

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 35.578878 Longitude: -77.382984

University Commons - Greenville Greenville, NC		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population	Current Year Estimated Population	35,794	109,340	158,035
	Population Est 25Q1	35,691	108,912	157,330
	Population Est 24Q4	35,519	108,399	156,558
	Population Est 24Q3	34,968	107,602	155,389
	Population Est 24Q2	34,430	106,133	153,382
	Population Est 24Q1	34,162	105,452	152,448
	Population Est 23Q4	34,032	105,219	152,099
	Population Est 23Q3	33,733	104,385	150,919
	Population Est 23Q2	33,709	104,305	150,519
	Population Fcst	37,478	113,836	164,915
	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	35,684	148,929	188,760
	Average Seasonal Population	257	953	1,407
	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	0.90%	0.79%	0.78%
	Projected Annual Growth, CY to Y5	0.92%	0.81%	0.86%
	Group Qtrs Est	1,351	4,597	4,944
Transient Est Average Last 4 Qtrs	1,807	4,009	4,277	
Households	Current Year Estimated Households	15,672	46,757	65,514
	Households Est 25Q1	15,616	46,548	65,192
	Households Est 24Q4	15,540	46,312	64,857
	Households Est 24Q3	15,283	45,952	64,354
	Households Est 24Q2	15,026	45,252	63,447
	Households Est 24Q1	14,907	44,956	63,055
	Households Est 23Q4	14,846	44,860	62,909
	Households Est 23Q3	14,725	44,502	62,421
	Households Est 23Q2	14,719	44,480	62,268
	Households Fcst	16,434	48,732	68,420
	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	1.12%	0.96%	0.94%
	Projected Annual Growth, CY to Y5	0.95%	0.83%	0.87%
	Population per Household	2.20	2.24	2.34

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 35.578878 Longitude: -77.382984

University Commons - Greenville Greenville, NC		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income	HH Income \$500,000 or more	2.0%	1.6%	1.5%
	HH Income \$250,000 to \$499,999	2.4%	1.9%	1.9%
	HH Income \$200,000 to \$249,999	5.6%	4.4%	4.3%
	HH Income \$175,000 to \$199,999	2.8%	2.6%	2.9%
	HH Income \$150,000 to \$174,999	4.7%	4.4%	4.6%
	HH Income \$100,000 to 149,999	13.4%	15.0%	16.3%
	HH Income \$75,000 to 99,999	13.2%	14.1%	14.2%
	HH Income \$50,000 to 74,999	16.6%	17.7%	17.3%
	HH Income \$35,000 to 49,999	12.4%	12.9%	12.5%
	HH Income \$25,000 to 34,999	7.3%	6.5%	6.8%
	HH Income \$15,000 to 24,999	7.1%	6.7%	6.6%
	HH Income \$0 to 14,999	12.4%	12.3%	11.1%
	Average Household Income	\$93,442	\$89,817	\$91,727
	Median Household Income	\$66,290	\$66,050	\$68,383
	Per Capita Income	\$41,113	\$38,724	\$38,276
	Average Disposable Income	\$73,532	\$70,526	\$72,043
	Median Disposable Income	\$56,855	\$56,658	\$58,588
	Discretionary HH Income Over \$150,000	6.5%	4.9%	5.1%
	Discretionary HH Income \$125,000 to \$149,999	4.3%	3.5%	3.6%
	Discretionary HH Income \$100,000 to \$124,999	5.8%	5.3%	5.8%
	Discretionary HH Income \$75,000 to \$99,999	7.8%	9.2%	10.0%
	Discretionary HH Income \$50,000 to \$74,999	16.5%	17.5%	18.2%
	Discretionary HH Income \$25,000 to \$49,999	26.7%	27.7%	27.1%
	Discretionary HH Income Under \$25,000	32.4%	32.0%	30.2%
	Average Discretionary HH Income	\$54,227	\$51,516	\$53,495
	Median Discretionary HH Income	\$41,194	\$40,183	\$42,343
	Householder White – Count	7,390	23,687	34,072
	Median HH Income	\$86,563	\$79,546	\$82,189
	Average HH Income	\$97,765	\$90,002	\$91,448
	Householder Black or African-American – Count	6,930	18,162	23,535
	Median HH Income	\$50,673	\$54,569	\$54,591
	Average HH Income	\$58,144	\$61,535	\$62,756
	Householder Hispanic – Count	467	1,705	3,348
	Median HH Income	\$87,124	\$59,883	\$68,000
Average HH Income	\$96,791	\$83,020	\$80,287	
Householder Asian or Pacific Islander – Count	244	797	943	
Median HH Income	\$121,024	\$75,216	\$85,744	
Average HH Income	\$114,217	\$87,999	\$96,193	
Householder Other or Pacific Islander – Count	642	2,407	3,616	
Median HH Income	\$77,428	\$60,568	\$64,066	
Average HH Income	\$93,929	\$78,346	\$78,250	

