

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 35.29601 Longitude: -80.747734

The Commons at Chancellor Park Charlotte, NC		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population	Current Year Estimated Population	55,596	195,240	771,229
	Population Est 25Q1	56,045	195,898	764,179
	Population Est 24Q4	55,134	193,204	757,274
	Population Est 24Q3	53,873	189,350	749,735
	Population Est 24Q2	53,402	187,660	743,202
	Population Est 24Q1	53,061	185,711	736,344
	Population Est 23Q4	52,137	182,946	728,737
	Population Est 23Q3	51,484	180,412	721,822
	Population Est 23Q2	51,123	179,211	718,404
	Population Fcst	63,134	221,187	837,861
	2010 Census Population	33,256	137,036	551,447
	2000 Census Population	25,386	97,378	419,395
	1990 Census Population	15,497	61,969	321,136
	Current Year Daytime Population	95,837	230,647	939,532
	Average Seasonal Population	454	710	3,509
	Historical Annual Growth, 1990 – 2000	5.06%	4.62%	2.71%
	Historical Annual Growth, 2000 – 2010	2.74%	3.48%	2.78%
	Estimated Annual Growth, 2010 – CY	3.61%	2.47%	2.34%
	Projected Annual Growth, CY to Y5	2.58%	2.53%	1.67%
	Group Qtrs Est	6,028	6,422	13,961
Transient Est Average Last 4 Qtrs	7,616	13,441	56,100	
Households	Current Year Estimated Households	20,658	74,633	308,459
	Households Est 25Q1	20,834	74,842	304,634
	Households Est 24Q4	20,405	73,724	301,759
	Households Est 24Q3	19,832	72,093	298,645
	Households Est 24Q2	19,639	71,434	295,938
	Households Est 24Q1	19,499	70,674	293,081
	Households Est 23Q4	19,102	69,569	289,922
	Households Est 23Q3	18,825	68,560	287,159
	Households Est 23Q2	18,667	68,068	285,809
	Households Fcst	23,970	85,174	336,790
	2010 Census Households	12,199	51,908	211,174
	2000 Census Households	8,533	35,916	161,482
	1990 Census Households	4,832	21,887	125,007
	Historical Annual Growth, 1990 – 2000	5.85%	5.08%	2.59%
	Historical Annual Growth, 2000 – 2010	3.64%	3.75%	2.72%
	Estimated Annual Growth, 2010 – CY	3.70%	2.54%	2.65%
	Projected Annual Growth, CY to Y5	3.02%	2.68%	1.77%
	Population per Household	2.40	2.53	2.46

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The Commons at Chancellor Park Charlotte, NC		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income	HH Income \$500,000 or more	1.1%	1.7%	2.7%
	HH Income \$250,000 to \$499,999	1.4%	2.0%	3.2%
	HH Income \$200,000 to \$249,999	3.2%	4.7%	7.5%
	HH Income \$175,000 to \$199,999	2.1%	3.6%	4.6%
	HH Income \$150,000 to \$174,999	3.6%	5.1%	6.0%
	HH Income \$100,000 to 149,999	15.5%	17.4%	18.3%
	HH Income \$75,000 to 99,999	14.0%	14.8%	13.6%
	HH Income \$50,000 to 74,999	19.1%	20.1%	17.2%
	HH Income \$35,000 to 49,999	14.2%	11.8%	10.0%
	HH Income \$25,000 to 34,999	6.1%	5.4%	5.6%
	HH Income \$15,000 to 24,999	6.7%	5.6%	5.3%
	HH Income \$0 to 14,999	12.9%	7.9%	6.1%
	Average Household Income	\$79,292	\$95,784	\$119,340
	Median Household Income	\$62,632	\$74,068	\$85,295
	Per Capita Income	\$30,441	\$36,945	\$48,222
	Average Disposable Income	\$65,842	\$77,312	\$88,884
	Median Disposable Income	\$53,977	\$63,433	\$72,908
	Discretionary HH Income Over \$150,000	0.8%	4.4%	9.4%
	Discretionary HH Income \$125,000 to \$149,999	3.9%	4.2%	5.7%
	Discretionary HH Income \$100,000 to \$124,999	3.6%	6.0%	7.7%
	Discretionary HH Income \$75,000 to \$99,999	8.3%	10.1%	11.9%
	Discretionary HH Income \$50,000 to \$74,999	15.5%	19.0%	18.7%
	Discretionary HH Income \$25,000 to \$49,999	31.2%	30.5%	25.3%
	Discretionary HH Income Under \$25,000	36.7%	25.9%	21.2%
	Average Discretionary HH Income	\$43,112	\$54,475	\$66,686
	Median Discretionary HH Income	\$33,920	\$44,303	\$54,059
	Householder White – Count	5,127	17,615	119,026
	Median HH Income	\$65,262	\$90,589	\$113,501
	Average HH Income	\$72,421	\$97,874	\$115,979
	Householder Black or African-American – Count	9,636	36,845	114,301
	Median HH Income	\$59,488	\$67,489	\$66,072
	Average HH Income	\$73,945	\$80,437	\$78,391
	Householder Hispanic – Count	2,628	9,911	36,414
Median HH Income	\$57,137	\$67,979	\$72,621	
Average HH Income	\$68,555	\$77,034	\$83,975	
Householder Asian or Pacific Islander – Count	1,697	4,891	15,701	
Median HH Income	\$86,018	\$101,415	\$118,967	
Average HH Income	\$86,839	\$100,929	\$117,846	
Householder Other or Pacific Islander – Count	1,570	5,371	23,017	
Median HH Income	\$65,365	\$75,097	\$80,965	
Average HH Income	\$69,446	\$84,991	\$92,222	

