

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 37.233524 Longitude: -80.008608

Cave Spring Corners Roanoke, VA		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population	Current Year Estimated Population	31,267	89,918	217,450
	Population Est 25Q1	31,313	89,988	217,566
	Population Est 24Q4	31,343	89,962	217,561
	Population Est 24Q3	31,374	89,881	217,478
	Population Est 24Q2	31,364	89,836	217,349
	Population Est 24Q1	31,245	89,666	217,149
	Population Est 23Q4	31,269	89,663	217,023
	Population Est 23Q3	31,307	89,630	216,738
	Population Est 23Q2	31,306	89,614	216,683
	Population Fcst	31,863	91,304	220,781
	2010 Census Population	29,665	86,160	209,420
	2000 Census Population	29,200	85,097	201,672
	1990 Census Population	28,187	83,481	195,864
	Current Year Daytime Population	36,199	131,067	266,228
	Average Seasonal Population	309	1,310	2,713
	Historical Annual Growth, 1990 – 2000	0.35%	0.19%	0.29%
	Historical Annual Growth, 2000 – 2010	0.16%	0.12%	0.38%
	Estimated Annual Growth, 2010 – CY	0.36%	0.29%	0.26%
	Projected Annual Growth, CY to Y5	0.38%	0.31%	0.30%
	Group Qtrs Est	154	1,964	5,376
Transient Est Average Last 4 Qtrs	1,341	4,506	15,261	
Households	Current Year Estimated Households	13,849	40,389	92,801
	Households Est 25Q1	13,865	40,408	92,828
	Households Est 24Q4	13,881	40,401	92,828
	Households Est 24Q3	13,894	40,330	92,759
	Households Est 24Q2	13,893	40,315	92,706
	Households Est 24Q1	13,845	40,249	92,628
	Households Est 23Q4	13,851	40,232	92,561
	Households Est 23Q3	13,872	40,215	92,430
	Households Est 23Q2	13,870	40,210	92,415
	Households Fcst	14,109	41,124	94,364
	2010 Census Households	13,418	38,065	88,768
	2000 Census Households	13,119	37,530	85,314
	1990 Census Households	12,020	35,470	79,355
	Historical Annual Growth, 1990 – 2000	0.88%	0.57%	0.73%
	Historical Annual Growth, 2000 – 2010	0.23%	0.14%	0.40%
	Estimated Annual Growth, 2010 – CY	0.22%	0.41%	0.31%
	Projected Annual Growth, CY to Y5	0.37%	0.36%	0.33%
	Population per Household	2.25	2.18	2.29

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Cave Spring Corners Roanoke, VA		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income	HH Income \$500,000 or more	2.6%	2.5%	1.8%
	HH Income \$250,000 to \$499,999	3.1%	2.9%	2.2%
	HH Income \$200,000 to \$249,999	7.2%	6.8%	5.1%
	HH Income \$175,000 to \$199,999	4.3%	3.8%	3.6%
	HH Income \$150,000 to \$174,999	6.4%	5.4%	5.2%
	HH Income \$100,000 to 149,999	20.4%	16.6%	16.8%
	HH Income \$75,000 to 99,999	14.2%	12.9%	13.2%
	HH Income \$50,000 to 74,999	16.9%	17.8%	17.3%
	HH Income \$35,000 to 49,999	9.6%	10.2%	10.9%
	HH Income \$25,000 to 34,999	6.6%	7.1%	7.9%
	HH Income \$15,000 to 24,999	4.4%	6.5%	7.2%
	HH Income \$0 to 14,999	4.2%	7.6%	8.7%
	Average Household Income	\$114,597	\$111,387	\$99,659
	Median Household Income	\$88,622	\$76,489	\$71,890
	Per Capita Income	\$51,044	\$51,403	\$43,590
	Average Disposable Income	\$90,263	\$82,885	\$76,602
	Median Disposable Income	\$75,384	\$65,422	\$61,629
	Discretionary HH Income Over \$150,000	9.8%	9.4%	6.5%
	Discretionary HH Income \$125,000 to \$149,999	5.4%	5.0%	4.5%
	Discretionary HH Income \$100,000 to \$124,999	9.0%	7.1%	6.8%
	Discretionary HH Income \$75,000 to \$99,999	15.7%	11.8%	11.4%
	Discretionary HH Income \$50,000 to \$74,999	19.9%	17.2%	17.9%
	Discretionary HH Income \$25,000 to \$49,999	25.1%	27.0%	26.5%
	Discretionary HH Income Under \$25,000	15.1%	22.6%	26.4%
	Average Discretionary HH Income	\$71,771	\$64,632	\$59,028
	Median Discretionary HH Income	\$61,816	\$50,521	\$46,791
	Householder White – Count	11,904	30,948	68,673
	Median HH Income	\$92,364	\$85,496	\$79,257
	Average HH Income	\$100,219	\$96,279	\$90,468
	Householder Black or African-American – Count	506	4,886	13,751
	Median HH Income	\$48,905	\$48,495	\$49,573
	Average HH Income	\$51,432	\$57,210	\$61,559
	Householder Hispanic – Count	453	1,416	3,746
	Median HH Income	\$70,130	\$60,502	\$56,295
Average HH Income	\$92,995	\$75,485	\$67,925	
Householder Asian or Pacific Islander – Count	485	1,316	2,214	
Median HH Income	\$117,178	\$74,646	\$72,793	
Average HH Income	\$116,812	\$98,351	\$90,602	
Householder Other or Pacific Islander – Count	501	1,823	4,416	
Median HH Income	\$80,712	\$65,210	\$61,005	
Average HH Income	\$100,514	\$83,544	\$75,321	

