



# Executive Summary

Greenville, NC Metropolitan Statistical Area  
Greenville, NC Metropolitan Statistical Area (24780)  
Geography: Metropolitan Area (CBSA)

Prepared by Esri

Greenville, N...

## Population

|                        |         |
|------------------------|---------|
| 2000 Population        | 133,798 |
| 2010 Population        | 168,148 |
| 2016 Population        | 177,788 |
| 2021 Population        | 185,655 |
| 2000-2010 Annual Rate  | 2.31%   |
| 2010-2016 Annual Rate  | 0.90%   |
| 2016-2021 Annual Rate  | 0.87%   |
| 2016 Male Population   | 47.5%   |
| 2016 Female Population | 52.5%   |
| 2016 Median Age        | 32.0    |

In the identified area, the current year population is 177,788. In 2010, the Census count in the area was 168,148. The rate of change since 2010 was 0.90% annually. The five-year projection for the population in the area is 185,655 representing a change of 0.87% annually from 2016 to 2021. Currently, the population is 47.5% male and 52.5% female.

## Median Age

The median age in this area is 32.0, compared to U.S. median age of 38.0.

## Race and Ethnicity

|  |       |
|--|-------|
| 2016 White Alone                         | 57.5% |
| 2016 Black Alone                         | 34.4% |
| 2016 American Indian/Alaska Native Alone | 0.3%  |
| 2016 Asian Alone                         | 1.9%  |
| 2016 Pacific Islander Alone              | 0.1%  |
| 2016 Other Race                          | 3.5%  |
| 2016 Two or More Races                   | 2.3%  |
| 2016 Hispanic Origin (Any Race)          | 6.2%  |

Persons of Hispanic origin represent 6.2% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 60.3 in the identified area, compared to 63.5 for the U.S. as a whole.

## Households

|                             |        |
|-----------------------------|--------|
| 2000 Households             | 52,539 |
| 2010 Households             | 67,577 |
| 2016 Total Households       | 70,703 |
| 2021 Total Households       | 73,519 |
| 2000-2010 Annual Rate       | 2.55%  |
| 2010-2016 Annual Rate       | 0.73%  |
| 2016-2021 Annual Rate       | 0.78%  |
| 2016 Average Household Size | 2.42   |

The household count in this area has changed from 67,577 in 2010 to 70,703 in the current year, a change of 0.73% annually. The five-year projection of households is 73,519, a change of 0.78% annually from the current year total. Average household size is currently 2.42, compared to 2.39 in the year 2010. The number of families in the current year is 41,005 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

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### Median Household Income

|                              |          |
|------------------------------|----------|
| 2016 Median Household Income | \$40,053 |
| 2021 Median Household Income | \$41,255 |
| 2016-2021 Annual Rate        | 0.59%    |

### Average Household Income

|                               |          |
|-------------------------------|----------|
| 2016 Average Household Income | \$58,712 |
| 2021 Average Household Income | \$63,205 |
| 2016-2021 Annual Rate         | 1.49%    |

### Per Capita Income

|                        |          |
|------------------------|----------|
| 2016 Per Capita Income | \$23,857 |
| 2021 Per Capita Income | \$25,515 |
| 2016-2021 Annual Rate  | 1.35%    |

### Households by Income

Current median household income is \$40,053 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$41,255 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$58,712 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$63,205 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$23,857 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$25,515 in five years, compared to \$32,025 for all U.S. households

### Housing

|                                    |        |
|------------------------------------|--------|
| 2000 Total Housing Units           | 58,408 |
| 2000 Owner Occupied Housing Units  | 30,541 |
| 2000 Renter Occupied Housing Units | 21,998 |
| 2000 Vacant Housing Units          | 5,869  |
| 2010 Total Housing Units           | 74,990 |
| 2010 Owner Occupied Housing Units  | 36,904 |
| 2010 Renter Occupied Housing Units | 30,673 |
| 2010 Vacant Housing Units          | 7,413  |
| 2016 Total Housing Units           | 78,651 |
| 2016 Owner Occupied Housing Units  | 36,463 |
| 2016 Renter Occupied Housing Units | 34,240 |
| 2016 Vacant Housing Units          | 7,948  |
| 2021 Total Housing Units           | 82,241 |
| 2021 Owner Occupied Housing Units  | 37,656 |
| 2021 Renter Occupied Housing Units | 35,863 |
| 2021 Vacant Housing Units          | 8,722  |

Currently, 46.4% of the 78,651 housing units in the area are owner occupied; 43.5%, renter occupied; and 10.1% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 74,990 housing units in the area - 49.2% owner occupied, 40.9% renter occupied, and 9.9% vacant. The annual rate of change in housing units since 2010 is 2.14%. Median home value in the area is \$143,561, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 4.84% annually to \$181,803.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.