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Gender	Male Population	27,893	94,438	372,902
	Female Population	27,703	100,802	398,327
Total Population by Age	Count of Pop 0 to 4 years	4,065	13,812	54,377
	Count of Pop 0 to 7 years	4,893	17,919	71,462
	Count of Pop 5 - 13	4,923	20,433	82,366
	Count of Pop 14 - 18	4,335	11,759	41,904
	Count of Pop 19 - 22	6,099	13,503	42,969
	Count of Pop 22 - 25	5,301	10,739	31,859
	Count of Pop 25 - 29	4,999	15,056	54,064
	Count of Pop 30 - 34	6,406	18,280	71,505
	Count of Pop 35 - 39	4,720	16,012	65,217
	Count of Pop 40 - 44	3,077	13,201	55,458
	Count of Pop 45 - 59	6,454	32,451	138,564
	Count of Pop 60 - 74	4,067	22,513	97,649
	Count of Pop 75 - 84	927	6,160	28,205
	Count of Pop 85+	223	1,321	7,090
	% of Pop 0 to 4 years	7.3%	7.1%	7.1%
	% of Pop 0 to 7 years	8.8%	9.2%	9.3%
	% of Pop 5 - 13	8.9%	10.5%	10.7%
	% of Pop 14 - 18	7.8%	6.0%	5.4%
	% of Pop 19 - 22	11.0%	6.9%	5.6%
	% of Pop 22 - 25	9.5%	5.5%	4.1%
	% of Pop 25 - 29	9.0%	7.7%	7.0%
	% of Pop 30 - 34	11.5%	9.4%	9.3%
	% of Pop 35 - 39	8.5%	8.2%	8.5%
	% of Pop 40 - 44	5.5%	6.8%	7.2%
	% of Pop 45 - 59	11.6%	16.6%	18.0%
	% of Pop 60 - 74	7.3%	11.5%	12.7%
	% of Pop 75 - 84	1.7%	3.2%	3.7%
	% of Pop 85+	0.4%	0.7%	0.9%
Median Age	28.1	33.4	35.5	
Average Age	31.1	35.4	36.9	
Male Population by Age	% of Pop 0 to 4 years	7.5%	7.5%	7.5%
	% of Pop 5 - 13	9.1%	11.0%	11.2%
	% of Pop 14 - 18	7.8%	6.3%	5.7%
	% of Pop 19 - 22	11.3%	7.3%	5.9%
	% of Pop 22 - 25	9.9%	5.9%	4.4%
	% of Pop 25 - 29	9.3%	8.1%	7.2%
	% of Pop 30 - 34	12.0%	9.5%	9.3%
	% of Pop 35 - 39	8.6%	8.3%	8.6%
	% of Pop 40 - 44	5.8%	6.8%	7.2%
	% of Pop 45 - 59	10.7%	15.6%	17.6%
	% of Pop 75 - 84	1.4%	2.6%	3.1%
	% of Pop 60 - 74	6.5%	10.6%	11.9%
	% of Pop 85+	0.2%	0.4%	0.6%
	Median Age	27.4	32.1	34.4
Average Age	30.2	34.1	35.7	

