

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 17, 2025



Latitude: 32.2686 Longitude: -80.859602

Belfair Towne Village Bluffton, SC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
<b>Population</b>	Current Year Estimated Population	6,032	27,940	50,175
	Population Est 25Q1	6,013	27,890	50,126
	Population Est 24Q4	6,015	27,886	50,133
	Population Est 24Q3	6,037	27,835	50,054
	Population Est 24Q2	6,024	27,749	49,863
	Population Est 24Q1	6,012	27,626	49,658
	Population Est 23Q4	6,025	27,652	49,677
	Population Est 23Q3	6,014	27,539	49,468
	Population Est 23Q2	6,004	27,506	49,335
	Population Fcst	6,406	29,959	53,974
	2010 Census Population	5,227	21,491	35,735
	2000 Census Population	2,441	8,579	14,122
	1990 Census Population	583	3,029	5,678
	Current Year Daytime Population	8,153	27,784	50,408
	Average Seasonal Population	480	2,388	5,372
	Historical Annual Growth, 1990 – 2000	15.40%	10.97%	9.54%
	Historical Annual Growth, 2000 – 2010	7.91%	9.62%	9.73%
	Estimated Annual Growth, 2010 – CY	0.99%	1.83%	2.37%
	Projected Annual Growth, CY to Y5	1.21%	1.41%	1.47%
	Group Qtrs Est	56	117	214
Transient Est Average Last 4 Qtrs	419	928	1,188	
<b>Households</b>	Current Year Estimated Households	2,402	10,917	19,709
	Households Est 25Q1	2,393	10,893	19,681
	Households Est 24Q4	2,393	10,889	19,680
	Households Est 24Q3	2,401	10,870	19,646
	Households Est 24Q2	2,395	10,833	19,565
	Households Est 24Q1	2,389	10,782	19,479
	Households Est 23Q4	2,394	10,790	19,480
	Households Est 23Q3	2,389	10,744	19,395
	Households Est 23Q2	2,385	10,729	19,338
	Households Fcst	2,557	11,720	21,223
	2010 Census Households	1,978	7,892	13,295
	2000 Census Households	871	3,236	5,579
	1990 Census Households	207	1,149	2,219
	Historical Annual Growth, 1990 – 2000	15.45%	10.91%	9.66%
	Historical Annual Growth, 2000 – 2010	8.55%	9.32%	9.07%
	Estimated Annual Growth, 2010 – CY	1.35%	2.26%	2.75%
	Projected Annual Growth, CY to Y5	1.26%	1.43%	1.49%
Population per Household	2.49	2.55	2.53	