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Gender	Male Population	14,721	43,055	103,918
	Female Population	16,545	46,862	113,532
Total Population by Age	Count of Pop 0 to 4 years	1,612	5,042	11,589
	Count of Pop 0 to 7 years	2,286	6,851	16,167
	Count of Pop 5 - 13	2,956	8,452	21,029
	Count of Pop 14 - 18	1,478	4,156	10,948
	Count of Pop 19 - 22	1,418	4,039	10,984
	Count of Pop 22 - 25	1,012	2,909	7,995
	Count of Pop 25 - 29	1,589	5,119	11,943
	Count of Pop 30 - 34	1,879	6,279	13,957
	Count of Pop 35 - 39	1,899	6,083	14,036
	Count of Pop 40 - 44	1,954	5,639	13,276
	Count of Pop 45 - 59	5,588	15,939	38,568
	Count of Pop 60 - 74	6,258	17,225	41,519
	Count of Pop 75 - 84	2,730	6,701	16,185
	Count of Pop 85+	893	2,334	5,421
	% of Pop 0 to 4 years	5.2%	5.6%	5.3%
	% of Pop 0 to 7 years	7.3%	7.6%	7.4%
	% of Pop 5 - 13	9.5%	9.4%	9.7%
	% of Pop 14 - 18	4.7%	4.6%	5.0%
	% of Pop 19 - 22	4.5%	4.5%	5.1%
	% of Pop 22 - 25	3.2%	3.2%	3.7%
	% of Pop 25 - 29	5.1%	5.7%	5.5%
	% of Pop 30 - 34	6.0%	7.0%	6.4%
	% of Pop 35 - 39	6.1%	6.8%	6.5%
	% of Pop 40 - 44	6.3%	6.3%	6.1%
	% of Pop 45 - 59	17.9%	17.7%	17.7%
	% of Pop 60 - 74	20.0%	19.2%	19.1%
	% of Pop 75 - 84	8.7%	7.5%	7.4%
% of Pop 85+	2.9%	2.6%	2.5%	
Median Age	44.6	42.6	42.4	
Average Age	44.1	42.9	42.6	
Male Population by Age	% of Pop 0 to 4 years	5.6%	6.0%	5.7%
	% of Pop 5 - 13	10.4%	10.0%	10.4%
	% of Pop 14 - 18	5.1%	4.9%	5.3%
	% of Pop 19 - 22	4.8%	4.8%	5.3%
	% of Pop 22 - 25	3.5%	3.4%	3.8%
	% of Pop 25 - 29	5.6%	5.9%	5.7%
	% of Pop 30 - 34	5.9%	6.9%	6.5%
	% of Pop 35 - 39	6.1%	6.9%	6.5%
	% of Pop 40 - 44	6.3%	6.4%	6.2%
	% of Pop 45 - 59	18.2%	18.0%	18.0%
	% of Pop 75 - 84	7.7%	6.6%	6.5%
	% of Pop 60 - 74	19.0%	18.6%	18.5%
	% of Pop 85+	2.0%	1.8%	1.7%
	Median Age	42.4	41.0	40.7
Average Age	42.3	41.4	41.2	

