



Community Profile

44763-Commons At University Place
 1817 Martin Luther King Jr Pkwy
 Rings: 1, 3, 5 mile radii

Property Capsule 1
 Latitude: 35.96073
 Longitude: -78.95819

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	7,731	46,479	139,757
2010 Total Population	8,714	53,648	156,962
2019 Total Population	9,261	60,007	178,980
2019 Group Quarters	47	393	9,234
2024 Total Population	9,682	64,529	195,047
2019-2024 Annual Rate	0.89%	1.46%	1.73%
2019 Total Daytime Population	14,136	56,845	227,891
Workers	9,643	29,508	141,976
Residents	4,493	27,337	85,915
Household Summary			
2000 Households	3,735	19,856	56,804
2000 Average Household Size	2.07	2.33	2.30
2010 Households	4,203	23,321	66,155
2010 Average Household Size	2.06	2.28	2.23
2019 Households	4,428	25,920	75,822
2019 Average Household Size	2.08	2.30	2.24
2024 Households	4,616	27,797	82,874
2024 Average Household Size	2.09	2.31	2.24
2019-2024 Annual Rate	0.84%	1.41%	1.79%
2010 Families	2,045	13,099	34,353
2010 Average Family Size	2.81	2.97	2.98
2019 Families	2,128	14,381	38,337
2019 Average Family Size	2.85	3.01	3.02
2024 Families	2,215	15,376	41,535
2024 Average Family Size	2.87	3.02	3.04
2019-2024 Annual Rate	0.80%	1.35%	1.62%
Housing Unit Summary			
2000 Housing Units	4,058	21,209	61,498
Owner Occupied Housing Units	25.8%	52.8%	41.9%
Renter Occupied Housing Units	66.2%	40.8%	50.4%
Vacant Housing Units	8.0%	6.4%	7.6%
2010 Housing Units	4,660	25,764	73,466
Owner Occupied Housing Units	22.8%	50.0%	41.2%
Renter Occupied Housing Units	67.4%	40.5%	48.8%
Vacant Housing Units	9.8%	9.5%	10.0%
2019 Housing Units	4,894	28,133	83,071
Owner Occupied Housing Units	21.7%	48.1%	39.2%
Renter Occupied Housing Units	68.7%	44.0%	52.1%
Vacant Housing Units	9.5%	7.9%	8.7%
2024 Housing Units	5,101	30,120	90,503
Owner Occupied Housing Units	22.7%	48.5%	39.0%
Renter Occupied Housing Units	67.8%	43.8%	52.5%
Vacant Housing Units	9.5%	7.7%	8.4%
Median Household Income			
2019	\$47,129	\$69,135	\$58,303
2024	\$56,480	\$80,239	\$68,824
Median Home Value			
2019	\$298,363	\$271,474	\$266,690
2024	\$327,828	\$291,827	\$284,248
Per Capita Income			
2019	\$34,809	\$43,493	\$38,231
2024	\$40,684	\$48,850	\$43,346
Median Age			
2010	30.1	34.4	32.1
2019	33.3	37.1	33.9
2024	32.1	37.6	34.0