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Belfair Towne Village Bluffton, SC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Income	HH Income \$500,000 or more	3.1%	3.6%	3.9%
	HH Income \$250,000 to \$499,999	3.7%	4.3%	4.6%
	HH Income \$200,000 to \$249,999	8.6%	10.1%	10.8%
	HH Income \$175,000 to \$199,999	4.7%	5.0%	5.5%
	HH Income \$150,000 to \$174,999	5.4%	7.2%	7.7%
	HH Income \$100,000 to 149,999	19.7%	20.9%	21.6%
	HH Income \$75,000 to 99,999	16.6%	14.9%	14.4%
	HH Income \$50,000 to 74,999	13.9%	13.0%	13.9%
	HH Income \$35,000 to 49,999	9.6%	8.1%	6.8%
	HH Income \$25,000 to 34,999	5.3%	4.2%	3.6%
	HH Income \$15,000 to 24,999	3.0%	3.4%	2.6%
	HH Income \$0 to 14,999	6.4%	5.3%	4.7%
	Average Household Income	\$118,510	\$133,762	\$149,317
	Median Household Income	\$93,457	\$102,488	\$108,383
	Per Capita Income	\$47,474	\$52,406	\$58,808
	Average Disposable Income	\$94,425	\$101,976	\$106,119
	Median Disposable Income	\$79,593	\$86,695	\$91,006
	Discretionary HH Income Over \$150,000	7.3%	11.5%	13.9%
	Discretionary HH Income \$125,000 to \$149,999	7.2%	7.6%	8.4%
	Discretionary HH Income \$100,000 to \$124,999	8.3%	11.4%	12.2%
	Discretionary HH Income \$75,000 to \$99,999	10.7%	13.9%	15.2%
	Discretionary HH Income \$50,000 to \$74,999	23.5%	20.7%	20.3%
	Discretionary HH Income \$25,000 to \$49,999	23.2%	19.7%	18.3%
	Discretionary HH Income Under \$25,000	19.9%	15.3%	11.8%
	Average Discretionary HH Income	\$65,918	\$76,219	\$82,856
	Median Discretionary HH Income	\$54,824	\$68,040	\$74,502
	Householder White – Count	1,637	7,921	14,986
	Median HH Income	\$96,736	\$107,111	\$112,828
	Average HH Income	\$106,284	\$112,132	\$115,716
	Householder Black or African-American – Count	150	591	993
	Median HH Income	\$41,074	\$71,864	\$105,508
	Average HH Income	\$61,608	\$86,978	\$104,839
	Householder Hispanic – Count	433	1,633	2,332
Median HH Income	\$92,136	\$92,975	\$90,763	
Average HH Income	\$96,336	\$100,047	\$100,451	
Householder Asian or Pacific Islander – Count	17	50	87	
Median HH Income	\$36,202	\$39,591	\$102,105	
Average HH Income	\$67,614	\$94,252	\$102,698	
Householder Other or Pacific Islander – Count	166	722	1,311	
Median HH Income	\$98,060	\$100,115	\$96,265	
Average HH Income	\$99,329	\$106,976	\$107,539	

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Belfair Towne Village Bluffton, SC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
<b>Gender</b>	Male Population	2,970	13,519	24,158
	Female Population	3,062	14,421	26,017
<b>Total Population by Age</b>	Count of Pop 0 to 4 years	331	1,385	2,318
	Count of Pop 0 to 7 years	487	2,062	3,435
	Count of Pop 5 - 13	614	2,860	4,961
	Count of Pop 14 - 18	292	1,451	2,580
	Count of Pop 19 - 22	289	1,402	2,497
	Count of Pop 22 - 25	218	1,011	1,790
	Count of Pop 25 - 29	368	1,468	2,351
	Count of Pop 30 - 34	409	1,604	2,606
	Count of Pop 35 - 39	420	1,695	2,778
	Count of Pop 40 - 44	376	1,812	3,041
	Count of Pop 45 - 59	1,037	5,175	9,047
	Count of Pop 60 - 74	1,083	5,175	10,125
	Count of Pop 75 - 84	513	2,463	5,168
	Count of Pop 85+	83	438	913
	% of Pop 0 to 4 years	5.5%	5.0%	4.6%
	% of Pop 0 to 7 years	8.1%	7.4%	6.8%
	% of Pop 5 - 13	10.2%	10.2%	9.9%
	% of Pop 14 - 18	4.8%	5.2%	5.1%
	% of Pop 19 - 22	4.8%	5.0%	5.0%
	% of Pop 22 - 25	3.6%	3.6%	3.6%
	% of Pop 25 - 29	6.1%	5.3%	4.7%
	% of Pop 30 - 34	6.8%	5.7%	5.2%
	% of Pop 35 - 39	7.0%	6.1%	5.5%
	% of Pop 40 - 44	6.2%	6.5%	6.1%
	% of Pop 45 - 59	17.2%	18.5%	18.0%
	% of Pop 60 - 74	17.9%	18.5%	20.2%
	% of Pop 75 - 84	8.5%	8.8%	10.3%
% of Pop 85+	1.4%	1.6%	1.8%	
Median Age	41.0	43.0	45.3	
Average Age	41.9	42.7	44.2	
<b>Male Population by Age</b>	% of Pop 0 to 4 years	5.7%	5.2%	4.9%
	% of Pop 5 - 13	11.2%	10.9%	10.7%
	% of Pop 14 - 18	5.3%	5.6%	5.6%
	% of Pop 19 - 22	5.1%	5.4%	5.3%
	% of Pop 22 - 25	3.7%	3.8%	3.7%
	% of Pop 25 - 29	6.6%	5.6%	4.9%
	% of Pop 30 - 34	6.9%	6.0%	5.4%
	% of Pop 35 - 39	6.6%	5.9%	5.4%
	% of Pop 40 - 44	6.2%	6.5%	6.0%
	% of Pop 45 - 59	17.0%	18.3%	17.9%
	% of Pop 75 - 84	8.0%	8.5%	10.0%
	% of Pop 60 - 74	16.5%	16.9%	18.5%
	% of Pop 85+	1.1%	1.4%	1.7%
	Median Age	39.1	41.2	43.4
Average Age	40.5	41.4	42.9	

