

	3 miles	5 miles	7 miles
Population			
2010 Population	41,033	91,712	173,779
2020 Population	52,567	112,245	204,376
2024 Population	55,265	119,579	216,436
2029 Population	57,404	124,362	225,406
2010-2020 Annual Rate	2.51%	2.04%	1.63%
2020-2024 Annual Rate	1.18%	1.50%	1.36%
2024-2029 Annual Rate	0.76%	0.79%	0.82%
2020 Male Population	48.0%	48.2%	48.4%
2020 Female Population	52.0%	51.8%	51.6%
2020 Median Age	35.1	35.9	35.9
2024 Male Population	48.8%	49.0%	49.1%
2024 Female Population	51.2%	51.0%	50.9%
2024 Median Age	35.8	36.5	36.6

In the identified area, the current year population is 216,436. In 2020, the Census count in the area was 204,376. The rate of change since 2020 was 1.36% annually. The five-year projection for the population in the area is 225,406 representing a change of 0.82% annually from 2024 to 2029. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 36.6, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	53.9%	53.6%	54.8%
2024 Black Alone	27.2%	28.7%	26.3%
2024 American Indian/Alaska Native Alone	0.5%	0.6%	0.7%
2024 Asian Alone	4.3%	3.2%	3.0%
2024 Pacific Islander Alone	0.3%	0.2%	0.2%
2024 Other Race	4.8%	5.1%	6.4%
2024 Two or More Races	9.1%	8.7%	8.7%
2024 Hispanic Origin (Any Race)	10.4%	10.5%	11.8%

Persons of Hispanic origin represent 11.8% 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 69.7 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	79	80	79
2010 Households	15,196	34,383	65,399
2020 Households	19,792	43,301	78,900
2024 Households	21,077	46,804	84,586
2029 Households	22,232	49,505	89,538
2010-2020 Annual Rate	2.68%	2.33%	1.89%
2020-2024 Annual Rate	1.49%	1.85%	1.65%
2024-2029 Annual Rate	1.07%	1.13%	1.14%
2024 Average Household Size	2.60	2.54	2.53

The household count in this area has changed from 78,900 in 2020 to 84,586 in the current year, a change of 1.65% annually. The five-year projection of households is 89,538, a change of 1.14% annually from the current year total. Average household size is currently 2.53, compared to 2.56 in the year 2020. The number of families in the current year is 56,632 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

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

Prepared by Esri
 Latitude: 32.93662
 Longitude: -80.14128

	3 miles	5 miles	7 miles
Mortgage Income			
2024 Percent of Income for Mortgage	24.9%	25.7%	25.8%
Median Household Income			
2024 Median Household Income	\$82,361	\$76,557	\$75,728
2029 Median Household Income	\$93,836	\$87,903	\$86,593
2024-2029 Annual Rate	2.64%	2.80%	2.72%
Average Household Income			
2024 Average Household Income	\$102,363	\$99,681	\$97,636
2029 Average Household Income	\$117,286	\$116,068	\$113,447
2024-2029 Annual Rate	2.76%	3.09%	3.05%
Per Capita Income			
2024 Per Capita Income	\$38,864	\$39,145	\$38,304
2029 Per Capita Income	\$45,218	\$46,346	\$45,227
2024-2029 Annual Rate	3.07%	3.43%	3.38%
GINI Index			
2024 Gini Index	35.1	37.6	37.8

Current median household income is \$75,728 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$86,593 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$97,636 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$113,447 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$38,304 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$45,227 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	102	100	99
2010 Total Housing Units	16,780	37,749	71,941
2010 Owner Occupied Housing Units	9,945	22,789	41,781
2010 Renter Occupied Housing Units	5,251	11,594	23,618
2010 Vacant Housing Units	1,584	3,366	6,542
2020 Total Housing Units	21,075	46,023	84,056
2020 Owner Occupied Housing Units	12,963	27,886	49,261
2020 Renter Occupied Housing Units	6,829	15,415	29,639
2020 Vacant Housing Units	1,118	2,735	5,140
2024 Total Housing Units	22,484	49,926	90,150
2024 Owner Occupied Housing Units	13,704	29,895	53,785
2024 Renter Occupied Housing Units	7,373	16,909	30,801
2024 Vacant Housing Units	1,407	3,122	5,564
2029 Total Housing Units	23,614	52,664	95,216
2029 Owner Occupied Housing Units	14,622	32,013	57,787
2029 Renter Occupied Housing Units	7,611	17,492	31,751
2029 Vacant Housing Units	1,382	3,159	5,678

Socioeconomic Status Index			
2024 Socioeconomic Status Index	51.7	49.7	49.4

Currently, 59.7% of the 90,150 housing units in the area are owner occupied; 34.2%, renter occupied; and 6.2% 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 84,056 housing units in the area and 6.1% vacant housing units. The annual rate of change in housing units since 2020 is 1.66%. Median home value in the area is \$312,291, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.37% annually to \$351,131.

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.