



Executive Summary

Corner at Wescott
 9500 Dorchester Rd, Summerville, South Carolina, 29485
 Rings: 3, 5, 7 mile radii

Prepared by Esri
 Latitude: 32.93488
 Longitude: -80.14096

	3 miles	5 miles	7 miles
Population			
2000 Population	20,711	60,920	127,239
2010 Population	41,540	89,714	170,909
2018 Population	51,116	106,356	198,794
2023 Population	57,094	116,673	217,730
2000-2010 Annual Rate	7.21%	3.95%	2.99%
2010-2018 Annual Rate	2.55%	2.08%	1.85%
2018-2023 Annual Rate	2.24%	1.87%	1.84%
2018 Male Population	48.3%	48.3%	48.5%
2018 Female Population	51.7%	51.7%	51.5%
2018 Median Age	34.1	34.7	34.5

In the identified area, the current year population is 198,794. In 2010, the Census count in the area was 170,909. The rate of change since 2010 was 1.85% annually. The five-year projection for the population in the area is 217,730 representing a change of 1.84% annually from 2018 to 2023. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 34.1, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	65.3%	62.2%	62.4%
2018 Black Alone	23.9%	27.7%	26.3%
2018 American Indian/Alaska Native Alone	0.4%	0.4%	0.5%
2018 Asian Alone	3.7%	2.9%	3.0%
2018 Pacific Islander Alone	0.3%	0.2%	0.2%
2018 Other Race	2.5%	2.9%	4.1%
2018 Two or More Races	3.8%	3.6%	3.6%
2018 Hispanic Origin (Any Race)	7.6%	7.3%	8.6%

Persons of Hispanic origin represent 8.6% of the population in the identified area compared to 18.3% 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 61.3 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	7,517	22,084	46,604
2010 Households	15,435	33,753	64,417
2018 Total Households	18,733	39,695	74,469
2023 Total Households	20,808	43,419	81,401
2000-2010 Annual Rate	7.46%	4.33%	3.29%
2010-2018 Annual Rate	2.38%	1.98%	1.77%
2018-2023 Annual Rate	2.12%	1.81%	1.80%
2018 Average Household Size	2.72	2.68	2.64

The household count in this area has changed from 64,417 in 2010 to 74,469 in the current year, a change of 1.77% annually. The five-year projection of households is 81,401, a change of 1.80% annually from the current year total. Average household size is currently 2.64, compared to 2.62 in the year 2010. The number of families in the current year is 50,934 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 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



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Median Household Income			
2018 Median Household Income	\$67,497	\$60,080	\$57,026
2023 Median Household Income	\$75,984	\$67,184	\$63,019
2018-2023 Annual Rate	2.40%	2.26%	2.02%
Average Household Income			
2018 Average Household Income	\$81,142	\$74,035	\$71,946
2023 Average Household Income	\$91,152	\$83,442	\$80,910
2018-2023 Annual Rate	2.35%	2.42%	2.38%
Per Capita Income			
2018 Per Capita Income	\$29,619	\$27,621	\$27,099
2023 Per Capita Income	\$33,088	\$31,032	\$30,386
2018-2023 Annual Rate	2.24%	2.36%	2.32%

Current median household income is \$57,026 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$63,019 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$71,946 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$80,910 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$27,099 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$30,386 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	7,963	23,323	49,597
2000 Owner Occupied Housing Units	5,353	14,993	29,897
2000 Renter Occupied Housing Units	2,164	7,091	16,707
2000 Vacant Housing Units	446	1,239	2,993
2010 Total Housing Units	16,899	37,024	70,827
2010 Owner Occupied Housing Units	10,213	22,295	40,868
2010 Renter Occupied Housing Units	5,222	11,458	23,549
2010 Vacant Housing Units	1,464	3,271	6,410
2018 Total Housing Units	20,091	42,987	80,906
2018 Owner Occupied Housing Units	12,149	25,839	46,571
2018 Renter Occupied Housing Units	6,584	13,855	27,898
2018 Vacant Housing Units	1,358	3,292	6,437
2023 Total Housing Units	22,373	47,140	88,511
2023 Owner Occupied Housing Units	13,645	28,507	51,083
2023 Renter Occupied Housing Units	7,163	14,912	30,317
2023 Vacant Housing Units	1,565	3,721	7,110

Currently, 57.6% of the 80,906 housing units in the area are owner occupied; 34.5%, renter occupied; and 8.0% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 70,827 housing units in the area - 57.7% owner occupied, 33.2% renter occupied, and 9.1% vacant. The annual rate of change in housing units since 2010 is 6.09%. Median home value in the area is \$181,880, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.24% annually to \$193,424.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.