

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 35.578725 Longitude: -77.38264

University Commons - Greenville Greenville, NC		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Population</b>	Current Year Estimated Population	34,174	105,022	151,965
	Population Est 23Q1	34,085	104,820	151,665
	Population Est 22Q4	33,868	104,509	151,400
	Population Est 22Q3	33,775	104,308	150,969
	Population Est 22Q2	33,816	104,347	150,714
	Population Est 22Q1	33,678	104,151	150,424
	Population Est 21Q4	33,579	103,900	150,047
	Population Est 21Q3	33,461	103,683	149,662
	Population Est 21Q2	33,524	103,550	149,389
	Population Fcst	35,479	109,148	158,250
	2010 Census Population	31,423	97,582	141,200
	2000 Census Population	27,412	74,914	109,302
	1990 Census Population	20,149	57,345	85,723
	Current Year Daytime Population	34,865	146,767	184,632
	Average Seasonal Population	300	1,106	1,637
	Historical Annual Growth, 1990 – 2000	3.13%	2.71%	2.46%
	Historical Annual Growth, 2000 – 2010	1.37%	2.68%	2.59%
	Estimated Annual Growth, 2010 – CY	0.59%	0.52%	0.52%
	Projected Annual Growth, CY to Y5	0.75%	0.77%	0.81%
	Group Qtrs Est	1,351	4,597	4,944
Transient Est Average Last 4 Qtrs	1,797	3,986	4,252	
<b>Households</b>	Current Year Estimated Households	14,908	44,731	62,808
	Households Est 23Q1	14,869	44,632	62,670
	Households Est 22Q4	14,768	44,493	62,535
	Households Est 22Q3	14,753	44,458	62,415
	Households Est 22Q2	14,774	44,491	62,336
	Households Est 22Q1	14,727	44,417	62,227
	Households Est 21Q4	14,681	44,306	62,067
	Households Est 21Q3	14,629	44,211	61,906
	Households Est 21Q2	14,661	44,172	61,811
	Households Fcst	15,474	46,471	65,397
	2010 Census Households	13,344	40,711	57,208
	2000 Census Households	11,564	30,476	43,212
	1990 Census Households	7,789	21,831	32,227
	Historical Annual Growth, 1990 – 2000	4.03%	3.39%	2.98%
	Historical Annual Growth, 2000 – 2010	1.44%	2.94%	2.85%
	Estimated Annual Growth, 2010 – CY	0.78%	0.66%	0.66%
	Projected Annual Growth, CY to Y5	0.75%	0.77%	0.81%
	Population per Household	2.20	2.25	2.34

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Income	HH Income \$500,000 or more	1.1%	0.9%	1.0%
	HH Income \$250,000 to \$499,999	1.3%	1.1%	1.1%
	HH Income \$200,000 to \$249,999	3.1%	2.6%	2.7%
	HH Income \$175,000 to \$199,999	3.8%	3.7%	3.5%
	HH Income \$150,000 to \$174,999	4.2%	4.0%	4.1%
	HH Income \$100,000 to 149,999	12.7%	13.9%	15.1%
	HH Income \$75,000 to 99,999	11.1%	12.6%	13.2%
	HH Income \$50,000 to 74,999	18.5%	18.1%	17.8%
	HH Income \$35,000 to 49,999	13.6%	14.2%	13.8%
	HH Income \$25,000 to 34,999	8.3%	7.9%	7.9%
	HH Income \$15,000 to 24,999	8.1%	7.0%	6.9%
	HH Income \$0 to 14,999	14.1%	14.0%	12.8%
	Average Household Income	\$80,920	\$81,308	\$83,068
	Median Household Income	\$57,874	\$59,545	\$61,583
	Per Capita Income	\$35,509	\$34,959	\$34,592
	Average Disposable Income	\$64,174	\$63,950	\$65,388
	Median Disposable Income	\$50,247	\$51,377	\$53,014
	Discretionary HH Income Over \$150,000	2.7%	2.1%	2.4%
	Discretionary HH Income \$125,000 to \$149,999	4.0%	3.6%	3.2%
	Discretionary HH Income \$100,000 to \$124,999	4.8%	4.8%	4.9%
	Discretionary HH Income \$75,000 to \$99,999	8.5%	9.4%	9.9%
	Discretionary HH Income \$50,000 to \$74,999	13.5%	15.8%	17.2%
	Discretionary HH Income \$25,000 to \$49,999	30.3%	29.1%	28.8%
	Discretionary HH Income Under \$25,000	36.1%	35.2%	33.6%
	Average Discretionary HH Income	\$46,337	\$46,275	\$47,470
	Median Discretionary HH Income	\$35,990	\$36,490	\$38,063
	Householder White – Count	7,196	23,460	33,584
	Median HH Income	\$78,310	\$72,312	\$74,937
	Average HH Income	\$89,932	\$83,593	\$85,125
	Householder Black or African-American – Count	6,592	17,260	22,719
	Median HH Income	\$44,470	\$48,480	\$48,571
	Average HH Income	\$51,899	\$56,193	\$57,149
	Householder Hispanic – Count	364	1,281	2,552
Median HH Income	\$43,867	\$48,337	\$53,377	
Average HH Income	\$64,817	\$68,385	\$68,416	
Householder Asian or Pacific Islander – Count	276	854	961	
Median HH Income	\$54,488	\$62,086	\$70,491	
Average HH Income	\$74,802	\$80,219	\$87,607	
Householder Other or Pacific Islander – Count	481	1,875	2,992	
Median HH Income	\$43,722	\$53,060	\$55,676	
Average HH Income	\$70,449	\$68,229	\$68,612	

