

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 17, 2025



Latitude: 35.578878 Longitude: -77.382984

University Commons - Greenville Greenville, NC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
<b>Population</b>	Current Year Estimated Population	9,128	79,860	122,049
	Population Est 25Q1	9,093	79,566	121,551
	Population Est 24Q4	9,039	79,202	120,972
	Population Est 24Q3	8,969	78,567	120,086
	Population Est 24Q2	8,854	77,440	118,382
	Population Est 24Q1	8,764	76,935	117,623
	Population Est 23Q4	8,734	76,744	117,425
	Population Est 23Q3	8,681	76,149	116,461
	Population Est 23Q2	8,674	76,104	116,373
	Population Fcst	9,472	82,877	127,060
	2010 Census Population	7,991	71,881	108,254
	2000 Census Population	7,599	60,083	82,574
	1990 Census Population	6,023	45,930	63,205
	Current Year Daytime Population	11,641	122,387	155,899
	Average Seasonal Population	68	656	1,075
	Historical Annual Growth, 1990 – 2000	2.35%	2.72%	2.71%
	Historical Annual Growth, 2000 – 2010	0.50%	1.81%	2.74%
	Estimated Annual Growth, 2010 – CY	0.92%	0.73%	0.83%
	Projected Annual Growth, CY to Y5	0.74%	0.74%	0.81%
	Group Qtrs Est	5	3,985	4,724
Transient Est Average Last 4 Qtrs	713	3,457	4,119	
<b>Households</b>	Current Year Estimated Households	4,057	34,690	51,611
	Households Est 25Q1	4,040	34,539	51,373
	Households Est 24Q4	4,017	34,368	51,111
	Households Est 24Q3	3,987	34,072	50,714
	Households Est 24Q2	3,933	33,524	49,923
	Households Est 24Q1	3,896	33,300	49,598
	Households Est 23Q4	3,881	33,214	49,515
	Households Est 23Q3	3,863	32,964	49,107
	Households Est 23Q2	3,861	32,949	49,083
	Households Fcst	4,210	36,052	53,786
	2010 Census Households	3,531	30,588	44,741
	2000 Census Households	3,407	24,573	33,312
	1990 Census Households	2,593	17,470	23,993
	Historical Annual Growth, 1990 – 2000	2.77%	3.47%	3.34%
	Historical Annual Growth, 2000 – 2010	0.36%	2.21%	2.99%
	Estimated Annual Growth, 2010 – CY	0.96%	0.87%	0.99%
	Projected Annual Growth, CY to Y5	0.74%	0.77%	0.83%
	Population per Household	2.25	2.19	2.27

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Income	HH Income \$500,000 or more	2.3%	1.6%	1.6%
	HH Income \$250,000 to \$499,999	2.7%	2.0%	1.9%
	HH Income \$200,000 to \$249,999	6.3%	4.6%	4.5%
	HH Income \$175,000 to \$199,999	3.0%	2.5%	2.7%
	HH Income \$150,000 to \$174,999	4.8%	4.2%	4.5%
	HH Income \$100,000 to 149,999	13.2%	13.7%	15.9%
	HH Income \$75,000 to 99,999	12.3%	13.8%	14.3%
	HH Income \$50,000 to 74,999	14.0%	18.0%	17.5%
	HH Income \$35,000 to 49,999	13.0%	13.0%	12.6%
	HH Income \$25,000 to 34,999	7.0%	6.8%	6.4%
	HH Income \$15,000 to 24,999	6.0%	7.0%	6.5%
	HH Income \$0 to 14,999	15.4%	12.8%	11.8%
	Average Household Income	\$94,312	\$88,016	\$91,332
	Median Household Income	\$64,933	\$64,126	\$67,940
	Per Capita Income	\$41,930	\$38,524	\$38,916
	Average Disposable Income	\$74,424	\$69,696	\$71,938
	Median Disposable Income	\$56,054	\$55,114	\$58,239
	Discretionary HH Income Over \$150,000	8.0%	4.8%	5.2%
	Discretionary HH Income \$125,000 to \$149,999	4.6%	3.5%	3.6%
	Discretionary HH Income \$100,000 to \$124,999	6.1%	4.9%	5.5%
	Discretionary HH Income \$75,000 to \$99,999	6.1%	8.2%	10.1%
	Discretionary HH Income \$50,000 to \$74,999	17.0%	16.7%	17.9%
	Discretionary HH Income \$25,000 to \$49,999	21.8%	28.8%	27.0%
	Discretionary HH Income Under \$25,000	36.6%	33.0%	30.7%
	Average Discretionary HH Income	\$54,843	\$50,204	\$53,070
	Median Discretionary HH Income	\$40,239	\$38,580	\$41,827
	Householder White – Count	1,782	17,656	26,549
	Median HH Income	\$94,279	\$77,301	\$82,246
	Average HH Income	\$102,862	\$89,334	\$91,728
	Householder Black or African-American – Count	1,999	13,639	19,390
	Median HH Income	\$44,154	\$53,081	\$55,318
	Average HH Income	\$57,025	\$59,642	\$62,445
	Householder Hispanic – Count	82	1,117	2,059
	Median HH Income	\$121,904	\$58,716	\$63,913
Average HH Income	\$114,553	\$81,985	\$82,974	
Householder Asian or Pacific Islander – Count	90	543	840	
Median HH Income	\$44,443	\$62,708	\$77,996	
Average HH Income	\$90,761	\$88,897	\$89,939	
Householder Other or Pacific Islander – Count	104	1,734	2,773	
Median HH Income	\$118,957	\$59,460	\$61,953	
Average HH Income	\$118,696	\$78,376	\$78,344	

