Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections
Calculated using TAS Retrieval

Dec 5, 2023

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Belfair Towne Village Bluffton, SC	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population			
Current Year Estimated Population	21,608	48,328	115,948
Population Est 23Q1	21,476	48,003	115,142
Population Est 22Q4	21,423	47,804	114,284
Population Est 22Q3	21,333	47,456	113,440
Population Est 22Q2	21,256	47,418	112,426
Population Est 22Q1	20,855	46,707	111,427
Population Est 21Q4	20,806	46,555	110,741
Population Est 21Q3	20,650	46,142	109,620
Population Est 21Q2	20,491	45,372	108,695
Population Fcst	24,231	53,990	124,337
2010 Census Population	17,092	31,750	66,092
2000 Census Population	7,236	13,439	40,229
1990 Census Population	2,666	5,102	20,777
Current Year Daytime Population	24,304	44,408	110,392
Average Seasonal Population	1,833	4,801	28,791
Historical Annual Growth, 1990 – 2000	10.50%	10.17%	6.83%
Historical Annual Growth, 2000 – 2010	8.98%	8.98%	5.09%
Estimated Annual Growth, 2010 – CY	1.79%	3.22%	4.33%
Projected Annual Growth, CY to Y5	2.32%	2.24%	1.41%
Group Qtrs Est	74	374	1,484
Transient Est Average Last 4 Qtrs	844	1,354	13,976
Households			
Current Year Estimated Households	8,425	19,329	49,615
Households Est 23Q1	8,373	19,192	49,262
Households Est 22Q4	8,351	19,096	48,865
Households Est 22Q3	8,314	18,942	48,489
Households Est 22Q2	8,278	18,903	47,999
Households Est 22Q1	8,130	18,635	47,608
Households Est 21Q4	8,109	18,574	47,324
Households Est 21Q3	8,048	18,419	46,874
Households Est 21Q2	7,983	18,119	46,487
Households Fcst	9,460	21,598	53,024
2010 Census Households	6,194	11,639	26,182
2000 Census Households	2,647	5,235	16,108
1990 Census Households	1,034	2,007	8,350
Historical Annual Growth, 1990 – 2000	9.86%	10.06%	6.79%
Historical Annual Growth, 2000 – 2010	8.87%	8.32%	4.98%
Estimated Annual Growth, 2010 – CY	2.35%	3.90%	4.94%
Projected Annual Growth, CY to Y5	2.34%	2.24%	1.34%
Population per Household	2.56	2.48	2.31

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Latitude: 32.2674   Longitude: -80.8583

Belfair Towne Village Bluffton, SC	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income			
HH Income $500,000 or more	1.2%	1.1%	1.6%
HH Income $250,000 to $499,999	1.3%	1.4%	1.9%
HH Income $200,000 to $249,999	3.1%	3.2%	4.5%
HH Income $175,000 to $199,999	3.9%	4.9%	5.5%
HH Income $150,000 to $174,999	3.7%	5.0%	6.2%
HH Income $100,000 to 149,999	19.5%	20.0%	18.8%
HH Income $75,000 to 99,999	16.4%	16.7%	15.7%
HH Income $50,000 to 74,999	16.9%	17.2%	17.0%
HH Income $35,000 to 49,999	13.4%	12.1%	10.5%
HH Income $25,000 to 34,999	6.9%	6.6%	6.7%
HH Income $15,000 to 24,999	6.9%	6.0%	5.8%
HH Income $0 to 14,999	6.9%	5.5%	5.6%
Average Household Income	$88,771	$96,653	$108,648
Median Household Income	$73,644	$78,307	$81,171
Per Capita Income	$34,717	$38,947	$47,050
2000 Average HH Income	$59,979	$67,154	$77,326
2000 Median HH Income	$48,611	$54,349	$57,962
Average Disposable Income	72,744	76,718	81,713
Median Disposable Income	63,892	67,723	70,103
Discretionary HH Income Over $150,000	1.0%	1.3%	3.8%
Discretionary HH Income $125,000 to $149,999	3.1%	3.3%	4.4%
Discretionary HH Income $100,000 to $124,999	4.6%	6.6%	8.3%
Discretionary HH Income $75,000 to $99,999	7.6%	10.3%	10.9%
Discretionary HH Income $50,000 to $74,999	23.3%	23.9%	22.7%
Discretionary HH Income $25,000 to $49,999	32.2%	31.1%	27.7%
Discretionary HH Income Under $25,000	28.2%	23.6%	22.2%
Average Discretionary HH Income	47,650	52,344	58,340
Median Discretionary HH Income	41,796	46,088	50,069
Householder White – Count	5,690	14,687	40,059
Median HH Income	$81,604	$85,673	$88,617
Average HH Income	$87,028	$91,388	$95,967
Householder Black or African-American – Count	592	1,143	3,128
Median HH Income	$37,577	$39,660	$43,457
Average HH Income	$55,198	$62,357	$61,607
Householder Hispanic – Count	1,469	2,222	4,176
Median HH Income	$56,525	$53,601	$53,454
Average HH Income	$70,971	$67,794	$68,406
Householder Asian or Pacific Islander – Count	53	204	336
Median HH Income	$32,737	$59,785	$64,601
Average HH Income	$66,395	$69,324	$79,542
Householder Other or Pacific Islander – Count	622	1,073	1,918
Median HH Income	$67,828	$69,118	$64,919
Average HH Income	$74,849	$73,322	$69,990
Gender			
Male Population	10,539	23,212	54,631
Female Population	11,069	25,116	61,317