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2019 Households by Income			
Household Income Base	4,428	25,920	75,822
<\$15,000	11.9%	8.5%	11.9%
\$15,000 - \$24,999	10.8%	8.0%	9.2%
\$25,000 - \$34,999	12.5%	8.5%	9.5%
\$35,000 - \$49,999	17.3%	13.3%	13.4%
\$50,000 - \$74,999	16.9%	14.3%	14.4%
\$75,000 - \$99,999	9.3%	11.4%	11.0%
\$100,000 - \$149,999	9.8%	17.0%	14.4%
\$150,000 - \$199,999	4.7%	8.4%	7.5%
\$200,000+	6.7%	10.6%	8.7%
Average Household Income	\$76,363	\$100,247	\$89,815
2024 Households by Income			
Household Income Base	4,616	27,797	82,874
<\$15,000	8.6%	6.6%	9.7%
\$15,000 - \$24,999	8.5%	6.7%	8.0%
\$25,000 - \$34,999	10.2%	7.1%	8.2%
\$35,000 - \$49,999	16.3%	12.3%	12.5%
\$50,000 - \$74,999	18.5%	14.3%	14.3%
\$75,000 - \$99,999	11.0%	11.9%	11.6%
\$100,000 - \$149,999	12.3%	18.9%	16.4%
\$150,000 - \$199,999	6.7%	10.6%	9.8%
\$200,000+	7.7%	11.7%	9.5%
Average Household Income	\$89,716	\$112,891	\$101,561
2019 Owner Occupied Housing Units by Value			
Total	1,061	13,543	32,540
<\$50,000	1.0%	1.3%	1.8%
\$50,000 - \$99,999	2.7%	3.7%	4.4%
\$100,000 - \$149,999	6.9%	10.0%	10.5%
\$150,000 - \$199,999	13.6%	14.1%	13.1%
\$200,000 - \$249,999	10.6%	15.1%	15.5%
\$250,000 - \$299,999	15.8%	13.9%	14.3%
\$300,000 - \$399,999	16.9%	17.5%	16.5%
\$400,000 - \$499,999	9.6%	10.1%	9.1%
\$500,000 - \$749,999	12.1%	8.8%	9.5%
\$750,000 - \$999,999	5.5%	3.3%	3.4%
\$1,000,000 - \$1,499,999	1.7%	1.0%	1.2%
\$1,500,000 - \$1,999,999	2.2%	1.0%	0.5%
\$2,000,000 +	1.7%	0.4%	0.3%
Average Home Value	\$424,012	\$341,133	\$332,714
2024 Owner Occupied Housing Units by Value			
Total	1,154	14,612	35,309
<\$50,000	0.7%	0.9%	1.4%
\$50,000 - \$99,999	2.1%	3.2%	3.9%
\$100,000 - \$149,999	5.0%	8.4%	9.0%
\$150,000 - \$199,999	11.0%	11.9%	11.3%
\$200,000 - \$249,999	9.6%	13.7%	14.4%
\$250,000 - \$299,999	16.3%	14.2%	14.7%
\$300,000 - \$399,999	19.2%	19.6%	18.4%
\$400,000 - \$499,999	11.4%	11.9%	10.5%
\$500,000 - \$749,999	13.7%	9.8%	10.5%
\$750,000 - \$999,999	5.5%	3.6%	3.7%
\$1,000,000 - \$1,499,999	1.7%	1.2%	1.2%
\$1,500,000 - \$1,999,999	2.1%	1.2%	0.6%
\$2,000,000 +	1.7%	0.4%	0.3%
Average Home Value	\$442,987	\$363,188	\$350,964

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2010 Population by Age			
Total	8,713	53,647	156,964
0 - 4	8.4%	7.6%	6.8%
5 - 9	5.4%	5.9%	5.7%
10 - 14	4.3%	5.2%	4.9%
15 - 24	15.4%	12.4%	18.2%
25 - 34	27.8%	20.1%	19.6%
35 - 44	12.4%	13.7%	13.1%
45 - 54	9.4%	12.9%	12.0%
55 - 64	8.0%	11.1%	9.9%
65 - 74	4.3%	5.7%	5.1%
75 - 84	2.7%	3.5%	3.1%
85 +	2.0%	1.8%	1.6%
18 +	79.3%	78.1%	79.6%
2019 Population by Age			
Total	9,262	60,006	178,979
0 - 4	7.2%	6.4%	6.1%
5 - 9	6.4%	6.3%	5.7%
10 - 14	5.7%	6.1%	5.4%
15 - 24	14.6%	12.3%	17.2%
25 - 34	19.4%	15.4%	17.4%
35 - 44	17.2%	15.4%	14.2%
45 - 54	10.2%	11.9%	11.0%
55 - 64	7.4%	11.5%	10.4%
65 - 74	6.0%	8.6%	7.5%
75 - 84	3.9%	4.1%	3.5%
85 +	2.2%	2.0%	1.7%
18 +	77.6%	77.8%	79.8%
2024 Population by Age			
Total	9,682	64,529	195,047
0 - 4	7.3%	6.4%	6.1%
5 - 9	6.0%	6.0%	5.5%
10 - 14	5.3%	5.8%	5.1%
15 - 24	17.3%	13.1%	17.3%
25 - 34	18.0%	15.4%	17.5%
35 - 44	14.5%	13.9%	13.7%
45 - 54	11.3%	12.4%	11.0%
55 - 64	7.8%	10.9%	9.7%
65 - 74	5.7%	9.1%	8.0%
75 - 84	4.5%	5.1%	4.3%
85 +	2.3%	1.9%	1.7%
18 +	77.8%	78.2%	80.2%
2010 Population by Sex			
Males	4,186	25,095	74,758
Females	4,528	28,553	82,204
2019 Population by Sex			
Males	4,495	28,267	86,066
Females	4,766	31,740	92,914
2024 Population by Sex			
Males	4,606	30,379	93,713
Females	5,076	34,150	101,334

