

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 32.2686 Longitude: -80.859602

Belfair Towne Village Bluffton, SC		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population	Current Year Estimated Population	21,767	49,001	117,969
	Population Est 25Q1	21,735	48,933	117,694
	Population Est 24Q4	21,734	48,945	117,462
	Population Est 24Q3	21,685	48,853	116,890
	Population Est 24Q2	21,629	48,679	116,339
	Population Est 24Q1	21,534	48,484	115,658
	Population Est 23Q4	21,574	48,515	115,343
	Population Est 23Q3	21,489	48,351	114,868
	Population Est 23Q2	21,468	48,219	114,205
	Population Fcst	23,261	52,536	125,680
	2010 Census Population	17,341	36,177	82,473
	2000 Census Population	7,620	14,661	45,307
	1990 Census Population	2,585	5,367	22,941
	Current Year Daytime Population	24,446	47,486	113,965
	Average Seasonal Population	1,639	4,337	23,976
	Historical Annual Growth, 1990 – 2000	11.42%	10.57%	7.04%
	Historical Annual Growth, 2000 – 2010	8.57%	9.45%	6.17%
	Estimated Annual Growth, 2010 – CY	1.58%	2.11%	2.50%
	Projected Annual Growth, CY to Y5	1.34%	1.40%	1.27%
	Group Qtrs Est	75	424	1,482
Transient Est Average Last 4 Qtrs	880	1,399	14,126	
Households	Current Year Estimated Households	8,502	19,700	50,506
	Households Est 25Q1	8,486	19,661	50,371
	Households Est 24Q4	8,485	19,660	50,260
	Households Est 24Q3	8,467	19,616	49,995
	Households Est 24Q2	8,444	19,538	49,752
	Households Est 24Q1	8,406	19,452	49,456
	Households Est 23Q4	8,420	19,457	49,307
	Households Est 23Q3	8,387	19,389	49,111
	Households Est 23Q2	8,378	19,330	48,820
	Households Fcst	9,092	21,171	53,824
	2010 Census Households	6,320	13,734	34,237
	2000 Census Households	2,838	5,947	18,633
	1990 Census Households	970	2,088	9,333
	Historical Annual Growth, 1990 – 2000	11.34%	11.03%	7.16%
	Historical Annual Growth, 2000 – 2010	8.33%	8.73%	6.27%
	Estimated Annual Growth, 2010 – CY	2.07%	2.52%	2.72%
	Projected Annual Growth, CY to Y5	1.35%	1.45%	1.28%
Population per Household	2.55	2.47	2.31	

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Belfair Towne Village Bluffton, SC		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income	HH Income \$500,000 or more	3.4%	3.5%	3.8%
	HH Income \$250,000 to \$499,999	4.1%	4.2%	4.5%
	HH Income \$200,000 to \$249,999	9.6%	9.9%	10.6%
	HH Income \$175,000 to \$199,999	4.3%	5.1%	5.6%
	HH Income \$150,000 to \$174,999	7.3%	7.3%	7.2%
	HH Income \$100,000 to 149,999	20.9%	21.7%	21.2%
	HH Income \$75,000 to 99,999	15.0%	14.6%	13.3%
	HH Income \$50,000 to 74,999	13.2%	14.2%	14.4%
	HH Income \$35,000 to 49,999	8.9%	7.4%	7.3%
	HH Income \$25,000 to 34,999	4.4%	3.8%	4.3%
	HH Income \$15,000 to 24,999	3.7%	3.0%	3.3%
	HH Income \$0 to 14,999	5.2%	5.1%	4.5%
	Average Household Income	\$128,960	\$138,189	\$146,675
	Median Household Income	\$99,293	\$103,711	\$106,093
	Per Capita Income	\$50,476	\$55,881	\$63,344
	Average Disposable Income	\$99,513	\$102,332	\$104,291
	Median Disposable Income	\$84,454	\$87,691	\$90,120
	Discretionary HH Income Over \$150,000	10.6%	12.0%	15.3%
	Discretionary HH Income \$125,000 to \$149,999	6.8%	7.7%	7.6%
	Discretionary HH Income \$100,000 to \$124,999	11.5%	11.7%	11.7%
	Discretionary HH Income \$75,000 to \$99,999	13.5%	15.2%	15.6%
	Discretionary HH Income \$50,000 to \$74,999	20.6%	21.1%	19.3%
	Discretionary HH Income \$25,000 to \$49,999	20.7%	19.4%	18.5%
	Discretionary HH Income Under \$25,000	16.4%	12.8%	12.0%
	Average Discretionary HH Income	\$73,600	\$79,062	\$83,861
	Median Discretionary HH Income	\$65,425	\$71,032	\$75,675
	Householder White – Count	5,977	15,035	39,424
	Median HH Income	\$104,729	\$107,493	\$113,050
	Average HH Income	\$110,671	\$111,848	\$115,693
	Householder Black or African-American – Count	449	930	2,810
	Median HH Income	\$43,129	\$91,246	\$71,417
	Average HH Income	\$72,519	\$96,003	\$84,777
	Householder Hispanic – Count	1,481	2,376	5,270
	Median HH Income	\$93,625	\$90,667	\$85,746
Average HH Income	\$99,692	\$99,619	\$94,870	
Householder Asian or Pacific Islander – Count	39	97	324	
Median HH Income	\$39,032	\$43,953	\$51,891	
Average HH Income	\$92,487	\$91,499	\$81,626	
Householder Other or Pacific Islander – Count	555	1,262	2,678	
Median HH Income	\$98,371	\$96,835	\$91,505	
Average HH Income	\$104,239	\$107,339	\$100,728	