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Belfair Towne Village **Bluffton, SC**	**5.00 Minute Drivetime**	**10.00 Minute Drivetime**	**20.00 Minute Drivetime**
Total Population by Age			
Count of Pop 0 to 4 years	1,135	2,252	4,553
Count of Pop 0 to 7 years	1,707	3,348	6,665
Count of Pop 5 - 13	2,373	4,856	9,699
Count of Pop 14 - 18	1,105	2,358	4,915
Count of Pop 19 - 22	1,066	2,250	4,795
Count of Pop 22 - 25	772	1,594	3,440
Count of Pop 25 - 29	1,234	2,373	4,874
Count of Pop 30 - 34	1,328	2,544	5,026
Count of Pop 35 - 39	1,399	2,696	5,413
Count of Pop 40 - 44	1,440	2,893	5,723
Count of Pop 45 - 59	4,067	8,557	18,290
Count of Pop 60 - 74	3,895	10,127	28,889
Count of Pop 75 - 84	1,504	4,771	16,325
Count of Pop 85+	289	1,057	4,006
% of Pop 0 to 4 years	5.3%	4.7%	3.9%
% of Pop 0 to 7 years	7.9%	6.9%	5.7%
% of Pop 5 - 13	11.0%	10.0%	8.4%
% of Pop 14 - 18	5.1%	4.9%	4.2%
% of Pop 19 - 22	4.9%	4.7%	4.1%
% of Pop 22 - 25	3.6%	3.3%	3.0%
% of Pop 25 - 29	5.7%	4.9%	4.2%
% of Pop 30 - 34	6.1%	5.3%	4.3%
% of Pop 35 - 39	6.5%	5.6%	4.7%
% of Pop 40 - 44	6.7%	6.0%	4.9%
% of Pop 45 - 59	18.8%	17.7%	15.8%
% of Pop 60 - 74	18.0%	21.0%	24.9%
% of Pop 75 - 84	7.0%	9.9%	14.1%
% of Pop 85+	1.3%	2.2%	3.5%
Median Age	41.4	45.6	53.2
Average Age	41.3	44.5	49.0
Male Population by Age			
% of Pop 0 to 4 years	5.5%	5.0%	4.2%
% of Pop 5 - 13	11.7%	11.0%	9.1%
% of Pop 14 - 18	5.5%	5.3%	4.5%
% of Pop 19 - 22	5.2%	4.9%	4.3%
% of Pop 22 - 25	3.7%	3.4%	3.0%
% of Pop 25 - 29	6.0%	5.1%	4.4%
% of Pop 30 - 34	6.2%	5.4%	4.5%
% of Pop 35 - 39	6.4%	5.5%	4.8%
% of Pop 40 - 44	6.7%	6.1%	5.1%
% of Pop 45 - 59	18.5%	17.5%	15.7%
% of Pop 75 - 84	6.8%	9.6%	13.8%
% of Pop 60 - 74	16.6%	19.3%	23.2%
% of Pop 85+	1.2%	2.0%	3.3%
Median Age	39.8	43.7	50.9
Average Age	40.2	43.2	47.8