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	% of Pop 0 to 4 years	4.8%	5.3%	5.0%
	% of Pop 5 - 13	8.6%	8.8%	9.0%
	% of Pop 14 - 18	4.4%	4.3%	4.8%
	% of Pop 19 - 22	4.3%	4.2%	4.8%
	% of Pop 22 - 25	3.0%	3.1%	3.5%
	% of Pop 25 - 29	4.6%	5.5%	5.3%
	% of Pop 30 - 34	6.1%	7.0%	6.4%
	% of Pop 35 - 39	6.0%	6.7%	6.4%
	% of Pop 40 - 44	6.2%	6.2%	6.0%
	% of Pop 45 - 59	17.6%	17.5%	17.5%
	% of Pop 60 - 74	20.9%	19.7%	19.6%
	% of Pop 75 - 84	9.7%	8.3%	8.3%
	% of Pop 85+	3.6%	3.4%	3.3%
	Median Age	46.7	44.1	43.9
Average Age	45.7	44.2	43.9	
Race	Count of White	26,132	67,755	156,731
	Count of Black or African-American	1,492	11,514	34,683
	Count of Asian or Pacific Islander	1,588	3,623	6,864
	Count of Other races	2,055	7,025	19,171
	White	83.6%	75.4%	72.1%
	Black or African American	4.8%	12.8%	15.9%
	Asian	5.1%	4.0%	3.2%
	Other Races	6.6%	7.8%	8.8%
Language Spoken	Speak English at Home	87.2%	90.5%	90.8%
	Speak Spanish at Home	4.4%	3.7%	4.7%
	Speak French or French Creole at Home	0.4%	0.4%	0.3%
	Speak German at Home	0.7%	0.4%	0.3%
	Speak Other Indo-European Languages at Home	3.3%	2.4%	1.5%
	Speak Russian and Other Slavic Languages at Home	0.8%	0.4%	0.3%
	Speak Chinese at Home	0.9%	0.5%	0.3%
	Speak Korean at Home	0.0%	0.0%	0.0%
	Speak Vietnamese at Home	0.3%	0.3%	0.4%
	Speak Other Asian Languages at Home	1.1%	0.6%	0.7%
	Speak Tagalog and Other Pacific Languages at Home	0.3%	0.2%	0.1%
	Speak Other Language at Home	0.8%	0.6%	0.5%
Hispanic	Hispanic Population	1,272	4,282	12,937
	Hispanic Population Percent	4.1%	4.8%	5.9%
	Mexican	30.5%	36.3%	37.8%
	Puerto Rican	32.6%	23.1%	11.9%
	Cuban	2.4%	11.0%	7.9%
	Dominican	6.8%	2.9%	3.5%
	Central American	1.1%	7.4%	26.0%
	South American	19.9%	14.4%	9.1%
	Other Hispanic	6.7%	4.9%	3.7%
	2000 Hispanic Population Percent	1%	1%	1%
	1990 Hispanic Population Percent	1%	1%	1%

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Ancestry	American (percent of total population)	7.8%	7.3%	8.4%
	American	7.7%	7.1%	8.2%
	Native American (ie. Indian/Eskimo)	0.1%	0.1%	0.2%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
	Asian (percent of total population)	4.6%	3.4%	2.5%
	Chinese	0.8%	0.5%	0.4%
	Japanese	0.1%	0.1%	0.1%
	Korean	0.1%	0.2%	0.1%
	South Central Asian (ie. Indian)	3.2%	1.9%	1.2%
	South East Asian (ie. Vietnamese)	0.1%	0.1%	0.3%
	Other Asian	0.4%	0.5%	0.4%
	European (percent of total population)	44.1%	35.9%	29.8%
	British	13.4%	11.4%	9.5%
	Dutch	0.7%	0.5%	0.4%
	French	1.2%	0.9%	0.7%
	German	8.5%	7.0%	6.3%
	Italian	2.3%	2.0%	1.5%
	Polish	1.5%	0.9%	0.7%
	Scandinavian	1.2%	0.9%	0.7%
	Scotch/Irish	11.2%	9.0%	7.7%
Other European (ie. Greek/Russian)	3.9%	3.3%	2.2%	
Middle Eastern	1.0%	0.8%	0.5%	
Other Ancestry	13.6%	13.1%	13.5%	
Unclassified Ancestry	18.8%	20.7%	22.4%	
Education (Age 25+)	Adult Population (25 Years or Older)	22,791	65,320	154,905
	Elementary (0 to 8)	2.1%	2.2%	3.1%
	Some High School (9 to 11)	1.9%	4.1%	5.0%
	High School Graduate (12)	19.6%	24.6%	30.2%
	Some College (13 to 16)	16.8%	17.4%	19.5%
	Associates Degree Only	8.9%	8.5%	8.7%
	Bachelors Degree Only	30.9%	25.3%	20.8%
	Graduate Degree	19.8%	17.9%	12.7%
	% College (4+)	50.7%	43.2%	33.5%
Household Type	Total Households – count	13,849	40,389	92,801
	One Person HHs – count	4,692	15,146	31,329
	Family HHs – count	8,466	22,533	55,092
	Married Couple – count	6,522	16,315	37,992
	w/own children – count	2,495	6,050	13,244
	w/out own children – count	4,027	10,265	24,748
	Male Householder – count	715	1,570	4,798
	Female Householder – count	1,229	4,648	12,303
	Non-Family Households – count	691	2,710	6,379
	1 Person Household	33.9%	37.5%	33.8%
	2 Person Household	35.4%	33.0%	33.9%
	3 Person Household	13.5%	13.2%	14.6%
	4 Person Household	10.6%	9.8%	10.4%
	5 Person Household	4.2%	4.1%	4.5%
6 Person Household	1.5%	1.6%	1.7%	
7+ Person Household	0.8%	0.9%	1.1%	
% Households With Children	26.0%	23.4%	23.8%	