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Gender	Male Population	10,574	23,371	55,126
	Female Population	11,193	25,630	62,843
Total Population by Age	Count of Pop 0 to 4 years	1,106	2,220	4,604
	Count of Pop 0 to 7 years	1,663	3,263	6,644
	Count of Pop 5 - 13	2,266	4,587	9,346
	Count of Pop 14 - 18	1,121	2,407	5,107
	Count of Pop 19 - 22	1,095	2,378	5,113
	Count of Pop 22 - 25	808	1,738	3,724
	Count of Pop 25 - 29	1,185	2,328	5,028
	Count of Pop 30 - 34	1,283	2,529	5,017
	Count of Pop 35 - 39	1,364	2,601	5,361
	Count of Pop 40 - 44	1,436	2,852	5,798
	Count of Pop 45 - 59	4,074	8,457	17,882
	Count of Pop 60 - 74	3,929	9,931	27,466
	Count of Pop 75 - 84	1,793	5,762	19,018
	Count of Pop 85+	307	1,210	4,506
	% of Pop 0 to 4 years	5.1%	4.5%	3.9%
	% of Pop 0 to 7 years	7.6%	6.7%	5.6%
	% of Pop 5 - 13	10.4%	9.4%	7.9%
	% of Pop 14 - 18	5.1%	4.9%	4.3%
	% of Pop 19 - 22	5.0%	4.9%	4.3%
	% of Pop 22 - 25	3.7%	3.5%	3.2%
	% of Pop 25 - 29	5.4%	4.8%	4.3%
	% of Pop 30 - 34	5.9%	5.2%	4.3%
	% of Pop 35 - 39	6.3%	5.3%	4.5%
	% of Pop 40 - 44	6.6%	5.8%	4.9%
	% of Pop 45 - 59	18.7%	17.3%	15.2%
	% of Pop 60 - 74	18.1%	20.3%	23.3%
	% of Pop 75 - 84	8.2%	11.8%	16.1%
	% of Pop 85+	1.4%	2.5%	3.8%
Median Age	42.3	46.5	53.5	
Average Age	42.1	45.3	49.5	
Male Population by Age	% of Pop 0 to 4 years	5.3%	4.8%	4.3%
	% of Pop 5 - 13	11.1%	10.3%	8.7%
	% of Pop 14 - 18	5.6%	5.4%	4.8%
	% of Pop 19 - 22	5.4%	5.2%	4.6%
	% of Pop 22 - 25	3.8%	3.7%	3.2%
	% of Pop 25 - 29	5.7%	5.0%	4.5%
	% of Pop 30 - 34	6.2%	5.4%	4.5%
	% of Pop 35 - 39	6.2%	5.3%	4.6%
	% of Pop 40 - 44	6.6%	5.9%	5.1%
	% of Pop 45 - 59	18.5%	17.3%	15.4%
	% of Pop 75 - 84	7.8%	11.2%	15.4%
	% of Pop 60 - 74	16.5%	18.5%	21.4%
	% of Pop 85+	1.2%	2.2%	3.5%
	Median Age	40.5	44.2	50.6
Average Age	40.8	43.8	48.0	