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% of Pop 40 - 44	6.6%	5.9%	4.8%
% of Pop 45 - 59	19.1%	17.9%	15.8%
% of Pop 60 - 74	19.4%	22.5%	26.5%
% of Pop 75 - 84	7.2%	10.1%	14.3%
% of Pop 85+	1.5%	2.4%	3.6%
Median Age	42.9	47.5	55.3
Average Age	42.4	45.7	50.0
Race			
Count of White	14,125	34,422	87,419
Count of Black or African-American	1,934	3,698	8,705
Count of Asian or Pacific Islander	267	728	1,403
Count of Other races	5,282	9,480	18,421
White	65.4%	71.2%	75.4%
Black or African American	9.0%	7.7%	7.5%
Asian	1.2%	1.5%	1.2%
Other Races	24.4%	19.6%	15.9%
Language Spoken			
Speak English at Home	76.1%	83.1%	85.5%
Speak Spanish at Home	21.1%	13.8%	11.9%
Speak French or French Creole at Home	0.0%	0.1%	0.2%
Speak German at Home	0.4%	0.5%	0.4%
Speak Other Indo-European Languages at Home	0.6%	0.7%	0.6%
Speak Russian and Other Slavic Languages at H	0.1%	0.1%	0.1%
Speak Chinese at Home	0.0%	0.0%	0.0%
Speak Korean at Home	0.1%	0.1%	0.1%
Speak Vietnamese at Home	0.4%	0.4%	0.2%
Speak Other Asian Languages at Home	0.1%	0.2%	0.3%
Speak Tagalog and Other Pacific Languages at H	0.0%	0.1%	0.1%
Speak Other Language at Home	1.1%	1.0%	0.6%
Hispanic			
Hispanic Population	5,402	9,205	17,477
Hispanic Population Percent	25.0%	19.0%	15.1%
Mexican	50.7%	50.6%	50.7%
Puerto Rican	19.5%	18.5%	12.8%
Cuban	0.0%	0.6%	2.0%
Dominican	0.0%	0.0%	0.1%
Central American	7.8%	12.0%	15.0%
South American	9.5%	9.2%	10.4%
Other Hispanic	12.4%	9.2%	8.9%
2000 Hispanic Population Percent	8%	6%	9%
1990 Hispanic Population Percent	1%	1%	1%

