

FULL DEMOGRAPHIC REPORT - POPSTATS

1990 - 2000 - 2010 Census, Q4 2020 Estimates & Q4 2025 Projections

MANAGED BY AN AFFILIATE OF



Latitude/Longitude: 35.501307, -80.859982

12-Apr-2021

116820-Davidson Commons

Davidson, NC

	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius		
POPULATION	2020 Estimated Population	5,900	35,552	85,400	267,541	
	2020 Daytime Population	13,136	46,054	88,957	255,521	
	2025 Population Forecast	6,527	38,973	94,072	296,068	
	2010 Census Population	4,746	28,675	67,033	203,529	
	2000 Census Population	3,453	18,188	40,516	116,260	
	1990 Census Population	2,369	10,328	19,615	62,838	
	Historical Annual Growth, 1990 to 2000	3.84%	5.82%	7.52%	6.35%	
	Historical Annual Growth, 2000 to 2010	3.23%	4.66%	5.16%	5.76%	
	Estimated Annual Growth, 2010 to 2020	2.04%	2.02%	2.28%	2.58%	
	Projected Annual Growth, 2020 to 2025	2.04%	1.85%	1.95%	2.05%	
	HOUSEHOLDS	2020 Estimated Households	2,487	14,250	33,792	101,235
		2025 Households Forecast	2,760	15,679	37,274	112,047
2010 Census Households		1,986	11,352	26,377	76,973	
2000 Census Households		1,238	6,770	15,533	44,060	
1990 Census Households		767	3,504	7,017	23,354	
Historical Annual Growth, 1990 to 2000		4.91%	6.81%	8.27%	6.55%	
Historical Annual Growth, 2000 to 2010		4.83%	5.30%	5.44%	5.74%	
Estimated Annual Growth, 2010 to 2020		2.11%	2.14%	2.33%	2.58%	
Projected Annual Growth, 2020 to 2025		2.11%	1.93%	1.98%	2.05%	
2020 % Households With Children		25%	28%	32%	35%	
2020 Persons per Household		2.25	2.38	2.47	2.62	
INCOME 2020		HH Income \$500,000 or more	2.49%	2.66%	2.61%	1.82%
	HH Income \$250,000 to \$499,999	2.96%	3.17%	3.13%	2.19%	
	HH Income \$200,000 to \$249,999	6.94%	7.42%	7.30%	5.12%	
	HH Income \$175,000 to \$199,999	7.18%	7.46%	10.41%	9.89%	
	HH Income \$150,000 to \$174,999	6.53%	6.64%	7.03%	6.94%	
	HH Income \$100,000 to \$149,999	19.15%	18.83%	20.18%	19.72%	
	HH Income \$75,000 to \$99,999	12.02%	12.50%	11.24%	13.20%	
	HH Income \$50,000 to \$74,999	16.67%	15.56%	15.17%	15.93%	
	HH Income \$35,000 to \$49,999	10.10%	9.38%	8.09%	9.03%	
	HH Income \$25,000 to \$34,999	4.89%	4.65%	4.82%	5.79%	
	HH Income \$15,000 to \$24,999	4.89%	6.03%	5.07%	5.33%	
	HH Income \$0 to \$14,999	6.18%	5.70%	4.95%	5.03%	
Average Household Income	\$119,924	\$123,454	\$134,107	\$119,987		
Median Household Income	\$89,076	\$91,659	\$101,393	\$90,960		
Per Capita Income	\$52,033	\$50,432	\$53,509	\$45,610		
2000 Average Household Income	\$75,442	\$92,544	\$96,136	\$77,810		
2000 Median Household Income	\$56,184	\$67,810	\$71,533	\$61,540		
WRKPLACE 2020	Workplace Establishments	335	1,243	2,567	6,480	
	Workplace Employees (Full Time Employees)	6,015	18,948	38,027	95,422	