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	% of Pop 0 to 4 years	7.2%	6.7%	6.7%
	% of Pop 5 - 13	8.6%	10.0%	10.2%
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	% of Pop 40 - 44	5.3%	6.7%	7.2%
	% of Pop 45 - 59	12.5%	17.5%	18.3%
	% of Pop 60 - 74	8.1%	12.4%	13.4%
	% of Pop 75 - 84	2.0%	3.7%	4.2%
	% of Pop 85+	0.6%	0.9%	1.2%
	Median Age	28.8	34.6	36.6
Average Age	31.9	36.6	38.0	
Race	Count of White	15,730	48,772	286,131
	Count of Black or African-American	23,632	95,042	301,557
	Count of Asian or Pacific Islander	5,714	15,288	48,283
	Count of Other races	10,520	36,139	135,258
	White	28.3%	25.0%	37.1%
	Black or African American	42.5%	48.7%	39.1%
	Asian	10.3%	7.8%	6.3%
	Other Races	18.9%	18.5%	17.5%
Language Spoken	Speak English at Home	76.3%	75.6%	78.2%
	Speak Spanish at Home	12.7%	14.2%	13.4%
	Speak French or French Creole at Home	1.7%	1.8%	1.1%
	Speak German at Home	0.1%	0.1%	0.2%
	Speak Other Indo-European Languages at Home	2.3%	2.0%	1.9%
	Speak Russian and Other Slavic Languages at Home	0.2%	0.3%	0.4%
	Speak Chinese at Home	0.7%	0.5%	0.4%
	Speak Korean at Home	0.2%	0.1%	0.1%
	Speak Vietnamese at Home	0.4%	0.5%	0.5%
	Speak Other Asian Languages at Home	2.9%	2.5%	2.0%
	Speak Tagalog and Other Pacific Languages at Home	0.0%	0.1%	0.2%
	Speak Other Language at Home	2.4%	2.3%	1.6%
Hispanic	Hispanic Population	9,643	33,727	123,748
	Hispanic Population Percent	17.3%	17.3%	16.0%
	Mexican	50.8%	44.0%	41.3%
	Puerto Rican	6.4%	6.6%	8.1%
	Cuban	2.3%	2.2%	3.5%
	Dominican	5.3%	5.4%	4.3%
	Central American	21.9%	30.0%	30.7%
	South American	10.0%	7.1%	7.8%
	Other Hispanic	3.3%	4.7%	4.3%
	2000 Hispanic Population Percent	13%	9%	7%
	1990 Hispanic Population Percent	2%	1%	1%

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Ancestry	American (percent of total population)	2.8%	2.5%	2.9%
	American	2.1%	2.0%	2.5%
	Native American (ie. Indian/Eskimo)	0.6%	0.4%	0.3%
	Hawaiian/Pacific Islander	0.1%	0.1%	0.1%
	Asian (percent of total population)	9.5%	6.9%	5.1%
	Chinese	1.7%	0.9%	0.7%
	Japanese	0.1%	0.1%	0.0%
	Korean	0.5%	0.2%	0.2%
	South Central Asian (ie. Indian)	6.3%	4.5%	3.0%
	South East Asian (ie. Vietnamese)	0.4%	0.8%	0.8%
	Other Asian	0.4%	0.4%	0.4%
	European (percent of total population)	6.2%	5.3%	12.3%
	British	1.1%	1.1%	2.9%
	Dutch	0.1%	0.1%	0.2%
	French	0.2%	0.2%	0.4%
	German	1.3%	1.2%	2.5%
	Italian	0.5%	0.5%	1.1%
	Polish	0.3%	0.2%	0.4%
	Scandinavian	0.2%	0.2%	0.4%
	Scotch/Irish	1.9%	1.4%	3.3%
Other European (ie. Greek/Russian)	0.6%	0.6%	1.2%	
Middle Eastern	0.5%	0.4%	0.3%	
Other Ancestry	15.5%	13.7%	14.5%	
Unclassified Ancestry	5.1%	4.8%	8.8%	
Education (Age 25+)	Adult Population (25 Years or Older)	30,872	124,993	517,753
	Elementary (0 to 8)	5.7%	6.8%	5.6%
	Some High School (9 to 11)	3.0%	5.2%	5.5%
	High School Graduate (12)	19.1%	17.8%	18.7%
	Some College (13 to 16)	21.2%	20.2%	18.6%
	Associates Degree Only	11.1%	11.4%	9.1%
	Bachelors Degree Only	25.1%	25.5%	27.6%
	Graduate Degree	14.7%	13.1%	15.0%
	% College (4+)	39.8%	38.6%	42.5%
Household Type	Total Households – count	20,658	74,633	308,459
	One Person HHs – count	6,522	21,851	97,345
	Family HHs – count	10,338	44,702	179,987
	Married Couple – count	6,213	27,089	116,974
	w/own children – count	2,734	11,514	48,745
	w/out own children – count	3,478	15,576	68,230
	Male Householder – count	852	4,428	15,657
	Female Householder – count	3,273	13,185	47,356
	Non-Family Households – count	3,798	8,080	31,127
	1 Person Household	31.6%	29.3%	31.6%
	2 Person Household	31.6%	30.6%	30.9%
	3 Person Household	16.3%	17.0%	15.6%
	4 Person Household	13.0%	13.1%	12.4%
	5 Person Household	4.4%	5.9%	5.7%
6 Person Household	2.1%	2.6%	2.4%	
7+ Person Household	1.0%	1.5%	1.4%	
% Households With Children	25.4%	28.0%	26.7%	