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Belfair Towne Village **Bluffton, SC**	**5.00 Minute Drivetime**	**10.00 Minute Drivetime**	**20.00 Minute Drivetime**
Ancestry			
American (percent of total population)	4.6%	6.1%	5.0%
American	4.4%	5.9%	4.8%
Native American (ie. Indian/Eskimo)	0.2%	0.2%	0.2%
Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
Asian (percent of total population)	1.2%	1.5%	1.2%
Chinese	0.0%	0.1%	0.2%
Japanese	0.0%	0.1%	0.1%
Korean	0.1%	0.1%	0.1%
South Central Asian (ie. Indian)	0.2%	0.1%	0.1%
South East Asian (ie. Vietnamese)	0.9%	1.1%	0.6%
Other Asian	0.0%	0.0%	0.1%
European (percent of total population)	34.2%	38.9%	43.9%
British	6.4%	7.3%	8.8%
Dutch	1.0%	1.2%	1.0%
French	1.4%	1.5%	1.5%
German	6.3%	7.5%	9.0%
Italian	3.6%	4.4%	4.5%
Polish	1.9%	1.9%	1.9%
Scandinavian	1.5%	1.9%	2.0%
Scotch/Irish	9.3%	9.6%	11.1%
Other European (ie. Greek/Russian)	2.9%	3.6%	4.1%
Middle Eastern	0.2%	0.2%	0.4%
Other Ancestry	19.7%	16.3%	16.3%
Unclassified Ancestry	15.0%	17.9%	18.2%
Education (Age 25+)			
Adult Population (25 Years or Older)	15,158	35,018	88,546
Elementary (0 to 8)	4.9%	3.0%	2.2%
Some High School (9 to 11)	3.8%	3.5%	3.5%
High School Graduate (12)	22.7%	19.9%	19.3%
Some College (13 to 16)	17.8%	19.7%	20.0%
Associates Degree Only	10.2%	9.3%	8.6%
Bachelors Degree Only	24.8%	26.9%	27.9%
Graduate Degree	15.8%	17.7%	18.6%
% College (4+)	40.6%	44.6%	46.4%
Household Type			
Total Households – count	8,425	19,329	49,615
One Person HHs – count	1,899	4,267	12,048
Family HHs – count	5,704	13,603	34,292
Married Couple – count	4,659	11,552	29,943
w/own children – count	1,921	3,925	6,982
w/out own children – count	2,738	7,627	22,961
Male Householder – count	358	577	1,296
Female Householder – count	687	1,473	3,052
Non-Family Households – count	822	1,459	3,276
1 Person Household	22.5%	22.1%	24.3%
2 Person Household	39.2%	42.9%	47.9%
3 Person Household	15.8%	14.2%	11.5%
4 Person Household	12.8%	12.1%	9.4%
5 Person Household	6.0%	5.6%	4.4%
6 Person Household	2.2%	2.1%	1.6%
7+ Person Household	1.4%	1.2%	0.9%
% Households With Children	30.2%	26.7%	18.8%

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Housing			
Total Housing Units	9,447	21,577	59,653
Owner Occupied Percent	58.9%	65.8%	64.8%
Renter Occupied Percent	30.3%	23.8%	18.4%
Vacant Housing Percent	10.8%	10.4%	16.8%
Total Housing Units (Census 2000)	2,931	5,868	19,932
For Rent (Census 2000)	14%	11%	19%
For Sale (Census 2000)	17%	14%	6%
Rented or Sold, (Census 2000)	23%	13%	5%
Seasonal (Census 2014)	17%	36%	58%
Other (Census 2000)	15%	11%	5%
Homes Built By Year			
Homes Built 1990 to 2000	70%	66%	48%
Homes Built 1980 to 1989	13%	17%	32%
Homes Built 1970 to 1979	6%	7%	13%
Homes Built 1960 to 1969	3%	4%	4%
Homes Built 1950 to 1959	3%	3%	2%
Homes Built 1940 to 1949	1%	2%	1%
Homes Built Before 1939	3%	2%	1%
Units in Structure			
1 Unit	68%	69%	67%
2 - 9 Units	10%	13%	11%
Greater than 10 Units	4%	4%	13%
Mobilie Trailer	18%	15%	10%
Other Units	0%	0%	0%
Home Value (Owner Occupied)			
Property Value $1,000,000 or more	9.7%	11.2%	11.0%
Property Value $750,000 to $999,999	8.5%	9.8%	11.9%
Property Value $500,000 to $749,999	24.2%	25.5%	24.9%
Property Value $400,000 to $499,999	19.6%	18.6%	17.5%
Property Value $300,000, to $399,999	23.8%	20.7%	16.8%
Property Value $200,000 to $299,999	6.4%	8.0%	7.9%
Property Value $150,000 to $199,999	1.6%	1.1%	1.5%
Property Value $100,000 to $149,999	1.1%	0.7%	1.1%
Property Value $60,000 to $99,999	0.5%	0.2%	0.6%
Property Value $40,000 to $59,999	1.5%	0.7%	0.6%
Property Value $0 to $39,999	0.3%	0.4%	0.7%
Median Home Value	$468,350	$489,247	$505,711
Median Rent	$686	$812	$825
Wealth per Household			
$0 and under - percent	17.1%	16.2%	15.5%
$1 to $4999 - percent	8.2%	7.6%	7.1%
$5k to $9999 - percent	4.5%	4.2%	4.0%
$10k to $24999 - percent	6.3%	6.1%	5.9%
$25k to $49999 - percent	6.8%	6.8%	6.7%
$50k to $99999 - percent	10.3%	10.4%	10.4%
$100k to $249999 - percent	18.2%	18.8%	19.2%
$250k to $499999 - percent	13.4%	14.0%	14.5%
$500k+ - percent	15.1%	16.0%	16.8%
Median HH Wealth	$83,871	$94,289	$103,241
Avg HH Wealth	$244,638	$257,629	$267,291