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<b>Gender</b>	Male Population	15,618	48,624	71,300
	Female Population	18,556	56,398	80,665
<b>Total Population by Age</b>	Count of Pop 0 to 4 years	2,164	6,527	9,079
	Count of Pop 0 to 7 years	2,941	8,782	12,459
	Count of Pop 5 - 13	3,553	10,783	16,150
	Count of Pop 14 - 18	2,336	7,151	9,922
	Count of Pop 19 - 22	2,497	8,486	11,243
	Count of Pop 22 - 25	1,801	6,755	8,771
	Count of Pop 25 - 29	2,173	6,437	9,007
	Count of Pop 30 - 34	2,741	8,491	11,087
	Count of Pop 35 - 39	2,392	7,172	10,053
	Count of Pop 40 - 44	1,995	6,298	9,324
	Count of Pop 45 - 59	5,441	16,454	25,498
	Count of Pop 60 - 74	4,989	14,268	22,400
	Count of Pop 75 - 84	1,667	4,749	7,339
	Count of Pop 85+	427	1,450	2,092
	% of Pop 0 to 4 years	6.3%	6.2%	6.0%
	% of Pop 0 to 7 years	8.6%	8.4%	8.2%
	% of Pop 5 - 13	10.4%	10.3%	10.6%
	% of Pop 14 - 18	6.8%	6.8%	6.5%
	% of Pop 19 - 22	7.3%	8.1%	7.4%
	% of Pop 22 - 25	5.3%	6.4%	5.8%
	% of Pop 25 - 29	6.4%	6.1%	5.9%
	% of Pop 30 - 34	8.0%	8.1%	7.3%
	% of Pop 35 - 39	7.0%	6.8%	6.6%
	% of Pop 40 - 44	5.8%	6.0%	6.1%
	% of Pop 45 - 59	15.9%	15.7%	16.8%
	% of Pop 60 - 74	14.6%	13.6%	14.7%
	% of Pop 75 - 84	4.9%	4.5%	4.8%
	% of Pop 85+	1.2%	1.4%	1.4%
Median Age	34.7	33.8	35.4	
Average Age	37.5	36.9	37.8	
<b>Male Population by Age</b>	% of Pop 0 to 4 years	7.1%	6.9%	6.5%
	% of Pop 5 - 13	11.3%	11.2%	11.5%
	% of Pop 14 - 18	7.1%	7.1%	6.8%
	% of Pop 19 - 22	7.7%	8.3%	7.7%
	% of Pop 22 - 25	5.6%	6.6%	6.0%
	% of Pop 25 - 29	6.4%	6.2%	6.0%
	% of Pop 30 - 34	8.0%	8.1%	7.3%
	% of Pop 35 - 39	7.1%	6.8%	6.6%
	% of Pop 40 - 44	5.7%	5.9%	6.0%
	% of Pop 45 - 59	15.4%	15.4%	16.5%
	% of Pop 75 - 84	4.4%	4.0%	4.4%
	% of Pop 60 - 74	13.4%	12.7%	13.9%
	% of Pop 85+	0.8%	0.9%	0.9%
	Median Age	33.1	32.3	33.8
Average Age	36.0	35.5	36.5	