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POPULATION BY AGE 2020	Count of Pop 0 to 4 years	369	2,016	4,728	14,948
	Count of Pop 5 to 14 years	636	3,855	9,273	30,310
	Count of Pop 14 to 22 years	673	4,625	11,071	34,415
	Count of Pop 22 to 30 years	534	3,378	8,341	27,445
	Count of Pop 30 to 45 years	1,140	6,044	13,425	41,379
	Count of Pop 45 to 60 years	1,203	7,693	19,736	63,307
	Count of Pop 60 to 75 years	915	5,671	13,966	41,789
	Count of Pop 75+ years	431	2,271	4,859	13,948
	Population 0 to 4 Years	6.25%	5.67%	5.54%	5.59%
	Population 5 to 13 Years	10.78%	10.84%	10.86%	11.33%
	Population 14 to 21 Years	11.41%	13.01%	12.96%	12.86%
	Population 22 to 29 Years	9.04%	9.50%	9.77%	10.26%
	Population 30 to 44 Years	19.32%	17.00%	15.72%	15.47%
	Population 45 to 59 Years	20.39%	21.64%	23.11%	23.66%
	Population 60 to 74 Years	15.51%	15.95%	16.35%	15.62%
Population 74 Years Plus	7.30%	6.39%	5.69%	5.21%	
Median Age	39.5	40.3	41.0	40.5	
GENDER 2020	Male Population	2,827	17,374	41,782	131,280
	Female Population	3,073	18,178	43,618	136,261
RACE 2020	2020 Estimated Population	5,900	35,552	85,400	267,541
	White	83.55%	87.23%	88.17%	83.19%
	Black or African American	10.04%	6.77%	5.73%	9.51%
	Asian or Pacific Islander	2.00%	2.04%	2.73%	3.26%
	Other Races	4.40%	3.96%	3.37%	4.04%
HISPANIC	2020 Hispanic Population	463	2,325	4,443	16,158
	2020 Hispanic Population %	7.84%	6.54%	5.20%	6.04%
	2025 Hispanic Population Forecast	547	2,718	5,105	18,360
	2025 Hispanic Population % Projected	8.38%	6.98%	5.43%	6.20%
	2000 Hispanic Population %	3.25%	2.31%	2.17%	2.09%
1990 Hispanic Population %	0.63%	0.47%	0.47%	0.52%	
EDUCATION (AGE 25+) 2020	Adult Population (25 Years or Older)	3,986	23,466	56,663	176,605
	Elementary	3.66%	1.63%	1.31%	1.83%
	Some High School	2.28%	2.23%	2.32%	2.82%
	High School Graduate	12.02%	14.24%	14.16%	17.27%
	Some College	17.42%	17.48%	17.62%	19.07%
	Associates Degree	7.79%	10.98%	9.67%	9.87%
	Bachelors Degree	34.09%	34.05%	35.79%	32.80%
	Graduate Degree	22.74%	19.39%	19.14%	16.34%
% College (4+)	56.83%	53.44%	54.93%	49.14%	
HOUSING 2020	Total Housing Units	2,827	15,672	37,150	110,776
	Owner Occupied Percent	50.65%	62.74%	64.50%	68.15%
	Renter Occupied Percent	37.33%	28.18%	26.46%	23.23%
	Vacant Housing Percent	12.02%	9.08%	9.04%	8.61%

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HOMES BUILT BY YEAR 2020				
Homes Built 2010 or later	0.17%	0.63%	0.50%	0.59%
Homes Built 2000 to 2009	30.49%	36.22%	38.27%	41.45%
Homes Built 1990 to 1999	32.49%	31.13%	33.55%	29.79%
Homes Built 1980 to 1989	9.83%	16.28%	14.05%	11.24%
Homes Built 1970 to 1979	11.81%	6.98%	6.22%	6.95%
Homes Built 1960 to 1979	5.60%	3.65%	3.09%	3.98%
Homes Built 1950 to 1959	1.26%	1.62%	1.78%	2.43%
Homes Built 1940 to 1949	2.76%	1.22%	0.96%	1.35%
Homes Built 1939 or earlier	5.59%	2.27%	1.58%	2.23%
HOME VALUE (OWNER OCCUPIED) 2020				
Property Value \$1,000,000 or more	8.05%	7.18%	8.78%	5.54%
Property Value \$750,000 to \$999,999	8.61%	8.16%	9.59%	7.34%
Property Value \$500,000 to \$749,999	16.86%	17.61%	18.52%	15.91%
Property Value \$400,000 to \$499,999	14.02%	15.14%	14.96%	15.18%
Property Value \$300,000 to \$399,999	26.23%	19.11%	18.16%	20.07%
Property Value \$200,000 to \$299,999	16.02%	17.43%	15.81%	20.22%
Property Value \$150,000 to \$199,999	5.19%	6.96%	5.21%	6.77%
Property Value \$100,000 to \$149,999	2.21%	3.10%	2.37%	3.65%
Property Value \$60,000 to \$99,999	0.21%	0.39%	0.56%	1.22%
Property Value \$40,000 to \$59,999	0.02%	0.18%	0.16%	0.42%
Property Value \$0 to \$39,999	1.09%	1.37%	1.09%	1.46%
Median Home Value	\$393,495	\$398,819	\$428,348	\$375,469
Median Rent per Month (Census 2000)	\$817	\$834	\$794	\$689
OCCUPATION (EMPLOYED CIVILIANS AGE 16+) 2020				
Employed Civilian Population 16+ by Occupation	2,794	17,985	43,656	138,246
Managerial/Executive	24.25%	22.04%	26.37%	24.78%
Professional Specialty	23.96%	25.94%	24.78%	24.55%
Healthcare Support	1.79%	1.17%	1.14%	1.48%
Sales	12.40%	13.28%	14.73%	13.53%
Office & Administrative Support	10.79%	10.87%	9.65%	9.89%
Protective Service	1.32%	1.43%	1.40%	1.58%
Food Preparation	9.97%	7.79%	5.40%	4.63%
Building Maintenance & Cleaning	3.36%	2.00%	1.60%	2.29%
Personal Care	2.09%	3.67%	2.65%	2.54%
Farming, Fishing, & Forestry	0.03%	0.23%	0.33%	0.21%
Construction	2.39%	3.64%	4.38%	5.82%
Production & Transportation	7.63%	7.95%	7.55%	8.70%
Percent White Collar	73.19%	73.30%	76.68%	74.23%
Percent Blue Collar	26.81%	26.70%	23.32%	25.77%
Median Employee Salary	43,357	43,342	43,071	42,493
Average Employee Salary	53,561	53,015	53,007	50,874
UNEMPLOYMENT				
2000 Census Unemployed (Age 16 and Up)	218	765	1,054	2,259
2020 Estimated Unemployed (Age 16 and Up)	188	1,004	2,438	7,060
2020 Estimated Unemployed Rate (Age 16 and Up)	4.82%	5.07%	5.34%	4.88%

