 59	11.5%	16.5%	18.0%	
% of Pop 60 - 74	6.9%	11.1%	12.1%	
% of Pop 75 - 84	1.5%	2.8%	3.3%	
% of Pop 85+	0.4%	0.7%	0.9%	
Median Age	26.7	32.5	34.7	
Average Age	30.5	35.0	36.4	
Male Population by Age	% of Pop 0 to 4 years	6.9%	7.1%	7.1%
	% of Pop 5 - 13	8.8%	11.1%	11.6%
	% of Pop 14 - 18	8.2%	6.4%	5.7%
	% of Pop 19 - 22	12.4%	7.8%	6.0%
	% of Pop 22 - 25	11.3%	6.5%	4.7%
	% of Pop 25 - 29	10.6%	8.9%	8.1%
	% of Pop 30 - 34	10.8%	9.2%	9.2%
	% of Pop 35 - 39	7.6%	7.8%	8.2%
	% of Pop 40 - 44	5.2%	6.4%	7.0%
	% of Pop 45 - 59	10.6%	15.6%	17.7%
	% of Pop 75 - 84	1.2%	2.4%	2.8%
	% of Pop 60 - 74	6.2%	10.3%	11.3%
	% of Pop 85+	0.2%	0.4%	0.6%
Median Age	26.1	31.2	33.7	
Average Age	29.7	33.7	35.3	

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	% of Pop 0 to 4 years	6.5%	6.3%	6.3%
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	% of Pop 22 - 25	10.3%	5.6%	4.2%
	% of Pop 25 - 29	9.9%	8.2%	7.9%
	% of Pop 30 - 34	10.2%	8.9%	9.0%
	% of Pop 35 - 39	7.3%	7.7%	8.0%
	% of Pop 40 - 44	5.2%	6.7%	7.0%
	% of Pop 45 - 59	12.3%	17.4%	18.3%
	% of Pop 60 - 74	7.6%	11.9%	12.9%
	% of Pop 75 - 84	1.8%	3.3%	3.8%
	% of Pop 85+	0.6%	0.9%	1.2%
	Median Age	27.4	33.8	35.8
Average Age	31.4	36.1	37.4	
Race	Count of White	14,406	43,066	268,373
	Count of Black or African-American	20,738	87,628	278,403
	Count of Asian or Pacific Islander	5,755	14,852	46,578
	Count of Other races	10,134	33,820	130,480
	White	28.2%	24.0%	37.1%
	Black or African American	40.6%	48.9%	38.5%
	Asian	11.3%	8.3%	6.4%
	Other Races	19.9%	18.9%	18.0%
Language Spoken	Speak English at Home	75.2%	77.3%	80.1%
	Speak Spanish at Home	12.8%	13.0%	11.5%
	Speak French or French Creole at Home	2.0%	1.3%	1.1%
	Speak German at Home	0.2%	0.2%	0.2%
	Speak Other Indo-European Languages at Home	2.1%	2.1%	2.0%
	Speak Russian and Other Slavic Languages at H	0.3%	0.2%	0.4%
	Speak Chinese at Home	0.9%	0.6%	0.4%
	Speak Korean at Home	0.2%	0.1%	0.1%
	Speak Vietnamese at Home	0.4%	0.6%	0.6%
	Speak Other Asian Languages at Home	3.7%	2.7%	1.9%
	Speak Tagalog and Other Pacific Languages at H	0.1%	0.1%	0.1%
	Speak Other Language at Home	2.1%	2.0%	1.7%
Hispanic	Hispanic Population	9,679	31,289	117,563
	Hispanic Population Percent	19.0%	17.4%	16.2%
	Mexican	53.6%	46.2%	41.8%
	Puerto Rican	7.7%	8.1%	9.0%
	Cuban	1.8%	2.9%	4.3%
	Dominican	7.5%	6.4%	4.5%
	Central American	18.5%	25.2%	27.7%
	South American	7.4%	6.7%	7.7%
	Other Hispanic	3.6%	4.5%	5.0%
	2000 Hispanic Population Percent	19%	11%	9%
	1990 Hispanic Population Percent	1%	1%	1%

