

FULL DEMOGRAPHIC REPORT - POPSTATS

1990 - 2000 - 2010 Census, Q4 2019 Estimates & Q4 2024 Projections

MANAGED BY AN AFFILIATE OF



Latitude/Longitude: 35.501307, -80.859982

19-Mar-2020

116820-Davidson Commons

Davidson, NC

	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius	
POPULATION	2019 Estimated Population	5,785	34,978	83,929	260,064
	2019 Daytime Population	12,552	44,763	85,623	240,832
	2024 Population Forecast	6,398	38,458	92,685	288,158
	2010 Census Population	4,746	28,675	67,185	203,171
	2000 Census Population	3,453	18,188	40,664	116,218
	1990 Census Population	2,369	10,328	19,684	62,840
	Historical Annual Growth, 1990 to 2000	3.84%	5.82%	7.52%	6.34%
	Historical Annual Growth, 2000 to 2010	3.23%	4.66%	5.15%	5.74%
	Estimated Annual Growth, 2010 to 2019	2.05%	2.06%	2.31%	2.56%
	Projected Annual Growth, 2019 to 2024	2.03%	1.91%	2.00%	2.07%
	HOUSEHOLDS	2019 Estimated Households	2,441	14,029	33,237
2024 Households Forecast		2,710	15,496	36,772	109,028
2010 Census Households		1,986	11,352	26,439	76,815
2000 Census Households		1,238	6,770	15,591	44,040
1990 Census Households		767	3,504	7,045	23,352
Historical Annual Growth, 1990 to 2000		4.91%	6.81%	8.27%	6.55%
Historical Annual Growth, 2000 to 2010		4.83%	5.30%	5.42%	5.72%
Estimated Annual Growth, 2010 to 2019		2.14%	2.20%	2.37%	2.57%
Projected Annual Growth, 2019 to 2024		2.11%	2.01%	2.04%	2.08%
2019 % Households With Children		29%	30%	33%	36%
2019 Persons per Household		2.25	2.38	2.47	2.62
INCOME 2019	HH Income \$500,000 or more	2.16%	1.97%	2.04%	1.42%
	HH Income \$250,000 to \$499,999	2.59%	2.38%	2.46%	1.71%
	HH Income \$200,000 to \$249,999	6.02%	5.52%	5.73%	3.98%
	HH Income \$175,000 to \$199,999	7.67%	9.73%	12.11%	10.20%
	HH Income \$150,000 to \$174,999	7.69%	6.76%	7.01%	6.63%
	HH Income \$100,000 to \$149,999	19.37%	18.64%	19.49%	19.63%
	HH Income \$75,000 to \$99,999	12.91%	13.24%	12.10%	13.38%
	HH Income \$50,000 to \$74,999	15.62%	15.06%	15.08%	16.37%
	HH Income \$35,000 to \$49,999	7.68%	9.16%	8.63%	10.10%
	HH Income \$25,000 to \$34,999	6.68%	5.33%	5.20%	6.00%
	HH Income \$15,000 to \$24,999	5.23%	6.10%	4.75%	5.20%
	HH Income \$0 to \$14,999	6.38%	6.12%	5.38%	5.38%
	Average Household Income	\$119,294	\$122,337	\$131,053	\$115,064
Median Household Income	\$90,697	\$89,525	\$97,363	\$87,014	
Per Capita Income	\$51,863	\$50,033	\$52,350	\$43,742	
2000 Average Household Income	\$75,442	\$92,544	\$96,008	\$77,808	
2000 Median Household Income	\$56,184	\$67,810	\$71,487	\$61,532	
WRKPLACE 2019	Workplace Establishments	340	1,261	2,608	6,528
	Workplace Employees (Full Time Employees)	5,807	18,304	37,392	93,208