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 35.578878 Longitude: -77.382984

University Commons - Greenville Greenville, NC		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Gender	Male Population	16,353	50,645	74,149
	Female Population	19,441	58,695	83,886
Total Population by Age	Count of Pop 0 to 4 years	2,294	6,847	9,442
	Count of Pop 0 to 7 years	3,121	9,197	12,908
	Count of Pop 5 - 13	3,711	11,166	16,566
	Count of Pop 14 - 18	2,439	7,442	10,331
	Count of Pop 19 - 22	2,602	8,865	11,809
	Count of Pop 22 - 25	1,870	7,075	9,252
	Count of Pop 25 - 29	2,089	6,038	8,716
	Count of Pop 30 - 34	2,939	9,135	11,755
	Count of Pop 35 - 39	2,621	7,662	10,612
	Count of Pop 40 - 44	2,091	6,566	9,695
	Count of Pop 45 - 59	5,636	16,993	26,304
	Count of Pop 60 - 74	5,254	14,921	23,409
	Count of Pop 75 - 84	1,804	5,138	7,969
	Count of Pop 85+	443	1,492	2,176
	% of Pop 0 to 4 years	6.4%	6.3%	6.0%
	% of Pop 0 to 7 years	8.7%	8.4%	8.2%
	% of Pop 5 - 13	10.4%	10.2%	10.5%
	% of Pop 14 - 18	6.8%	6.8%	6.5%
	% of Pop 19 - 22	7.3%	8.1%	7.5%
	% of Pop 22 - 25	5.2%	6.5%	5.9%
	% of Pop 25 - 29	5.8%	5.5%	5.5%
	% of Pop 30 - 34	8.2%	8.4%	7.4%
	% of Pop 35 - 39	7.3%	7.0%	6.7%
	% of Pop 40 - 44	5.8%	6.0%	6.1%
	% of Pop 45 - 59	15.7%	15.5%	16.6%
	% of Pop 60 - 74	14.7%	13.6%	14.8%
	% of Pop 75 - 84	5.0%	4.7%	5.0%
% of Pop 85+	1.2%	1.4%	1.4%	
Median Age	34.9	34.0	35.5	
Average Age	37.6	37.0	38.0	
Male Population by Age	% of Pop 0 to 4 years	7.2%	6.9%	6.5%
	% of Pop 5 - 13	11.2%	11.1%	11.3%
	% of Pop 14 - 18	7.1%	7.1%	6.9%
	% of Pop 19 - 22	7.6%	8.4%	7.8%
	% of Pop 22 - 25	5.6%	6.7%	6.1%
	% of Pop 25 - 29	5.9%	5.6%	5.6%
	% of Pop 30 - 34	8.1%	8.3%	7.4%
	% of Pop 35 - 39	7.5%	7.0%	6.7%
	% of Pop 40 - 44	5.6%	5.9%	6.0%
	% of Pop 45 - 59	15.3%	15.3%	16.4%
	% of Pop 75 - 84	4.6%	4.2%	4.6%
	% of Pop 60 - 74	13.3%	12.7%	13.9%
	% of Pop 85+	0.8%	0.9%	0.9%
	Median Age	33.3	32.5	34.0
Average Age	36.1	35.6	36.6	

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 35.578878 Longitude: -77.382984