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<b>Gender</b>	Male Population	4,220	36,646	56,787
	Female Population	4,908	43,214	65,261
<b>Total Population by Age</b>	Count of Pop 0 to 4 years	596	5,048	7,574
	Count of Pop 0 to 7 years	813	6,685	10,212
	Count of Pop 5 - 13	980	7,862	12,593
	Count of Pop 14 - 18	448	5,811	8,197
	Count of Pop 19 - 22	511	6,831	9,606
	Count of Pop 22 - 25	425	5,288	7,603
	Count of Pop 25 - 29	600	4,515	6,821
	Count of Pop 30 - 34	726	6,802	9,864
	Count of Pop 35 - 39	616	5,575	8,477
	Count of Pop 40 - 44	517	4,615	7,415
	Count of Pop 45 - 59	1,548	11,852	19,547
	Count of Pop 60 - 74	1,515	10,797	16,946
	Count of Pop 75 - 84	528	3,757	5,786
	Count of Pop 85+	119	1,107	1,620
	% of Pop 0 to 4 years	6.5%	6.3%	6.2%
	% of Pop 0 to 7 years	8.9%	8.4%	8.4%
	% of Pop 5 - 13	10.7%	9.8%	10.3%
	% of Pop 14 - 18	4.9%	7.3%	6.7%
	% of Pop 19 - 22	5.6%	8.6%	7.9%
	% of Pop 22 - 25	4.7%	6.6%	6.2%
	% of Pop 25 - 29	6.6%	5.7%	5.6%
	% of Pop 30 - 34	8.0%	8.5%	8.1%
	% of Pop 35 - 39	6.8%	7.0%	6.9%
	% of Pop 40 - 44	5.7%	5.8%	6.1%
	% of Pop 45 - 59	17.0%	14.8%	16.0%
	% of Pop 60 - 74	16.6%	13.5%	13.9%
	% of Pop 75 - 84	5.8%	4.7%	4.7%
	% of Pop 85+	1.3%	1.4%	1.3%
Median Age	37.3	33.4	34.4	
Average Age	39.3	36.7	37.2	
<b>Male Population by Age</b>	% of Pop 0 to 4 years	7.2%	7.0%	6.8%
	% of Pop 5 - 13	12.2%	10.8%	11.2%
	% of Pop 14 - 18	5.5%	7.5%	7.0%
	% of Pop 19 - 22	6.3%	8.8%	8.2%
	% of Pop 22 - 25	5.3%	6.9%	6.5%
	% of Pop 25 - 29	6.6%	5.7%	5.6%
	% of Pop 30 - 34	7.7%	8.5%	8.0%
	% of Pop 35 - 39	6.9%	7.1%	7.0%
	% of Pop 40 - 44	5.3%	5.7%	5.9%
	% of Pop 45 - 59	16.0%	14.5%	15.7%
	% of Pop 75 - 84	5.2%	4.1%	4.2%
	% of Pop 60 - 74	14.8%	12.5%	12.9%
	% of Pop 85+	1.0%	0.9%	0.9%
	Median Age	34.5	32.0	32.9
Average Age	37.2	35.2	35.8	