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POPULATION BY AGE 2019	Count of Pop 0 to 4 years	370	2,047	4,778	14,923
	Count of Pop 5 to 14 years	615	3,811	9,229	30,085
	Count of Pop 14 to 22 years	661	4,586	11,060	34,033
	Count of Pop 22 to 30 years	531	3,208	7,752	25,221
	Count of Pop 30 to 45 years	1,131	6,156	13,676	41,788
	Count of Pop 45 to 60 years	1,186	7,614	19,606	61,904
	Count of Pop 60 to 75 years	880	5,435	13,318	39,270
	Count of Pop 75+ years	411	2,121	4,508	12,839
	Population 0 to 4 Years	6.39%	5.85%	5.69%	5.74%
	Population 5 to 13 Years	10.64%	10.89%	11.00%	11.57%
	Population 14 to 21 Years	11.42%	13.11%	13.18%	13.09%
	Population 22 to 29 Years	9.18%	9.17%	9.24%	9.70%
	Population 30 to 44 Years	19.55%	17.60%	16.29%	16.07%
	Population 45 to 59 Years	20.50%	21.77%	23.36%	23.80%
	Population 60 to 74 Years	15.22%	15.54%	15.87%	15.10%
Population 74 Years Plus	7.11%	6.06%	5.37%	4.94%	
Median Age	39.3	39.9	40.7	40.3	
GENDER 2019	Male Population	2,773	17,098	41,079	127,654
	Female Population	3,012	17,880	42,850	132,410
RACE 2019	2019 Estimated Population	5,785	34,978	83,929	260,064
	White	83.27%	87.84%	88.59%	83.61%
	Black or African American	9.48%	6.30%	5.56%	9.31%
	Asian or Pacific Islander	2.56%	2.17%	2.62%	3.05%
	Other Races	4.70%	3.70%	3.24%	4.04%
HISPANIC	2019 Hispanic Population	386	1,909	3,952	15,063
	2019 Hispanic Population %	6.67%	5.46%	4.71%	5.79%
	2024 Hispanic Population Forecast	427	2,081	4,341	16,727
	2024 Hispanic Population % Projected	6.67%	5.41%	4.68%	5.80%
	2000 Hispanic Population %	3.25%	2.31%	2.17%	2.10%
1990 Hispanic Population %	0.63%	0.47%	0.48%	0.52%	
EDUCATION (AGE 25+) 2019	Adult Population (25 Years or Older)	3,909	23,027	55,454	170,663
	Elementary	2.40%	1.29%	1.31%	1.85%
	Some High School	3.64%	2.56%	2.02%	3.41%
	High School Graduate	14.84%	15.65%	15.61%	17.42%
	Some College	16.75%	16.48%	17.61%	20.16%
	Associates Degree	6.46%	11.31%	9.55%	9.58%
	Bachelors Degree	35.62%	34.32%	35.12%	31.85%
	Graduate Degree	20.29%	18.39%	18.77%	15.73%
% College (4+)	55.91%	52.71%	53.90%	47.58%	
HOUSING 2019	Total Housing Units	2,792	15,503	36,636	107,620
	Owner Occupied Percent	50.31%	62.48%	64.36%	68.28%
	Renter Occupied Percent	37.15%	28.01%	26.36%	23.14%
	Vacant Housing Percent	12.55%	9.51%	9.28%	8.59%

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HOMES BUILT BY YEAR 2019				
Homes Built 2010 or later	0.22%	1.13%	1.05%	1.29%
Homes Built 2000 to 2009	29.60%	34.98%	37.78%	41.49%
Homes Built 1990 to 1999	33.28%	32.25%	33.44%	29.37%
Homes Built 1980 to 1989	9.42%	15.42%	14.00%	10.96%
Homes Built 1970 to 1979	9.83%	6.54%	5.79%	6.53%
Homes Built 1960 to 1979	7.73%	4.19%	3.22%	4.11%
Homes Built 1950 to 1959	2.18%	1.76%	1.95%	2.55%
Homes Built 1940 to 1949	3.12%	1.19%	0.94%	1.22%
Homes Built 1939 or earlier	4.61%	2.54%	1.82%	2.48%
HOME VALUE (OWNER OCCUPIED) 2019				
Property Value \$1,000,000 or more	9.55%	9.38%	12.11%	6.97%
Property Value \$750,000 to \$999,999	7.15%	7.13%	9.05%	6.92%
Property Value \$500,000 to \$749,999	17.02%	18.12%	19.06%	16.01%
Property Value \$400,000 to \$499,999	15.43%	14.68%	13.73%	13.90%
Property Value \$300,000 to \$399,999	24.67%	18.58%	18.38%	20.09%
Property Value \$200,000 to \$299,999	17.63%	19.13%	16.96%	21.35%
Property Value \$150,000 to \$199,999	4.79%	7.80%	5.64%	7.14%
Property Value \$100,000 to \$149,999	2.67%	3.01%	2.58%	3.73%
Property Value \$60,000 to \$99,999	0.06%	0.28%	0.64%	1.45%
Property Value \$40,000 to \$59,999	0.01%	0.12%	0.18%	0.50%
Property Value \$0 to \$39,999	1.02%	1.77%	1.68%	1.94%
Median Home Value	\$396,570	\$396,291	\$428,762	\$369,120
Median Rent per Month (Census 2000)	\$817	\$834	\$794	\$689
OCCUPATION (EMPLOYED CIVILIANS AGE 16+) 2019				
Employed Civilian Population 16+ by Occupation	2,853	18,618	44,798	137,985
Managerial/Executive	24.50%	22.04%	25.92%	24.64%
Professional Specialty	24.50%	26.97%	25.17%	24.83%
Healthcare Support	2.13%	1.59%	1.25%	1.42%
Sales	14.34%	14.66%	15.77%	13.97%
Office & Administrative Support	10.50%	9.83%	8.73%	9.80%
Protective Service	1.42%	1.28%	1.36%	1.55%
Food Preparation	9.97%	7.57%	5.41%	4.57%
Building Maintenance & Cleaning	2.84%	1.77%	1.50%	2.32%
Personal Care	1.60%	2.82%	2.35%	2.55%
Farming, Fishing, & Forestry	0.36%	0.32%	0.38%	0.23%
Construction	2.32%	3.63%	4.59%	5.35%
Production & Transportation	5.52%	7.51%	7.57%	8.77%
Percent White Collar	75.97%	75.09%	76.84%	74.66%
Percent Blue Collar	24.03%	24.91%	23.16%	25.34%
Median Employee Salary	43,817	43,331	43,100	42,058
Average Employee Salary	54,079	53,288	53,760	51,086
UNEMPLOYMENT				
2000 Census Unemployed (Age 16 and Up)	218	765	1,055	2,258
2019 Estimated Unemployed (Age 16 and Up)	96	432	1,183	3,897
2019 Estimated Unemployed Rate (Age 16 and Up)	2.51%	2.13%	2.60%	2.78%