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	% of Pop 0 to 4 years	5.3%	4.7%	4.4%
	% of Pop 5 - 13	9.2%	9.6%	9.1%
	% of Pop 14 - 18	4.4%	4.8%	4.7%
	% of Pop 19 - 22	4.5%	4.7%	4.7%
	% of Pop 22 - 25	3.5%	3.5%	3.4%
	% of Pop 25 - 29	5.6%	5.0%	4.5%
	% of Pop 30 - 34	6.6%	5.5%	5.0%
	% of Pop 35 - 39	7.3%	6.2%	5.6%
	% of Pop 40 - 44	6.3%	6.5%	6.1%
	% of Pop 45 - 59	17.4%	18.7%	18.1%
	% of Pop 60 - 74	19.4%	20.0%	21.8%
	% of Pop 75 - 84	9.0%	9.2%	10.6%
	% of Pop 85+	1.6%	1.7%	2.0%
	Median Age	42.9	44.7	47.0
Average Age	43.3	43.9	45.4	
Race	Count of White	3,960	19,264	36,870
	Count of Black or African-American	628	2,341	3,566
	Count of Asian or Pacific Islander	55	348	644
	Count of Other races	1,389	5,987	9,095
	White	65.7%	68.9%	73.5%
	Black or African American	10.4%	8.4%	7.1%
	Asian	0.9%	1.2%	1.3%
	Other Races	23.0%	21.4%	18.1%
Language Spoken	Speak English at Home	81.4%	83.3%	85.4%
	Speak Spanish at Home	16.2%	14.1%	11.8%
	Speak French or French Creole at Home	0.1%	0.2%	0.3%
	Speak German at Home	0.5%	0.6%	0.5%
	Speak Other Indo-European Languages at Home	0.2%	0.4%	0.5%
	Speak Russian and Other Slavic Languages at Home	0.6%	0.4%	0.2%
	Speak Chinese at Home	0.2%	0.1%	0.1%
	Speak Korean at Home	0.0%	0.0%	0.0%
	Speak Vietnamese at Home	0.3%	0.2%	0.2%
	Speak Other Asian Languages at Home	0.0%	0.0%	0.0%
	Speak Tagalog and Other Pacific Languages at Home	0.0%	0.2%	0.3%
	Speak Other Language at Home	0.4%	0.6%	0.7%
Hispanic	Hispanic Population	1,552	6,268	9,147
	Hispanic Population Percent	25.7%	22.4%	18.2%
	Mexican	55.1%	50.2%	46.6%
	Puerto Rican	19.4%	18.5%	16.2%
	Cuban	0.1%	0.0%	0.6%
	Dominican	0.0%	1.0%	1.7%
	Central American	6.3%	7.6%	11.0%
	South American	12.8%	17.9%	20.5%
	Other Hispanic	6.3%	4.7%	3.4%
	2000 Hispanic Population Percent	10%	8%	6%
	1990 Hispanic Population Percent	1%	1%	1%