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TRANSPORTATION TO WORK 2020				
Drive to Work Alone	78.97%	78.61%	78.63%	81.46%
Drive to Work Carpool	8.41%	8.73%	7.74%	7.81%
Travel to Work by Public Transportation	3.88%	2.09%	1.91%	1.24%
Drive to Work on Motorcycle	0.00%	0.17%	0.27%	0.16%
Drive to Work on Bicycle	0.78%	0.22%	0.09%	0.14%
Walk to Work	2.50%	2.31%	1.71%	0.96%
Other Means	0.36%	0.61%	0.66%	0.67%
Work at Home	5.10%	7.25%	8.98%	7.52%
TRAVEL TIME TO WORK 2020				
Travel Time in Less than 5 minutes	8.42%	5.17%	4.77%	2.84%
Travel to Work in 5 to 9 minutes	16.67%	12.23%	10.02%	8.73%
Travel to Work in 10 to 14 minutes	17.89%	13.85%	13.19%	13.19%
Travel to Work in 15 to 19 minutes	12.79%	11.91%	13.24%	13.49%
Travel to Work in 20 to 29 minutes	18.09%	17.29%	18.85%	20.13%
Travel to Work in 30 to 44 minutes	14.07%	23.89%	24.58%	25.19%
Travel to Work in 45 to 59 minutes	6.90%	10.23%	9.87%	10.65%
Travel to Work in 60 minutes or more	5.18%	5.43%	5.49%	5.76%
Average Travel Time to Work	26.3	28.7	29.3	28.9
SPENDING PATTERNS 2020				
Grocery Store Market Basket Weekly Per Capita Spending	\$55.92	\$55.91	\$55.83	\$55.38
Apparel and Related Services	\$14.64	\$14.63	\$14.89	\$14.56
Transportation	\$89.00	\$88.89	\$89.54	\$86.55
Healthcare	\$52.04	\$51.95	\$51.94	\$50.44
Entertainment	\$21.81	\$21.85	\$22.25	\$21.67
LIFESTYLE SEGMENTATION 2020				
Category A - Crème de la Crème	629	3,705	14,977	51,249
Category B - Urban Cliff Climbers	0	3,072	7,375	33,512
Category C - Urban Cliff Dwellers	0	0	0	663
Category D - Seasoned Urban Dwellers	0	0	0	91
Category E - Thriving Alone	4,097	11,616	16,312	17,922
Category F - Going it Alone	0	2,058	2,853	8,392
Category G - Struggling Alone	0	0	0	582
Category H - Single in the Suburbs	0	479	1,696	11,547
Category I - Married in the Suburbs	99	4,999	24,116	95,207
Category J - Retired in the Suburbs	734	7,703	15,073	20,642
Category K - Living with Nature	0	0	817	14,470
Category L - Working with Nature	0	0	0	6,803
Category M - Harlem Gateway	0	0	0	0
Category N - Espaniola	0	0	0	0
Category O - Specialties	38	273	306	4,005

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