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	% of Pop 0 to 4 years	5.9%	5.7%	5.7%
	% of Pop 5 - 13	9.4%	9.0%	9.6%
	% of Pop 14 - 18	4.4%	7.1%	6.5%
	% of Pop 19 - 22	5.0%	8.4%	7.6%
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	% of Pop 40 - 44	6.0%	5.8%	6.2%
	% of Pop 45 - 59	17.8%	15.2%	16.3%
	% of Pop 60 - 74	18.1%	14.3%	14.7%
	% of Pop 75 - 84	6.3%	5.2%	5.2%
	% of Pop 85+	1.6%	1.8%	1.7%
	Median Age	39.8	34.6	35.7
Average Age	41.1	38.0	38.4	
Race	Count of White	3,637	39,985	62,640
	Count of Black or African-American	4,817	31,435	46,059
	Count of Asian or Pacific Islander	161	1,877	2,751
	Count of Other races	513	6,564	10,598
	White	39.8%	50.1%	51.3%
	Black or African American	52.8%	39.4%	37.7%
	Asian	1.8%	2.4%	2.3%
	Other Races	5.6%	8.2%	8.7%
Language Spoken	Speak English at Home	95.9%	94.9%	93.7%
	Speak Spanish at Home	1.8%	2.4%	3.5%
	Speak French or French Creole at Home	0.1%	0.2%	0.2%
	Speak German at Home	0.0%	0.2%	0.2%
	Speak Other Indo-European Languages at Home	0.3%	0.1%	0.2%
	Speak Russian and Other Slavic Languages at Home	0.0%	0.2%	0.2%
	Speak Chinese at Home	0.4%	0.4%	0.4%
	Speak Korean at Home	0.0%	0.0%	0.0%
	Speak Vietnamese at Home	0.2%	0.1%	0.0%
	Speak Other Asian Languages at Home	0.6%	0.8%	0.8%
	Speak Tagalog and Other Pacific Languages at Home	0.1%	0.1%	0.2%
	Speak Other Language at Home	0.5%	0.5%	0.7%
Hispanic	Hispanic Population	270	3,958	6,785
	Hispanic Population Percent	3.0%	5.0%	5.6%
	Mexican	30.5%	44.9%	55.9%
	Puerto Rican	30.0%	24.9%	19.5%
	Cuban	3.3%	4.1%	3.5%
	Dominican	0.0%	0.6%	0.4%
	Central American	18.9%	5.9%	6.0%
	South American	13.7%	16.0%	11.7%
	Other Hispanic	3.6%	3.5%	3.0%
	2000 Hispanic Population Percent	2%	2%	2%
	1990 Hispanic Population Percent	1%	1%	1%

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<b>Ancestry</b>	American (percent of total population)	2.8%	2.9%	3.4%
	American	2.6%	2.6%	3.1%
	Native American (ie. Indian/Eskimo)	0.1%	0.3%	0.2%
	Hawaiian/Pacific Islander	0.1%	0.0%	0.0%
	Asian (percent of total population)	0.7%	1.8%	1.8%
	Chinese	0.4%	0.6%	0.5%
	Japanese	0.0%	0.1%	0.2%
	Korean	0.0%	0.2%	0.2%
	South Central Asian (ie. Indian)	0.3%	0.7%	0.6%
	South East Asian (ie. Vietnamese)	0.1%	0.1%	0.2%
	Other Asian	0.0%	0.1%	0.1%
	European (percent of total population)	13.9%	17.4%	17.0%
	British	3.7%	5.6%	5.7%
	Dutch	0.1%	0.2%	0.2%
	French	0.4%	0.5%	0.5%
	German	2.6%	2.8%	2.8%
	Italian	0.5%	0.9%	0.9%
	Polish	0.5%	0.5%	0.5%
	Scandinavian	0.2%	0.4%	0.4%
	Scotch/Irish	4.7%	4.9%	4.5%
Other European (ie. Greek/Russian)	1.0%	1.6%	1.6%	
Middle Eastern	0.3%	0.2%	0.3%	
Other Ancestry	11.1%	12.7%	13.4%	
Unclassified Ancestry	14.6%	20.3%	20.4%	
<b>Education (Age 25+)</b>	Adult Population (25 Years or Older)	6,169	49,021	76,476
	Elementary (0 to 8)	1.0%	2.4%	2.6%
	Some High School (9 to 11)	3.4%	4.4%	4.6%
	High School Graduate (12)	26.7%	22.2%	21.9%
	Some College (13 to 16)	21.9%	17.8%	18.5%
	Associates Degree Only	12.6%	13.6%	13.0%
	Bachelors Degree Only	19.0%	21.4%	21.9%
	Graduate Degree	15.5%	18.2%	17.5%
	% College (4+)	34.5%	39.7%	39.4%
<b>Household Type</b>	Total Households – count	4,057	34,690	51,611
	One Person HHs – count	1,445	12,968	17,755
	Family HHs – count	2,239	16,512	27,211
	Married Couple – count	1,263	9,272	16,717
	w/own children – count	335	3,585	6,793
	w/out own children – count	927	5,687	9,925
	Male Householder – count	62	1,489	2,212
	Female Householder – count	915	5,750	8,282
	Non-Family Households – count	373	5,211	6,645
	1 Person Household	35.6%	37.4%	34.4%
	2 Person Household	31.9%	32.2%	32.3%
	3 Person Household	15.7%	14.5%	15.4%
	4 Person Household	10.4%	10.1%	11.2%
	5 Person Household	3.8%	3.8%	4.4%
6 Person Household	1.6%	1.3%	1.5%	
7+ Person Household	0.8%	0.7%	0.8%	
% Households With Children	26.5%	22.3%	24.7%	