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<b>Ancestry</b>	American (percent of total population)	5.0%	5.7%	5.1%
	American	4.4%	5.3%	4.8%
	Native American (ie. Indian/Eskimo)	0.5%	0.4%	0.3%
	Hawaiian/Pacific Islander	0.1%	0.1%	0.1%
	Asian (percent of total population)	11.2%	8.2%	6.4%
	Chinese	2.0%	1.0%	0.9%
	Japanese	0.3%	0.1%	0.1%
	Korean	0.4%	0.2%	0.2%
	South Central Asian (ie. Indian)	6.1%	4.5%	2.8%
	South East Asian (ie. Vietnamese)	1.8%	1.8%	1.6%
	Other Asian	0.7%	0.5%	0.8%
	European (percent of total population)	12.6%	11.6%	18.5%
	British	2.1%	2.3%	4.0%
	Dutch	0.2%	0.2%	0.3%
	French	0.4%	0.4%	0.6%
	German	2.7%	2.6%	3.9%
	Italian	1.0%	1.0%	1.6%
	Polish	0.6%	0.4%	0.7%
	Scandinavian	0.3%	0.3%	0.6%
	Scotch/Irish	3.9%	3.2%	5.0%
Other European (ie. Greek/Russian)	1.4%	1.3%	2.0%	
Middle Eastern	1.2%	1.1%	0.7%	
Other Ancestry	41.0%	44.8%	38.1%	
Unclassified Ancestry	10.1%	11.1%	14.8%	
<b>Education (Age 25+)</b>	Adult Population (25 Years or Older)	27,344	113,129	482,089
	Elementary (0 to 8)	7.4%	6.4%	5.4%
	Some High School (9 to 11)	4.0%	5.5%	5.9%
	High School Graduate (12)	16.0%	16.3%	18.5%
	Some College (13 to 16)	24.5%	24.0%	21.2%
	Associates Degree Only	10.3%	11.6%	9.1%
	Bachelors Degree Only	23.7%	24.4%	26.0%
	Graduate Degree	14.1%	11.8%	13.9%
	% College (4+)	37.8%	36.1%	39.9%
<b>Household Type</b>	Total Households – count	18,645	68,286	288,219
	One Person HHs – count	5,851	19,953	90,336
	Family HHs – count	9,504	41,149	171,165
	Married Couple – count	6,122	27,058	113,929
	w/own children – count	2,621	11,399	49,040
	w/out own children – count	3,501	15,660	64,889
	Male Householder – count	945	3,238	13,389
	Female Householder – count	2,437	10,853	43,847
	Non-Family Households – count	3,290	7,183	26,717
	1 Person Household	31.4%	29.2%	31.3%
	2 Person Household	31.5%	30.6%	30.9%
	3 Person Household	16.3%	17.0%	15.7%
	4 Person Household	13.1%	13.1%	12.5%
	5 Person Household	4.6%	5.9%	5.8%
	6 Person Household	2.2%	2.6%	2.4%
7+ Person Household	1.1%	1.5%	1.4%	
% Households With Children	22.5%	27.2%	27.5%	

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<b>Housing</b>	Total Housing Units	20,403	72,832	310,048
	Owner Occupied Percent	23.3%	41.7%	46.6%
	Renter Occupied Percent	68.1%	52.1%	46.4%
	Vacant Housing Percent	8.6%	6.2%	7.0%
	Total Housing Units (Census 2000)	5,217	27,399	129,486
	For Rent (Census 2000)	74%	61%	53%
	For Sale (Census 2000)	20%	19%	24%
	Rented or Sold, (Census 2000)	1%	6%	7%
	Seasonal (Census 2014)	4%	3%	4%
	Other (Census 2000)	5%	13%	12%
<b>Homes Built By Year</b>	Homes Built 1990 to 2000	39%	33%	25%
	Homes Built 1980 to 1989	24%	18%	17%
	Homes Built 1970 to 1979	21%	18%	16%
	Homes Built 1960 to 1969	10%	17%	17%
	Homes Built 1950 to 1959	3%	9%	13%
	Homes Built 1940 to 1949	2%	3%	7%
	Homes Built Before 1939	1%	2%	5%
<b>Units in Structure</b>	1 Unit	40%	61%	64%
	2 - 9 Units	29%	19%	19%
	Greater than 10 Units	26%	16%	14%
	Mobilie Trailer	5%	5%	3%
	Other Units	0%	0%	0%
<b>Home Value (Owner Occupied)</b>	Property Value \$1,000,000 or more	0.5%	1.2%	4.6%
	Property Value \$750,000 to \$999,999	0.1%	1.2%	3.5%
	Property Value \$500,000 to \$749,999	5.5%	11.0%	14.5%
	Property Value \$400,000 to \$499,999	6.9%	11.6%	13.1%
	Property Value \$300,000, to \$399,999	23.2%	21.7%	20.0%
	Property Value \$200,000 to \$299,999	35.3%	28.1%	23.7%
	Property Value \$150,000 to \$199,999	13.1%	12.4%	8.9%
	Property Value \$100,000 to \$149,999	7.3%	7.2%	5.5%
	Property Value \$60,000 to \$99,999	2.4%	2.1%	2.0%
	Property Value \$40,000 to \$59,999	0.5%	0.6%	0.6%
	Property Value \$0 to \$39,999	5.2%	2.8%	1.8%
	Median Home Value	\$256,522	\$288,413	\$333,168
Median Rent	\$676	\$648	\$627	
<b>Wealth per Household</b>	\$0 and under - percent	21.6%	19.8%	19.0%
	\$1 to \$4999 - percent	11.5%	10.1%	9.6%
	\$5k to \$9999 - percent	5.9%	5.3%	5.0%
	\$10k to \$24999 - percent	7.4%	6.9%	6.7%
	\$25k to \$49999 - percent	6.9%	6.9%	6.9%
	\$50k to \$99999 - percent	9.6%	9.9%	10.0%
	\$100k to \$249999 - percent	15.5%	16.7%	17.1%
	\$250k to \$499999 - percent	10.5%	11.7%	12.2%
	\$500k+ - percent	11.1%	12.6%	13.5%
	Median HH Wealth	\$38,139	\$54,755	\$63,752
	Avg HH Wealth	\$189,814	\$210,788	\$222,463