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	% of Pop 0 to 4 years	4.8%	4.2%	3.6%
	% of Pop 5 - 13	9.8%	8.5%	7.3%
	% of Pop 14 - 18	4.7%	4.5%	3.9%
	% of Pop 19 - 22	4.7%	4.6%	4.1%
	% of Pop 22 - 25	3.6%	3.4%	3.1%
	% of Pop 25 - 29	5.2%	4.6%	4.0%
	% of Pop 30 - 34	5.6%	4.9%	4.0%
	% of Pop 35 - 39	6.4%	5.3%	4.5%
	% of Pop 40 - 44	6.6%	5.8%	4.8%
	% of Pop 45 - 59	18.9%	17.2%	15.0%
	% of Pop 60 - 74	19.5%	21.9%	24.9%
	% of Pop 75 - 84	8.6%	12.3%	16.7%
	% of Pop 85+	1.6%	2.7%	4.1%
	Median Age	43.9	48.6	56.0
Average Age	43.3	46.7	50.8	
Race	Count of White	14,649	36,057	89,974
	Count of Black or African-American	1,888	3,477	8,646
	Count of Asian or Pacific Islander	239	645	1,282
	Count of Other races	4,991	8,822	18,067
	White	67.3%	73.6%	76.3%
	Black or African American	8.7%	7.1%	7.3%
	Asian	1.1%	1.3%	1.1%
	Other Races	22.9%	18.0%	15.3%
Language Spoken	Speak English at Home	81.0%	85.5%	85.7%
	Speak Spanish at Home	16.3%	11.7%	11.5%
	Speak French or French Creole at Home	0.1%	0.2%	0.5%
	Speak German at Home	0.6%	0.5%	0.4%
	Speak Other Indo-European Languages at Home	0.2%	0.5%	0.6%
	Speak Russian and Other Slavic Languages at Home	0.4%	0.3%	0.2%
	Speak Chinese at Home	0.1%	0.1%	0.1%
	Speak Korean at Home	0.0%	0.0%	0.0%
	Speak Vietnamese at Home	0.2%	0.2%	0.1%
	Speak Other Asian Languages at Home	0.0%	0.0%	0.1%
	Speak Tagalog and Other Pacific Languages at Home	0.2%	0.3%	0.2%
	Speak Other Language at Home	0.8%	0.7%	0.5%
Hispanic	Hispanic Population	5,442	8,920	17,880
	Hispanic Population Percent	25.0%	18.2%	15.2%
	Mexican	51.0%	47.8%	48.9%
	Puerto Rican	19.0%	17.0%	12.3%
	Cuban	0.0%	0.7%	2.5%
	Dominican	0.9%	1.8%	1.0%
	Central American	8.4%	9.6%	15.9%
	South American	15.3%	19.7%	16.5%
	Other Hispanic	5.3%	3.4%	2.8%
	2000 Hispanic Population Percent	9%	6%	9%
	1990 Hispanic Population Percent	1%	1%	1%

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Ancestry	American (percent of total population)	3.5%	5.0%	4.5%
	American	3.3%	4.8%	4.3%
	Native American (ie. Indian/Eskimo)	0.2%	0.2%	0.1%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
	Asian (percent of total population)	0.7%	0.7%	0.6%
	Chinese	0.1%	0.2%	0.2%
	Japanese	0.1%	0.0%	0.1%
	Korean	0.0%	0.0%	0.0%
	South Central Asian (ie. Indian)	0.1%	0.1%	0.0%
	South East Asian (ie. Vietnamese)	0.1%	0.2%	0.2%
	Other Asian	0.3%	0.1%	0.1%
	European (percent of total population)	32.0%	37.2%	41.3%
	British	7.0%	8.0%	8.9%
	Dutch	0.8%	1.0%	0.9%
	French	1.1%	1.2%	1.4%
	German	5.8%	6.7%	8.4%
	Italian	2.8%	3.8%	4.2%
	Polish	1.7%	1.9%	1.9%
	Scandinavian	1.5%	2.1%	2.0%
	Scotch/Irish	8.5%	9.0%	9.8%
Other European (ie. Greek/Russian)	2.9%	3.6%	3.9%	
Middle Eastern	0.4%	0.5%	0.4%	
Other Ancestry	15.2%	13.7%	13.0%	
Unclassified Ancestry	13.4%	16.1%	16.2%	
Education (Age 25+)	Adult Population (25 Years or Older)	15,372	35,671	90,075
	Elementary (0 to 8)	4.6%	3.0%	2.6%
	Some High School (9 to 11)	2.1%	2.0%	2.5%
	High School Graduate (12)	18.1%	17.4%	18.0%
	Some College (13 to 16)	17.0%	20.1%	19.3%
	Associates Degree Only	12.9%	10.6%	9.0%
	Bachelors Degree Only	29.5%	29.4%	29.7%
	Graduate Degree	15.9%	17.5%	19.0%
	% College (4+)	45.4%	46.9%	48.6%
Household Type	Total Households – count	8,502	19,700	50,506
	One Person HHs – count	1,923	4,401	12,264
	Family HHs – count	5,781	13,691	34,967
	Married Couple – count	4,797	11,782	30,635
	w/own children – count	2,024	3,774	6,989
	w/out own children – count	2,774	8,009	23,645
	Male Householder – count	281	611	1,257
	Female Householder – count	703	1,298	3,076
	Non-Family Households – count	798	1,607	3,275
	1 Person Household	22.6%	22.3%	24.3%
	2 Person Household	39.4%	43.2%	47.9%
	3 Person Household	15.7%	14.0%	11.5%
	4 Person Household	12.8%	11.8%	9.3%
	5 Person Household	6.0%	5.5%	4.4%
6 Person Household	2.2%	2.0%	1.7%	
7+ Person Household	1.3%	1.2%	0.9%	
% Households With Children	29.3%	23.5%	17.8%	