University Commons - Greenville Greenville, NC		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
	% of Pop 0 to 4 years	5.8%	5.7%	5.5%
	% of Pop 5 - 13	9.6%	9.4%	9.8%
	% of Pop 14 - 18	6.6%	6.5%	6.3%
	% of Pop 19 - 22	7.0%	7.9%	7.2%
	% of Pop 22 - 25	4.9%	6.3%	5.6%
	% of Pop 25 - 29	5.8%	5.5%	5.4%
	% of Pop 30 - 34	8.3%	8.4%	7.5%
	% of Pop 35 - 39	7.1%	7.0%	6.7%
	% of Pop 40 - 44	6.0%	6.1%	6.3%
	% of Pop 45 - 59	16.1%	15.8%	16.9%
	% of Pop 60 - 74	15.8%	14.5%	15.6%
	% of Pop 75 - 84	5.4%	5.2%	5.5%
	% of Pop 85+	1.6%	1.8%	1.8%
	Median Age	36.5	35.2	37.0
Average Age	38.9	38.2	39.2	
Race	Count of White	16,266	55,086	82,298
	Count of Black or African-American	16,216	42,658	57,092
	Count of Asian or Pacific Islander	765	2,511	3,116
	Count of Other races	2,547	9,085	15,529
	White	45.4%	50.4%	52.1%
	Black or African American	45.3%	39.0%	36.1%
	Asian	2.1%	2.3%	2.0%
	Other Races	7.1%	8.3%	9.8%
Language Spoken	Speak English at Home	94.8%	94.2%	92.0%
	Speak Spanish at Home	2.4%	3.0%	5.3%
	Speak French or French Creole at Home	0.3%	0.2%	0.2%
	Speak German at Home	0.1%	0.2%	0.2%
	Speak Other Indo-European Languages at Home	0.1%	0.2%	0.2%
	Speak Russian and Other Slavic Languages at Home	0.1%	0.2%	0.2%
	Speak Chinese at Home	0.5%	0.4%	0.3%
	Speak Korean at Home	0.0%	0.0%	0.1%
	Speak Vietnamese at Home	0.1%	0.0%	0.0%
	Speak Other Asian Languages at Home	1.0%	0.8%	0.7%
	Speak Tagalog and Other Pacific Languages at Home	0.2%	0.1%	0.2%
	Speak Other Language at Home	0.5%	0.7%	0.6%
Hispanic	Hispanic Population	1,531	5,657	11,113
	Hispanic Population Percent	4.3%	5.2%	7.0%
	Mexican	38.7%	51.7%	67.4%
	Puerto Rican	26.3%	21.0%	13.8%
	Cuban	3.5%	3.5%	3.5%
	Dominican	0.9%	0.5%	0.3%
	Central American	6.8%	6.3%	4.7%
	South American	21.4%	13.8%	7.3%
	Other Hispanic	2.5%	3.1%	2.9%
	2000 Hispanic Population Percent	2%	2%	3%
	1990 Hispanic Population Percent	1%	1%	1%

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 35.578878 Longitude: -77.382984

University Commons - Greenville Greenville, NC		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Ancestry	American (percent of total population)	2.8%	3.1%	3.9%
	American	2.6%	2.8%	3.6%
	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)	1.4%	1.8%	1.5%
	Chinese	0.6%	0.5%	0.5%
	Japanese	0.0%	0.2%	0.2%
	Korean	0.0%	0.2%	0.2%
	South Central Asian (ie. Indian)	0.6%	0.6%	0.5%
	South East Asian (ie. Vietnamese)	0.1%	0.2%	0.1%
	Other Asian	0.0%	0.1%	0.1%
	European (percent of total population)	15.0%	16.7%	16.4%
	British	4.6%	5.5%	5.7%
	Dutch	0.2%	0.2%	0.2%
	French	0.5%	0.5%	0.4%
	German	2.4%	2.7%	2.6%
	Italian	0.7%	0.9%	0.8%
	Polish	0.5%	0.5%	0.5%
	Scandinavian	0.3%	0.4%	0.4%
	Scotch/Irish	4.7%	4.5%	4.3%
Other European (ie. Greek/Russian)	1.3%	1.6%	1.4%	
Middle Eastern	0.2%	0.3%	0.3%	
Other Ancestry	12.2%	13.2%	14.1%	
Unclassified Ancestry	18.3%	20.3%	20.2%	
Education (Age 25+)	Adult Population (25 Years or Older)	22,878	67,945	100,635
	Elementary (0 to 8)	1.8%	2.5%	2.9%
	Some High School (9 to 11)	4.1%	4.6%	5.4%
	High School Graduate (12)	23.9%	21.9%	23.0%
	Some College (13 to 16)	18.1%	18.4%	19.1%
	Associates Degree Only	13.1%	13.0%	12.9%
	Bachelors Degree Only	21.9%	21.8%	21.0%
	Graduate Degree	17.1%	18.0%	15.7%
	% College (4+)	39.0%	39.8%	36.7%
Household Type	Total Households – count	15,672	46,757	65,514
	One Person HHs – count	5,875	16,583	21,237
	Family HHs – count	7,784	23,814	36,957
	Married Couple – count	4,328	14,093	23,690
	w/own children – count	1,577	5,602	9,641
	w/out own children – count	2,751	8,491	14,049
	Male Householder – count	498	2,036	3,046
	Female Householder – count	2,958	7,685	10,221
	Non-Family Households – count	2,013	6,360	7,320
	1 Person Household	37.5%	35.5%	32.4%
	2 Person Household	32.0%	32.3%	32.5%
	3 Person Household	14.6%	15.1%	16.0%
	4 Person Household	9.9%	10.8%	11.7%
	5 Person Household	3.9%	4.2%	4.8%
	6 Person Household	1.4%	1.4%	1.7%
7+ Person Household	0.7%	0.8%	0.9%	
% Households With Children	23.9%	23.9%	26.0%	