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	% of Pop 0 to 4 years	5.7%	5.7%	5.5%
	% of Pop 5 - 13	9.7%	9.5%	9.9%
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	% of Pop 40 - 44	6.0%	6.1%	6.3%
	% of Pop 45 - 59	16.3%	15.9%	17.0%
	% of Pop 60 - 74	15.6%	14.4%	15.5%
	% of Pop 75 - 84	5.2%	5.0%	5.3%
	% of Pop 85+	1.6%	1.8%	1.8%
	Median Age	36.2	35.0	36.8
Average Age	38.8	38.1	39.0	
Race	Count of White	15,632	53,769	80,373
	Count of Black or African-American	15,374	40,589	54,636
	Count of Asian or Pacific Islander	799	2,533	3,053
	Count of Other races	2,369	8,132	13,903
	White	45.7%	51.2%	52.9%
	Black or African American	45.0%	38.6%	36.0%
	Asian	2.3%	2.4%	2.0%
	Other Races	6.9%	7.7%	9.1%
Language Spoken	Speak English at Home	94.6%	94.3%	92.7%
	Speak Spanish at Home	2.4%	2.7%	4.5%
	Speak French or French Creole at Home	0.2%	0.1%	0.2%
	Speak German at Home	0.1%	0.2%	0.2%
	Speak Other Indo-European Languages at Home	0.1%	0.3%	0.3%
	Speak Russian and Other Slavic Languages at Home	0.1%	0.2%	0.1%
	Speak Chinese at Home	0.3%	0.2%	0.2%
	Speak Korean at Home	0.0%	0.1%	0.1%
	Speak Vietnamese at Home	0.1%	0.0%	0.0%
	Speak Other Asian Languages at Home	1.4%	1.0%	0.8%
	Speak Tagalog and Other Pacific Languages at Home	0.3%	0.2%	0.2%
	Speak Other Language at Home	0.5%	0.8%	0.7%
Hispanic	Hispanic Population	1,539	5,108	10,068
	Hispanic Population Percent	4.5%	4.9%	6.6%
	Mexican	42.6%	54.4%	66.2%
	Puerto Rican	14.8%	15.8%	11.9%
	Cuban	6.9%	4.4%	4.3%
	Dominican	0.2%	0.1%	0.1%
	Central American	7.0%	6.7%	4.7%
	South American	24.7%	13.2%	7.3%
	Other Hispanic	3.8%	5.5%	5.6%
	2000 Hispanic Population Percent	2%	2%	3%
	1990 Hispanic Population Percent	1%	1%	1%

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<b>Ancestry</b>	American (percent of total population)	5.0%	5.0%	5.8%
	American	4.8%	4.7%	5.5%
	Native American (ie. Indian/Eskimo)	0.2%	0.2%	0.2%
	Hawaiian/Pacific Islander	0.1%	0.0%	0.0%
	Asian (percent of total population)	2.3%	2.4%	2.0%
	Chinese	0.4%	0.3%	0.2%
	Japanese	0.1%	0.2%	0.2%
	Korean	0.2%	0.4%	0.3%
	South Central Asian (ie. Indian)	0.7%	0.6%	0.6%
	South East Asian (ie. Vietnamese)	0.8%	0.6%	0.5%
	Other Asian	0.1%	0.2%	0.2%
	European (percent of total population)	24.0%	25.6%	24.4%
	British	7.0%	8.1%	8.0%
	Dutch	0.4%	0.3%	0.3%
	French	0.8%	0.8%	0.7%
	German	3.8%	4.2%	4.1%
	Italian	1.3%	1.5%	1.3%
	Polish	0.6%	0.9%	0.8%
	Scandinavian	0.8%	0.7%	0.7%
	Scotch/Irish	7.1%	6.6%	6.1%
Other European (ie. Greek/Russian)	2.1%	2.6%	2.5%	
Middle Eastern	0.5%	0.5%	0.4%	
Other Ancestry	30.2%	28.3%	28.3%	
Unclassified Ancestry	33.5%	33.3%	32.5%	
<b>Education (Age 25+)</b>	Adult Population (25 Years or Older)	21,824	65,319	96,800
	Elementary (0 to 8)	2.2%	2.5%	3.1%
	Some High School (9 to 11)	3.9%	4.9%	5.6%
	High School Graduate (12)	23.3%	21.6%	22.9%
	Some College (13 to 16)	16.8%	17.6%	18.8%
	Associates Degree Only	14.0%	13.3%	13.2%
	Bachelors Degree Only	23.1%	23.2%	21.5%
	Graduate Degree	16.7%	17.0%	14.9%
	% College (4+)	39.8%	40.2%	36.4%
<b>Household Type</b>	Total Households – count	14,908	44,731	62,808
	One Person HHs – count	5,560	15,763	20,238
	Family HHs – count	7,454	22,878	35,578
	Married Couple – count	4,065	13,885	23,010
	w/own children – count	1,495	5,583	9,528
	w/out own children – count	2,570	8,302	13,482
	Male Householder – count	485	1,884	2,991
	Female Householder – count	2,904	7,109	9,577
	Non-Family Households – count	1,894	6,090	6,992
	1 Person Household	37.3%	35.2%	32.2%
	2 Person Household	32.1%	32.3%	32.5%
	3 Person Household	14.7%	15.1%	16.1%
	4 Person Household	9.9%	10.9%	11.7%
	5 Person Household	3.9%	4.2%	4.8%
6 Person Household	1.5%	1.4%	1.7%	
7+ Person Household	0.7%	0.8%	0.9%	
% Households With Children	24.4%	24.3%	26.9%	