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<b>Economic Viability</b>	Economic Viability Local	224	221	225
	Economic Viability Indexed	224	221	225
<b>Occupation (Employed Civilians Age 16+)</b>	Employed Civilian Pop 16+ by Occupation	27,235	96,734	392,880
	Managerial/Executive	11.5%	15.8%	19.6%
	Professional Specialty	22.8%	21.2%	22.7%
	Healthcare Support	1.7%	2.6%	2.3%
	Sales	11.4%	10.5%	10.5%
	Office & Administrative Support	12.0%	12.9%	11.2%
	Protective Service	1.6%	1.6%	1.6%
	Food Preparation	9.5%	6.8%	5.9%
	Building Maintenance & Cleaning	3.0%	3.4%	3.6%
	Personal Care	3.8%	3.3%	2.7%
	Farming, Fishing, & Forestry	0.1%	0.1%	0.1%
	Construction	9.8%	7.8%	7.2%
	Production & Transportation	12.8%	14.1%	12.6%
	Percent White Collar Workers	59.4%	63.0%	66.3%
	Percent Blue Collar Workers	40.6%	37.0%	33.7%
<b>Employment by Industry (Employed Civilians Age 16+)</b>	Agriculture/Mining/Construction	7.8%	6.9%	6.8%
	Manufacturing	5.7%	7.2%	7.2%
	Transportation	7.6%	7.7%	6.6%
	Information	1.9%	2.1%	2.2%
	Wholesale/Retail	15.4%	13.5%	13.8%
	Finance, Insurance, Real Estate	10.9%	13.1%	13.0%
	Professional Services	6.7%	6.0%	8.3%
	Management Services	0.0%	0.1%	0.2%
	Administrative/Waste Services	5.4%	5.7%	5.7%
	Educational Services	19.5%	19.3%	19.2%
	Entertainment Services	12.5%	10.6%	10.1%
Other Professional Services	4.4%	5.2%	4.6%	
Public Administration	2.4%	2.6%	2.3%	
<b>Transportation To Work</b>	Drive to Work Alone	69.0%	73.9%	75.1%
	Drive to Work Carpool	19.7%	17.4%	16.0%
	Travel to Work by Public Transportation	3.1%	3.7%	4.2%
	Drive to Work on Motorcycle	0.1%	0.1%	0.1%
	Drive to Work on Bicycle	0.4%	0.2%	0.2%
	Walked to Work	4.9%	1.9%	1.5%
	Other Means	2.0%	1.2%	0.7%
	Work at Home	0.8%	1.6%	2.2%

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	Travel to Work in Less than 5 Minutes	2.3%	1.5%	1.5%
	Travel to Work in 5 to 9 Minutes	11.9%	7.6%	6.9%
	Travel to Work in 10 to 14 Minutes	14.6%	12.6%	12.5%
	Travel to Work in 15 to 19 Minutes	16.0%	16.7%	17.0%
	Travel to Work in 20 to 29 Minutes	19.4%	24.4%	23.9%
	Travel to Work in 30 to 44 Minutes	24.9%	25.4%	25.0%
	Travel to Work in 45 to 59 Minutes	5.2%	6.1%	7.4%
	Travel to Work in 60 Minutes or more	5.6%	5.8%	5.8%
	Average Travel Time to Work	23	25	26
Vehicles per HH	No Vehicles	7.5%	6.0%	6.6%
	1 Vehicle	48.3%	43.1%	40.3%
	2 Vehicles	32.3%	34.3%	36.3%
	3 or more vehicles	12.0%	16.6%	16.8%
	Average Number of Vehicles	1.53	1.70	1.70
Change	Births (last 12 months)	952	2,819	10,688
	Deaths (last 12 months)	196	1,102	5,073
	Migration (last 12 months)	1,184	4,948	11,178
Work place	Workplace Establishments	1,697	5,013	27,540
	Workplace Employees (FTE)	35,117	84,452	435,278