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Housing	Total Housing Units	14,787	44,207	100,619
	Owner Occupied Percent	61.8%	52.4%	57.9%
	Renter Occupied Percent	31.9%	39.0%	34.3%
	Vacant Housing Percent	6.3%	8.6%	7.8%
	Total Housing Units (Census 2000)	13,777	40,106	90,385
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	2.8%	5.0%	3.0%
	Property Value \$750,000 to \$999,999	3.9%	6.0%	3.8%
	Property Value \$500,000 to \$749,999	21.7%	21.0%	14.6%
	Property Value \$400,000 to \$499,999	21.3%	16.0%	12.5%
	Property Value \$300,000, to \$399,999	27.9%	19.7%	21.2%
	Property Value \$200,000 to \$299,999	16.3%	16.8%	23.9%
	Property Value \$150,000 to \$199,999	3.5%	6.6%	9.8%
	Property Value \$100,000 to \$149,999	0.7%	4.2%	6.1%
	Property Value \$60,000 to \$99,999	0.1%	1.3%	1.7%
	Property Value \$40,000 to \$59,999	0.3%	0.6%	0.5%
	Property Value \$0 to \$39,999	1.0%	2.1%	2.5%
	Median Home Value	\$401,176	\$393,438	\$326,338
Wealth per Household	\$0 and under - percent	16.4%	17.6%	17.6%
	\$1 to \$4999 - percent	7.7%	8.6%	8.8%
	\$5k to \$9999 - percent	4.3%	4.6%	4.7%
	\$10k to \$24999 - percent	6.2%	6.4%	6.4%
	\$25k to \$49999 - percent	6.8%	6.8%	6.8%
	\$50k to \$99999 - percent	10.2%	10.1%	10.3%
	\$100k to \$249999 - percent	18.5%	17.9%	18.1%
	\$250k to \$499999 - percent	13.9%	13.1%	13.0%
	\$500k+ - percent	16.1%	14.8%	14.3%
	Median HH Wealth	\$92,486	\$79,384	\$77,723
	Avg HH Wealth	\$257,121	\$240,673	\$235,662
Economic Viability	Economic Viability Local	265	269	268
	Economic Viability Indexed	96	97	97
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	15,983	45,591	107,221
	Managerial/Executive	21.5%	19.0%	15.9%
	Professional Specialty	31.7%	29.4%	25.6%
	Healthcare Support	2.4%	2.5%	3.4%
	Sales	11.0%	11.1%	10.3%
	Office & Administrative Support	10.2%	10.2%	11.3%
	Protective Service	2.0%	2.1%	2.2%
	Food Preparation	4.9%	5.2%	5.1%
	Building Maintenance & Cleaning	1.7%	2.5%	3.3%
	Personal Care	2.0%	2.0%	2.8%
	Farming, Fishing, & Forestry	0.0%	0.1%	0.2%
	Construction	3.5%	5.0%	6.1%
	Production & Transportation	9.1%	11.0%	13.9%
	Percent White Collar Workers	76.8%	72.1%	66.4%
	Percent Blue Collar Workers	23.2%	27.9%	33.6%

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	Agriculture/Mining/Construction	5.1%	5.3%	5.8%
	Manufacturing	7.2%	8.4%	9.4%
	Transportation	6.7%	5.4%	6.4%
	Information	1.2%	1.4%	1.2%
	Wholesale/Retail	13.3%	14.0%	14.2%
	Finance, Insurance, Real Estate	10.8%	9.1%	7.2%
	Professional Services	7.8%	7.4%	6.1%
	Management Services	0.0%	0.0%	0.1%
	Administrative/Waste Services	1.8%	3.6%	4.1%
	Educational Services	30.2%	29.1%	28.3%
	Entertainment Services	8.2%	8.2%	8.0%
	Other Professional Services	4.4%	4.3%	4.9%
	Public Administration	3.1%	3.7%	4.4%
Vehicles per HH	No Vehicles	4.8%	7.5%	7.4%
	1 Vehicle	34.9%	40.4%	36.6%
	2 Vehicles	40.1%	34.6%	35.0%
	3 or more vehicles	20.3%	17.5%	20.9%
	Average Number of Vehicles	1.85	1.70	1.80
Change	Births (last 12 months)	298	921	2,167
	Deaths (last 12 months)	363	910	2,199
	Migration (last 12 months)	-21	100	206
Work place	Workplace Establishments	1,362	4,378	7,352
	Workplace Employees (FTE)	12,101	59,273	106,473