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<b>Ancestry</b>	American (percent of total population)	1.9%	4.0%	5.2%
	American	1.7%	3.8%	5.0%
	Native American (ie. Indian/Eskimo)	0.2%	0.2%	0.2%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
	Asian (percent of total population)	0.7%	0.7%	0.7%
	Chinese	0.2%	0.2%	0.2%
	Japanese	0.1%	0.0%	0.0%
	Korean	0.0%	0.0%	0.0%
	South Central Asian (ie. Indian)	0.1%	0.1%	0.1%
	South East Asian (ie. Vietnamese)	0.0%	0.1%	0.2%
	Other Asian	0.3%	0.3%	0.2%
	European (percent of total population)	31.5%	33.6%	36.9%
	British	7.2%	7.2%	7.7%
	Dutch	0.4%	0.9%	1.0%
	French	1.1%	1.1%	1.2%
	German	5.5%	6.1%	6.6%
	Italian	2.9%	3.1%	3.7%
	Polish	1.7%	1.8%	1.9%
	Scandinavian	1.1%	1.8%	2.0%
	Scotch/Irish	9.1%	8.5%	9.0%
Other European (ie. Greek/Russian)	2.6%	3.2%	3.8%	
Middle Eastern	0.3%	0.4%	0.5%	
Other Ancestry	16.0%	14.7%	13.9%	
Unclassified Ancestry	12.6%	14.4%	15.9%	
<b>Education (Age 25+)</b>	Adult Population (25 Years or Older)	4,288	19,830	36,029
	Elementary (0 to 8)	1.5%	4.0%	3.0%
	Some High School (9 to 11)	2.6%	2.1%	2.0%
	High School Graduate (12)	18.8%	18.5%	17.3%
	Some College (13 to 16)	15.0%	17.0%	19.8%
	Associates Degree Only	20.1%	12.1%	10.4%
	Bachelors Degree Only	27.1%	30.2%	30.0%
	Graduate Degree	14.9%	16.2%	17.6%
	% College (4+)	42.0%	46.4%	47.6%
<b>Household Type</b>	Total Households – count	2,402	10,917	19,709
	One Person HHs – count	548	2,373	4,003
	Family HHs – count	1,678	7,537	14,166
	Married Couple – count	1,384	6,385	12,203
	w/own children – count	528	2,459	4,115
	w/out own children – count	856	3,926	8,088
	Male Householder – count	35	322	631
	Female Householder – count	259	830	1,332
	Non-Family Households – count	177	1,007	1,540
	1 Person Household	22.8%	21.7%	20.3%
	2 Person Household	41.7%	40.3%	42.9%
	3 Person Household	16.4%	15.5%	14.9%
	4 Person Household	11.4%	12.9%	12.7%
	5 Person Household	4.6%	6.0%	5.8%
6 Person Household	1.8%	2.2%	2.1%	
7+ Person Household	1.3%	1.4%	1.2%	
% Households With Children	31.9%	27.7%	25.4%	