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Housing	Total Housing Units	22,614	79,752	331,654
	Owner Occupied Percent	31.6%	45.1%	50.1%
	Renter Occupied Percent	59.8%	48.5%	42.9%
	Vacant Housing Percent	8.7%	6.4%	7.0%
	Total Housing Units (Census 2000)	9,530	38,527	172,846
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	0.5%	1.7%	5.2%
	Property Value \$750,000 to \$999,999	0.6%	3.6%	6.9%
	Property Value \$500,000 to \$749,999	8.1%	16.4%	19.1%
	Property Value \$400,000 to \$499,999	9.9%	15.6%	15.7%
	Property Value \$300,000, to \$399,999	20.4%	22.3%	19.2%
	Property Value \$200,000 to \$299,999	27.6%	21.3%	17.3%
	Property Value \$150,000 to \$199,999	12.5%	7.7%	5.6%
	Property Value \$100,000 to \$149,999	6.9%	5.1%	4.1%
	Property Value \$60,000 to \$99,999	4.2%	1.9%	1.7%
	Property Value \$40,000 to \$59,999	2.7%	1.1%	0.8%
	Property Value \$0 to \$39,999	6.5%	3.2%	2.4%
	Median Home Value	\$261,199	\$343,727	\$394,353
Wealth per Household	\$0 and under - percent	20.8%	19.2%	18.4%
	\$1 to \$4999 - percent	10.7%	9.6%	9.0%
	\$5k to \$9999 - percent	5.6%	5.1%	4.8%
	\$10k to \$24999 - percent	7.2%	6.8%	6.6%
	\$25k to \$49999 - percent	6.9%	6.9%	6.9%
	\$50k to \$99999 - percent	9.8%	10.0%	10.0%
	\$100k to \$249999 - percent	16.0%	17.0%	17.3%
	\$250k to \$499999 - percent	11.1%	12.1%	12.6%
	\$500k+ - percent	11.9%	13.3%	14.2%
	Median HH Wealth	\$45,294	\$61,941	\$71,299
	Avg HH Wealth	\$200,385	\$219,793	\$232,062
	Economic Viability	Economic Viability Local	287	285
Economic Viability Indexed		103	103	106
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	29,074	105,446	424,231
	Managerial/Executive	15.6%	17.4%	21.1%
	Professional Specialty	24.7%	22.5%	23.5%
	Healthcare Support	1.7%	2.4%	2.3%
	Sales	8.8%	8.7%	9.7%
	Office & Administrative Support	11.4%	12.5%	10.6%
	Protective Service	2.0%	1.9%	1.5%
	Food Preparation	7.3%	5.1%	4.6%
	Building Maintenance & Cleaning	3.0%	3.3%	3.2%
	Personal Care	3.8%	2.9%	2.3%
	Farming, Fishing, & Forestry	0.0%	0.1%	0.2%
	Construction	7.0%	7.6%	7.7%
	Production & Transportation	14.7%	15.7%	13.3%
	Percent White Collar Workers	62.2%	63.5%	67.2%
	Percent Blue Collar Workers	37.8%	36.5%	32.8%

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	Agriculture/Mining/Construction	5.9%	7.3%	7.9%
	Manufacturing	7.2%	7.2%	7.4%
	Transportation	11.0%	9.7%	7.8%
	Information	1.7%	1.7%	1.9%
	Wholesale/Retail	11.9%	12.0%	12.9%
	Finance, Insurance, Real Estate	9.8%	11.8%	12.9%
	Professional Services	8.4%	7.4%	9.6%
	Management Services	0.0%	0.1%	0.2%
	Administrative/Waste Services	5.3%	5.9%	5.3%
	Educational Services	17.7%	19.5%	18.6%
	Entertainment Services	11.3%	8.9%	8.5%
	Other Professional Services	6.6%	5.3%	4.4%
	Public Administration	2.9%	3.2%	2.5%
Vehicles per HH	No Vehicles	9.1%	6.5%	6.7%
	1 Vehicle	51.2%	44.2%	41.5%
	2 Vehicles	25.0%	30.9%	34.8%
	3 or more vehicles	14.7%	18.4%	17.1%
	Average Number of Vehicles	1.50	1.69	1.69
Change	Births (last 12 months)	925	2,732	10,093
	Deaths (last 12 months)	198	1,105	4,967
	Migration (last 12 months)	1,472	5,987	23,056
Work place	Workplace Establishments	1,583	4,784	27,165
	Workplace Employees (FTE)	28,843	71,324	378,919