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TRANSPORTATION TO WORK 2019				
Drive to Work Alone	75.14%	76.60%	78.32%	81.15%
Drive to Work Carpool	8.37%	8.82%	7.60%	7.54%
Travel to Work by Public Transportation	5.43%	2.05%	1.82%	1.05%
Drive to Work on Motorcycle	0.00%	0.09%	0.13%	0.11%
Drive to Work on Bicycle	1.16%	0.40%	0.17%	0.12%
Walk to Work	2.61%	2.40%	1.68%	0.99%
Other Means	0.69%	0.68%	0.70%	1.07%
Work at Home	6.59%	8.96%	9.58%	7.95%
TRAVEL TIME TO WORK 2019				
Travel Time in Less than 5 minutes	11.38%	6.22%	4.88%	2.88%
Travel to Work in 5 to 9 minutes	16.78%	13.59%	10.73%	8.65%
Travel to Work in 10 to 14 minutes	12.44%	13.58%	13.42%	13.41%
Travel to Work in 15 to 19 minutes	12.58%	11.34%	12.89%	13.45%
Travel to Work in 20 to 29 minutes	18.98%	16.75%	18.44%	20.15%
Travel to Work in 30 to 44 minutes	13.11%	23.25%	24.59%	24.77%
Travel to Work in 45 to 59 minutes	9.08%	9.41%	9.33%	10.35%
Travel to Work in 60 minutes or more	5.65%	5.86%	5.73%	6.34%
Average Travel Time to Work	26.3	28.7	29.3	28.9
SPENDING PATTERNS 2019				
Grocery Store Market Basket Weekly Per Capita Spending	\$54.56	\$54.65	\$54.61	\$54.05
Apparel and Related Services	\$14.04	\$14.12	\$14.42	\$14.03
Transportation	\$86.34	\$87.04	\$87.79	\$84.85
Healthcare	\$39.65	\$39.70	\$39.69	\$38.55
Entertainment	\$20.99	\$21.19	\$21.63	\$21.00
LIFESTYLE SEGMENTATION 2019				
Category A - Crème de la Crème	628	3,331	13,415	47,956
Category B - Urban Cliff Climbers	0	3,534	8,766	37,019
Category C - Urban Cliff Dwellers	0	0	0	1,276
Category D - Seasoned Urban Dwellers	0	0	0	101
Category E - Thriving Alone	4,057	11,553	16,217	17,799
Category F - Going it Alone	0	2,063	2,377	6,494
Category G - Struggling Alone	0	0	0	1,547
Category H - Single in the Suburbs	0	0	112	10,170
Category I - Married in the Suburbs	100	4,987	21,246	84,856
Category J - Retired in the Suburbs	660	7,597	18,883	26,473
Category K - Living with Nature	0	0	740	15,169
Category L - Working with Nature	0	0	0	4,831
Category M - Harlem Gateway	0	0	0	0
Category N - Espaniola	0	0	0	0
Category O - Specialties	37	265	297	3,917

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