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Economic Viability			
Economic Viability Local	230	229	225
Economic Viability Indexed	230	229	225
Occupation (Employed Civilians Age 16+)			
Employed Civilian Pop 16+ by Occupation	11,876	24,877	52,666
Managerial/Executive	15.1%	16.4%	17.3%
Professional Specialty	18.1%	21.4%	21.8%
Healthcare Support	2.5%	1.9%	1.7%
Sales	10.6%	10.5%	12.1%
Office & Administrative Support	7.4%	9.4%	9.5%
Protective Service	2.0%	1.8%	2.1%
Food Preperation	12.1%	8.6%	8.3%
Building Maintenance & Cleaning	8.7%	6.5%	5.3%
Personal Care	2.5%	2.8%	3.2%
Farming, Fishing, & Forestry	0.2%	0.1%	0.4%
Construction	11.7%	10.6%	9.4%
Production & Transportation	9.1%	9.9%	9.0%
Percent White Collar Workers	53.7%	59.7%	62.4%
Percent Blue Collar Workers	46.3%	40.3%	37.6%
Employment by Industry (Employed Civilians Age 16+)			
Agriculture/Mining/Construction	12.0%	11.0%	9.5%
Manufacturing	5.5%	6.0%	6.2%
Transportation	3.5%	4.6%	3.9%
Information	3.1%	3.2%	2.4%
Wholesale/Retail	13.8%	13.1%	13.7%
Finance, Insurance, Real Estate	4.4%	4.7%	7.1%
Professional Services	4.4%	6.7%	8.1%
Management Services	0.0%	0.0%	0.0%
Administrative/Waste Services	7.5%	6.8%	6.4%
Educational Services	19.0%	20.5%	19.5%
Entertainment Services	18.4%	15.1%	15.9%
Other Professional Services	6.4%	6.1%	5.0%
Public Administration	1.9%	2.2%	2.4%
Transportation To Work			
Drive to Work Alone	75.5%	78.6%	76.3%
Drive to Work Carpool	17.2%	14.4%	14.7%
Travel to Work by Public Transportation	0.3%	0.4%	1.3%
Drive to Work on Motorcycle	0.1%	0.3%	0.1%
Drive to Work on Bicycle	0.0%	0.0%	0.7%
Walked to Work	2.4%	1.9%	1.9%
Other Means	0.9%	1.1%	0.9%
Work at Home	3.5%	3.3%	4.1%

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Belfair Towne Village Bluffton, SC		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
	Travel to Work in Less than 5 Minutes	5.8%	4.6%	3.9%
	Travel to Work in 5 to 9 Minutes	9.2%	8.6%	13.8%
	Travel to Work in 10 to 14 Minutes	10.0%	11.6%	20.2%
	Travel to Work in 15 to 19 Minutes	12.8%	15.6%	19.5%
	Travel to Work in 20 to 29 Minutes	19.7%	20.3%	17.5%
	Travel to Work in 30 to 44 Minutes	31.0%	28.0%	15.6%
	Travel to Work in 45 to 59 Minutes	8.3%	7.4%	5.0%
	Travel to Work in 60 Minutes or more	3.3%	3.8%	4.4%
	Average Travel Time to Work	23	23	20
Vehicles per HH	No Vehicles	3.7%	2.6%	2.9%
	1 Vehicle	35.6%	34.7%	35.7%
	2 Vehicles	44.2%	46.7%	46.0%
	3 or more vehicles	16.4%	16.1%	15.4%
	Average Number of Vehicles	1.76	1.80	1.77
Change	Births (last 12 months)	236	477	978
	Deaths (last 12 months)	253	738	2,371
	Migration (last 12 months)	371	1,177	4,932
Work place	Workplace Establishments	1,340	2,017	4,321
	Workplace Employees (FTE)	9,760	14,831	33,082

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