



# Executive Summary

6230 Bayfield Pkwy, Concord, North Carolina, 28027  
Rings: 3, 5, 10 mile radii

Prepared by Esri  
Latitude: 35.41760  
Longitude: -80.67855

	3 miles	5 miles	10 miles
<b>Population</b>			
2010 Population	19,979	74,403	298,938
2020 Population	25,760	100,196	382,772
2023 Population	29,502	108,983	410,601
2028 Population	31,837	116,837	439,026
2010-2020 Annual Rate	2.57%	3.02%	2.50%
2020-2023 Annual Rate	4.26%	2.62%	2.18%
2023-2028 Annual Rate	1.54%	1.40%	1.35%
2023 Male Population	49.2%	49.0%	49.2%
2023 Female Population	50.8%	51.0%	50.8%
2023 Median Age	40.8	37.3	35.5

In the identified area, the current year population is 410,601. In 2020, the Census count in the area was 382,772. The rate of change since 2020 was 2.18% annually. The five-year projection for the population in the area is 439,026 representing a change of 1.35% annually from 2023 to 2028. Currently, the population is 49.2% male and 50.8% female.

### Median Age

The median age in this area is 35.5, compared to U.S. median age of 39.1.

### Race and Ethnicity

2023 White Alone	66.4%	55.9%	50.5%
2023 Black Alone	16.6%	20.3%	27.2%
2023 American Indian/Alaska Native Alone	0.5%	0.5%	0.5%
2023 Asian Alone	3.8%	7.8%	7.0%
2023 Pacific Islander Alone	0.1%	0.1%	0.1%
2023 Other Race	5.0%	7.1%	6.8%
2023 Two or More Races	7.6%	8.3%	8.0%
2023 Hispanic Origin (Any Race)	10.4%	13.2%	12.8%

Persons of Hispanic origin represent 12.8% of the population in the identified area compared to 19.4% 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 73.2 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

2023 Wealth Index	120	103	93
2010 Households	7,274	27,301	112,147
2020 Households	10,208	37,390	142,515
2023 Households	11,800	40,771	153,288
2028 Households	12,762	43,857	164,869
2010-2020 Annual Rate	3.45%	3.19%	2.43%
2020-2023 Annual Rate	4.56%	2.70%	2.27%
2023-2028 Annual Rate	1.58%	1.47%	1.47%
2023 Average Household Size	2.50	2.66	2.63

The household count in this area has changed from 142,515 in 2020 to 153,288 in the current year, a change of 2.27% annually. The five-year projection of households is 164,869, a change of 1.47% annually from the current year total. Average household size is currently 2.63, compared to 2.63 in the year 2020. The number of families in the current year is 100,753 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 data into 2020 geography.



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<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	22.5%	22.0%	23.1%
<b>Median Household Income</b>			
2023 Median Household Income	\$93,016	\$88,927	\$79,951
2028 Median Household Income	\$104,453	\$100,823	\$90,834
2023-2028 Annual Rate	2.35%	2.54%	2.59%
<b>Average Household Income</b>			
2023 Average Household Income	\$123,641	\$115,869	\$108,346
2028 Average Household Income	\$141,299	\$132,614	\$124,711
2023-2028 Annual Rate	2.71%	2.74%	2.85%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$49,353	\$43,386	\$40,617
2028 Per Capita Income	\$56,531	\$49,828	\$46,985
2023-2028 Annual Rate	2.75%	2.81%	2.96%
<b>GINI Index</b>			
2023 Gini Index	35.2	36.5	38.5

### Households by Income

Current median household income is \$79,951 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$90,834 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$108,346 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$124,711 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$40,617 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$46,985 in five years, compared to \$47,525 for all U.S. households

<b>Housing</b>			
2023 Housing Affordability Index	107	110	105
2010 Total Housing Units	7,731	29,772	121,905
2010 Owner Occupied Housing Units	6,080	19,622	75,079
2010 Renter Occupied Housing Units	1,193	7,679	37,068
2010 Vacant Housing Units	457	2,471	9,758
2020 Total Housing Units	10,808	39,524	151,373
2020 Vacant Housing Units	600	2,134	8,858
2023 Total Housing Units	12,400	43,119	162,837
2023 Owner Occupied Housing Units	8,159	27,775	98,482
2023 Renter Occupied Housing Units	3,641	12,996	54,806
2023 Vacant Housing Units	600	2,348	9,549
2028 Total Housing Units	13,291	45,969	174,359
2028 Owner Occupied Housing Units	8,903	29,749	104,310
2028 Renter Occupied Housing Units	3,859	14,108	60,559
2028 Vacant Housing Units	529	2,112	9,490
<b>Socioeconomic Status Index</b>			
2023 Socioeconomic Status Index	57.0	53.3	52.1

Currently, 60.5% of the 162,837 housing units in the area are owner occupied; 33.7%, renter occupied; and 5.9% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 151,373 housing units in the area and 5.9% vacant housing units. The annual rate of change in housing units since 2020 is 2.27%. Median home value in the area is \$307,280, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 2.61% annually to \$349,482.

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