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<b>Housing</b>	Total Housing Units	16,408	50,531	70,213
	Owner Occupied Percent	37.3%	38.9%	45.8%
	Renter Occupied Percent	53.6%	49.7%	43.6%
	Vacant Housing Percent	9.1%	11.5%	10.5%
	Total Housing Units (Census 2000)	12,212	33,358	47,871
<b>Home Value (Owner Occupied)</b>	Property Value \$1,000,000 or more	1.1%	0.8%	1.1%
	Property Value \$750,000 to \$999,999	2.9%	2.0%	1.9%
	Property Value \$500,000 to \$749,999	13.9%	8.6%	7.9%
	Property Value \$400,000 to \$499,999	11.1%	9.5%	8.7%
	Property Value \$300,000, to \$399,999	14.4%	18.1%	16.1%
	Property Value \$200,000 to \$299,999	24.9%	29.1%	27.7%
	Property Value \$150,000 to \$199,999	14.8%	14.8%	14.3%
	Property Value \$100,000 to \$149,999	10.8%	10.8%	12.1%
	Property Value \$60,000 to \$99,999	3.9%	3.1%	4.2%
	Property Value \$40,000 to \$59,999	1.0%	1.0%	1.8%
	Property Value \$0 to \$39,999	1.2%	2.0%	3.9%
	Median Home Value	\$271,100	\$257,477	\$243,306
<b>Wealth per Household</b>	\$0 and under - percent	19.8%	19.8%	19.2%
	\$1 to \$4999 - percent	10.3%	10.2%	9.7%
	\$5k to \$9999 - percent	5.3%	5.3%	5.1%
	\$10k to \$24999 - percent	6.9%	6.9%	6.8%
	\$25k to \$49999 - percent	6.8%	6.8%	6.8%
	\$50k to \$99999 - percent	9.8%	9.8%	10.0%
	\$100k to \$249999 - percent	16.6%	16.6%	17.0%
	\$250k to \$499999 - percent	11.7%	11.7%	12.1%
	\$500k+ - percent	12.8%	12.8%	13.2%
	Median HH Wealth	\$54,402	\$54,681	\$61,739
	Avg HH Wealth	\$212,693	\$212,836	\$219,319
<b>Economic Viability</b>	Economic Viability Local	250	249	249
	Economic Viability Indexed	92	92	92
<b>Occupation (Employed Civilians Age 16+)</b>	Employed Civilian Pop 16+ by Occupation	17,083	52,707	75,401
	Managerial/Executive	13.2%	13.3%	14.0%
	Professional Specialty	29.2%	30.9%	29.6%
	Healthcare Support	4.7%	4.5%	3.9%
	Sales	11.5%	10.3%	9.6%
	Office & Administrative Support	11.9%	10.2%	10.5%
	Protective Service	2.1%	1.9%	2.0%
	Food Preparation	9.2%	7.3%	6.4%
	Building Maintenance & Cleaning	3.8%	3.3%	3.2%
	Personal Care	2.4%	2.9%	2.5%
	Farming, Fishing, & Forestry	0.1%	0.3%	0.3%
	Construction	2.7%	3.7%	5.4%
	Production & Transportation	9.3%	11.2%	12.5%
	Percent White Collar Workers	70.4%	69.3%	67.6%
	Percent Blue Collar Workers	29.6%	30.7%	32.4%

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	Agriculture/Mining/Construction	2.3%	3.7%	5.3%
	Manufacturing	7.5%	8.6%	10.3%
	Transportation	5.3%	3.9%	4.4%
	Information	1.4%	1.5%	1.9%
	Wholesale/Retail	13.9%	14.1%	13.2%
	Finance, Insurance, Real Estate	5.4%	5.4%	5.9%
	Professional Services	7.0%	5.0%	4.4%
	Management Services	0.0%	0.1%	0.0%
	Administrative/Waste Services	3.0%	3.9%	3.9%
	Educational Services	35.6%	34.6%	32.8%
	Entertainment Services	12.0%	11.0%	9.9%
	Other Professional Services	3.3%	4.4%	4.1%
	Public Administration	3.2%	3.9%	4.0%
<b>Vehicles per HH</b>	No Vehicles	13.0%	9.8%	9.0%
	1 Vehicle	40.5%	36.8%	34.2%
	2 Vehicles	33.8%	35.2%	36.5%
	3 or more vehicles	12.7%	18.2%	20.3%
	Average Number of Vehicles	1.49	1.68	1.76
<b>Change</b>	Births (last 12 months)	459	1,442	1,952
	Deaths (last 12 months)	254	734	1,130
	Migration (last 12 months)	170	6	485
<b>Work place</b>	Workplace Establishments	1,268	3,110	3,948
	Workplace Employees (FTE)	15,027	44,603	56,510