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Belfair Towne Village Bluffton, SC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
<b>Housing</b>	Total Housing Units	2,687	12,185	22,126
	Owner Occupied Percent	54.4%	62.8%	66.6%
	Renter Occupied Percent	35.0%	26.8%	22.5%
	Vacant Housing Percent	10.6%	10.4%	10.9%
	Total Housing Units (Census 2000)	958	3,578	6,291
<b>Home Value (Owner Occupied)</b>	Property Value \$1,000,000 or more	23.3%	18.0%	21.5%
	Property Value \$750,000 to \$999,999	9.4%	13.1%	13.5%
	Property Value \$500,000 to \$749,999	28.9%	30.9%	26.6%
	Property Value \$400,000 to \$499,999	15.5%	15.7%	13.6%
	Property Value \$300,000, to \$399,999	5.7%	7.0%	7.2%
	Property Value \$200,000 to \$299,999	8.1%	4.2%	4.1%
	Property Value \$150,000 to \$199,999	1.8%	0.8%	0.5%
	Property Value \$100,000 to \$149,999	0.9%	0.7%	0.6%
	Property Value \$60,000 to \$99,999	0.3%	0.3%	0.2%
	Property Value \$40,000 to \$59,999	0.1%	1.4%	1.1%
	Property Value \$0 to \$39,999	1.6%	0.6%	0.6%
	Median Home Value	\$638,730	\$656,068	\$706,896
<b>Wealth per Household</b>	\$0 and under - percent	17.1%	16.2%	15.6%
	\$1 to \$4999 - percent	8.1%	7.4%	7.0%
	\$5k to \$9999 - percent	4.5%	4.1%	4.0%
	\$10k to \$24999 - percent	6.3%	6.1%	5.9%
	\$25k to \$49999 - percent	6.8%	6.8%	6.7%
	\$50k to \$99999 - percent	10.2%	10.3%	10.3%
	\$100k to \$249999 - percent	18.2%	18.6%	19.0%
	\$250k to \$499999 - percent	13.6%	14.1%	14.5%
	\$500k+ - percent	15.4%	16.4%	17.0%
	Median HH Wealth	\$85,702	\$95,605	\$103,162
	Avg HH Wealth	\$248,129	\$260,844	\$268,888
<b>Economic Viability</b>	Economic Viability Local	292	294	295
	Economic Viability Indexed	105	106	107
<b>Occupation (Employed Civilians Age 16+)</b>	Employed Civilian Pop 16+ by Occupation	2,968	14,271	25,186
	Managerial/Executive	19.8%	17.7%	18.3%
	Professional Specialty	16.5%	19.0%	19.4%
	Healthcare Support	1.3%	1.8%	1.6%
	Sales	12.8%	14.7%	15.2%
	Office & Administrative Support	10.8%	7.5%	9.1%
	Protective Service	2.2%	2.2%	1.6%
	Food Preparation	10.0%	11.9%	9.9%
	Building Maintenance & Cleaning	5.7%	6.1%	5.1%
	Personal Care	5.2%	2.6%	2.6%
	Farming, Fishing, & Forestry	0.1%	0.1%	0.1%
	Construction	8.3%	8.2%	8.6%
	Production & Transportation	7.2%	8.0%	8.5%
	Percent White Collar Workers	61.2%	60.7%	63.6%
	Percent Blue Collar Workers	38.8%	39.3%	36.4%

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	Agriculture/Mining/Construction	10.2%	9.5%	10.1%
	Manufacturing	4.8%	3.6%	4.5%
	Transportation	4.3%	5.8%	4.7%
	Information	2.9%	4.0%	3.6%
	Wholesale/Retail	21.4%	16.0%	15.6%
	Finance, Insurance, Real Estate	4.5%	7.0%	7.7%
	Professional Services	3.0%	5.3%	6.5%
	Management Services	0.0%	0.1%	0.1%
	Administrative/Waste Services	6.9%	7.2%	6.3%
	Educational Services	19.8%	17.0%	17.9%
	Entertainment Services	16.2%	18.7%	16.7%
	Other Professional Services	5.5%	4.5%	4.4%
	Public Administration	0.5%	1.4%	1.7%
<b>Vehicles per HH</b>	No Vehicles	6.6%	3.8%	2.4%
	1 Vehicle	35.1%	31.5%	28.3%
	2 Vehicles	47.1%	48.6%	52.0%
	3 or more vehicles	11.2%	16.1%	17.3%
	Average Number of Vehicles	1.65	1.81	1.90
<b>Change</b>	Births (last 12 months)	62	279	480
	Deaths (last 12 months)	62	305	613
	Migration (last 12 months)	8	219	449
<b>Work place</b>	Workplace Establishments	536	1,375	1,971
	Workplace Employees (FTE)	3,657	9,815	14,140