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 35.578878 Longitude: -77.382984

University Commons - Greenville Greenville, NC		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Housing	Total Housing Units	17,277	52,942	73,366
	Owner Occupied Percent	37.3%	38.7%	45.5%
	Renter Occupied Percent	53.4%	49.6%	43.8%
	Vacant Housing Percent	9.3%	11.7%	10.7%
	Total Housing Units (Census 2000)	12,212	33,358	47,871
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	1.0%	0.9%	1.1%
	Property Value \$750,000 to \$999,999	4.1%	2.7%	2.6%
	Property Value \$500,000 to \$749,999	15.5%	10.5%	9.7%
	Property Value \$400,000 to \$499,999	13.4%	11.6%	10.7%
	Property Value \$300,000, to \$399,999	15.2%	19.2%	17.7%
	Property Value \$200,000 to \$299,999	23.3%	25.9%	25.3%
	Property Value \$150,000 to \$199,999	13.1%	13.5%	12.9%
	Property Value \$100,000 to \$149,999	9.1%	9.2%	10.6%
	Property Value \$60,000 to \$99,999	3.4%	3.1%	3.8%
	Property Value \$40,000 to \$59,999	0.6%	0.9%	1.4%
	Property Value \$0 to \$39,999	1.3%	2.4%	3.8%
	Median Home Value	\$296,257	\$279,566	\$267,527
Wealth per Household	\$0 and under - percent	19.7%	19.7%	19.0%
	\$1 to \$4999 - percent	10.1%	10.1%	9.6%
	\$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%	6.9%	6.9%
	\$50k to \$99999 - percent	9.8%	9.9%	10.0%
	\$100k to \$249999 - percent	16.7%	16.7%	17.1%
	\$250k to \$499999 - percent	11.8%	11.8%	12.2%
	\$500k+ - percent	12.9%	12.9%	13.3%
	Median HH Wealth	\$56,447	\$55,871	\$63,023
	Avg HH Wealth	\$214,773	\$213,754	\$220,506
Economic Viability	Economic Viability Local	254	251	249
	Economic Viability Indexed	92	91	90
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	17,959	55,360	78,687
	Managerial/Executive	13.8%	13.9%	14.7%
	Professional Specialty	30.8%	32.3%	30.9%
	Healthcare Support	5.2%	5.2%	4.7%
	Sales	10.5%	9.4%	8.8%
	Office & Administrative Support	10.3%	9.5%	9.6%
	Protective Service	1.6%	1.6%	1.8%
	Food Preparation	7.9%	7.0%	6.7%
	Building Maintenance & Cleaning	4.5%	3.2%	2.9%
	Personal Care	2.6%	2.4%	2.1%
	Farming, Fishing, & Forestry	0.0%	0.2%	0.2%
	Construction	3.1%	4.0%	5.6%
	Production & Transportation	9.9%	11.3%	12.2%
	Percent White Collar Workers	70.5%	70.3%	68.6%
	Percent Blue Collar Workers	29.5%	29.7%	31.4%

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 35.578878 Longitude: -77.382984

University Commons - Greenville Greenville, NC		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
	Agriculture/Mining/Construction	2.0%	3.7%	5.6%
	Manufacturing	6.3%	8.0%	9.3%
	Transportation	5.9%	4.9%	5.1%
	Information	1.3%	1.3%	1.7%
	Wholesale/Retail	14.3%	13.6%	12.5%
	Finance, Insurance, Real Estate	6.4%	5.8%	6.1%
	Professional Services	6.0%	5.3%	4.8%
	Management Services	0.0%	0.0%	0.0%
	Administrative/Waste Services	3.8%	3.6%	3.3%
	Educational Services	36.6%	35.5%	33.9%
	Entertainment Services	11.0%	11.1%	10.4%
	Other Professional Services	3.4%	3.9%	3.7%
	Public Administration	3.1%	3.4%	3.5%
Vehicles per HH	No Vehicles	11.6%	9.3%	8.4%
	1 Vehicle	41.5%	37.8%	35.1%
	2 Vehicles	34.3%	35.9%	36.7%
	3 or more vehicles	12.6%	17.1%	19.8%
	Average Number of Vehicles	1.51	1.67	1.75
Change	Births (last 12 months)	467	1,486	2,013
	Deaths (last 12 months)	277	794	1,233
	Migration (last 12 months)	1,190	2,554	3,930
Work place	Workplace Establishments	1,264	3,129	3,992
	Workplace Employees (FTE)	14,360	43,292	55,084