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<b>Housing</b>	Total Housing Units	4,418	39,288	58,129
	Owner Occupied Percent	40.4%	36.4%	40.9%
	Renter Occupied Percent	51.4%	51.9%	47.9%
	Vacant Housing Percent	8.2%	11.7%	11.2%
	Total Housing Units (Census 2000)	3,609	26,637	36,693
<b>Home Value (Owner Occupied)</b>	Property Value \$1,000,000 or more	0.4%	1.1%	1.0%
	Property Value \$750,000 to \$999,999	4.7%	3.3%	2.7%
	Property Value \$500,000 to \$749,999	19.3%	11.5%	10.6%
	Property Value \$400,000 to \$499,999	13.8%	11.1%	11.8%
	Property Value \$300,000, to \$399,999	9.3%	17.1%	19.4%
	Property Value \$200,000 to \$299,999	18.9%	24.6%	26.2%
	Property Value \$150,000 to \$199,999	19.4%	14.9%	12.7%
	Property Value \$100,000 to \$149,999	10.4%	10.3%	8.9%
	Property Value \$60,000 to \$99,999	2.9%	3.4%	3.0%
	Property Value \$40,000 to \$59,999	0.4%	0.9%	0.9%
	Property Value \$0 to \$39,999	0.5%	1.9%	2.5%
	Median Home Value	\$282,943	\$272,883	\$283,417
<b>Wealth per Household</b>	\$0 and under - percent	19.4%	20.0%	19.5%
	\$1 to \$4999 - percent	10.0%	10.3%	9.9%
	\$5k to \$9999 - percent	5.2%	5.4%	5.2%
	\$10k to \$24999 - percent	6.7%	7.0%	6.8%
	\$25k to \$49999 - percent	6.8%	6.8%	6.9%
	\$50k to \$99999 - percent	9.9%	9.8%	9.9%
	\$100k to \$249999 - percent	16.9%	16.5%	16.8%
	\$250k to \$499999 - percent	12.0%	11.6%	11.9%
	\$500k+ - percent	13.1%	12.7%	13.1%
	Median HH Wealth	\$59,382	\$53,190	\$58,686
	Avg HH Wealth	\$217,338	\$210,989	\$216,704
	<b>Economic Viability</b>	Economic Viability Local	242	253
Economic Viability Indexed		87	91	90
<b>Occupation (Employed Civilians Age 16+)</b>	Employed Civilian Pop 16+ by Occupation	4,723	40,072	61,838
	Managerial/Executive	11.9%	13.9%	14.5%
	Professional Specialty	29.4%	31.7%	32.1%
	Healthcare Support	5.9%	5.4%	4.9%
	Sales	13.9%	9.5%	9.3%
	Office & Administrative Support	9.5%	10.1%	9.4%
	Protective Service	1.5%	1.6%	1.6%
	Food Preparation	8.3%	7.3%	6.8%
	Building Maintenance & Cleaning	3.7%	3.5%	3.1%
	Personal Care	2.0%	2.6%	2.3%
	Farming, Fishing, & Forestry	0.0%	0.2%	0.2%
	Construction	3.1%	3.4%	4.3%
	Production & Transportation	10.9%	10.8%	11.5%
	Percent White Collar Workers	70.5%	70.6%	70.2%
	Percent Blue Collar Workers	29.5%	29.4%	29.8%

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	Agriculture/Mining/Construction	0.9%	3.1%	3.9%
	Manufacturing	6.5%	7.2%	8.4%
	Transportation	3.8%	4.7%	5.0%
	Information	0.8%	1.1%	1.3%
	Wholesale/Retail	15.2%	14.3%	13.1%
	Finance, Insurance, Real Estate	7.9%	5.7%	6.0%
	Professional Services	5.5%	5.7%	5.2%
	Management Services	0.0%	0.0%	0.0%
	Administrative/Waste Services	1.8%	3.6%	3.5%
	Educational Services	43.0%	35.5%	35.3%
	Entertainment Services	10.5%	11.7%	10.8%
	Other Professional Services	2.9%	4.1%	4.0%
	Public Administration	1.3%	3.2%	3.4%
<b>Vehicles per HH</b>	No Vehicles	17.1%	9.9%	8.9%
	1 Vehicle	34.8%	39.4%	36.9%
	2 Vehicles	36.9%	34.5%	36.5%
	3 or more vehicles	11.2%	16.2%	17.7%
	Average Number of Vehicles	1.44	1.62	1.70
<b>Change</b>	Births (last 12 months)	120	1,099	1,633
	Deaths (last 12 months)	79	586	895
	Migration (last 12 months)	234	1,939	2,974
<b>Work place</b>	Workplace Establishments	599	2,596	3,276
	Workplace Employees (FTE)	6,009	36,093	45,089