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Housing	Total Housing Units	9,428	21,828	59,704
	Owner Occupied Percent	61.4%	67.2%	66.3%
	Renter Occupied Percent	28.8%	23.0%	18.3%
	Vacant Housing Percent	9.8%	9.7%	15.4%
	Total Housing Units (Census 2000)	3,101	6,635	23,761
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	16.9%	18.0%	19.6%
	Property Value \$750,000 to \$999,999	11.5%	13.6%	14.7%
	Property Value \$500,000 to \$749,999	31.7%	29.7%	28.0%
	Property Value \$400,000 to \$499,999	16.9%	15.3%	12.4%
	Property Value \$300,000, to \$399,999	7.1%	7.9%	6.5%
	Property Value \$200,000 to \$299,999	4.6%	4.3%	3.8%
	Property Value \$150,000 to \$199,999	0.9%	0.5%	1.1%
	Property Value \$100,000 to \$149,999	0.6%	0.6%	0.6%
	Property Value \$60,000 to \$99,999	0.4%	0.2%	0.6%
	Property Value \$40,000 to \$59,999	1.6%	1.0%	0.7%
	Property Value \$0 to \$39,999	0.7%	0.5%	1.3%
	Median Home Value	\$634,008	\$665,768	\$704,720
Wealth per Household	\$0 and under - percent	16.5%	15.7%	15.1%
	\$1 to \$4999 - percent	7.6%	7.1%	6.8%
	\$5k to \$9999 - percent	4.2%	4.0%	3.8%
	\$10k to \$24999 - percent	6.1%	5.9%	5.8%
	\$25k to \$49999 - percent	6.8%	6.7%	6.6%
	\$50k to \$99999 - percent	10.3%	10.3%	10.4%
	\$100k to \$249999 - percent	18.5%	19.0%	19.3%
	\$250k to \$499999 - percent	13.9%	14.5%	14.8%
	\$500k+ - percent	16.1%	16.9%	17.4%
	Median HH Wealth	\$92,707	\$102,219	\$112,069
	Avg HH Wealth	\$257,159	\$267,735	\$275,343
Economic Viability	Economic Viability Local	290	302	299
	Economic Viability Indexed	105	109	108
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	11,380	24,424	51,996
	Managerial/Executive	17.5%	18.2%	18.7%
	Professional Specialty	18.0%	19.9%	21.4%
	Healthcare Support	1.6%	1.4%	1.6%
	Sales	14.1%	14.6%	14.1%
	Office & Administrative Support	7.3%	9.1%	9.0%
	Protective Service	2.6%	1.8%	1.5%
	Food Preparation	13.3%	10.0%	9.3%
	Building Maintenance & Cleaning	5.5%	5.4%	4.7%
	Personal Care	3.1%	2.6%	2.6%
	Farming, Fishing, & Forestry	0.2%	0.1%	0.4%
	Construction	8.6%	8.6%	8.2%
	Production & Transportation	8.4%	8.5%	8.5%
	Percent White Collar Workers	58.4%	63.1%	64.7%
	Percent Blue Collar Workers	41.6%	36.9%	35.3%

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	Agriculture/Mining/Construction	9.7%	9.9%	9.4%
	Manufacturing	3.5%	4.1%	5.9%
	Transportation	6.5%	4.7%	4.3%
	Information	3.6%	3.6%	2.5%
	Wholesale/Retail	15.9%	16.1%	15.2%
	Finance, Insurance, Real Estate	6.7%	6.8%	8.1%
	Professional Services	5.0%	6.7%	7.6%
	Management Services	0.0%	0.1%	0.2%
	Administrative/Waste Services	7.0%	6.7%	6.6%
	Educational Services	16.5%	17.8%	18.1%
	Entertainment Services	20.4%	16.9%	15.8%
	Other Professional Services	4.2%	4.5%	4.5%
	Public Administration	1.2%	1.7%	1.8%
Vehicles per HH	No Vehicles	4.1%	2.4%	3.0%
	1 Vehicle	33.1%	31.9%	34.4%
	2 Vehicles	47.3%	50.0%	47.7%
	3 or more vehicles	15.5%	15.6%	14.8%
	Average Number of Vehicles	1.78	1.84	1.79
Change	Births (last 12 months)	221	458	966
	Deaths (last 12 months)	226	671	2,113
	Migration (last 12 months)	144	540	2,793
Work place	Workplace Establishments	1,334	2,051	4,254
	Workplace Employees (FTE)	9,347	14,589	31,489