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2010 Population by Race/Ethnicity			
Total	8,714	53,648	156,963
White Alone	47.3%	53.7%	49.2%
Black Alone	27.5%	29.7%	33.4%
American Indian Alone	0.7%	0.5%	0.5%
Asian Alone	7.1%	5.9%	7.1%
Pacific Islander Alone	0.1%	0.0%	0.1%
Some Other Race Alone	13.9%	7.5%	7.2%
Two or More Races	3.5%	2.7%	2.7%
Hispanic Origin	25.0%	14.0%	12.8%
Diversity Index	81.0	71.1	72.1
2019 Population by Race/Ethnicity			
Total	9,262	60,008	178,980
White Alone	46.9%	53.7%	48.4%
Black Alone	26.5%	28.4%	32.4%
American Indian Alone	0.6%	0.4%	0.4%
Asian Alone	8.0%	6.9%	8.2%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	13.9%	7.5%	7.5%
Two or More Races	3.9%	3.2%	3.1%
Hispanic Origin	25.0%	14.1%	13.4%
Diversity Index	81.5	71.7	73.4
2024 Population by Race/Ethnicity			
Total	9,682	64,528	195,046
White Alone	46.3%	53.2%	47.5%
Black Alone	25.6%	27.4%	31.8%
American Indian Alone	0.6%	0.4%	0.4%
Asian Alone	8.6%	7.6%	8.9%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	14.6%	7.9%	8.1%
Two or More Races	4.2%	3.4%	3.4%
Hispanic Origin	26.0%	14.7%	14.2%
Diversity Index	82.3	72.7	74.7
2010 Population by Relationship and Household Type			
Total	8,714	53,648	156,962
In Households	99.5%	99.3%	94.1%
In Family Households	69.1%	74.6%	67.4%
Householder	22.2%	24.5%	21.9%
Spouse	14.8%	17.7%	14.8%
Child	23.5%	26.2%	24.4%
Other relative	5.5%	4.2%	4.0%
Nonrelative	3.1%	2.2%	2.2%
In Nonfamily Households	30.4%	24.6%	26.7%
In Group Quarters	0.5%	0.7%	5.9%
Institutionalized Population	0.5%	0.2%	0.9%
Noninstitutionalized Population	0.1%	0.5%	5.0%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2019 Population 25+ by Educational Attainment			
Total	6,130	41,281	117,497
Less than 9th Grade	13.3%	5.3%	4.3%
9th - 12th Grade, No Diploma	4.8%	4.1%	5.0%
High School Graduate	10.0%	9.6%	10.6%
GED/Alternative Credential	1.4%	1.6%	1.9%
Some College, No Degree	13.2%	14.1%	13.3%
Associate Degree	5.8%	6.1%	5.5%
Bachelor's Degree	21.7%	27.4%	27.8%
Graduate/Professional Degree	29.8%	32.0%	31.6%
2019 Population 15+ by Marital Status			
Total	7,478	48,660	148,249
Never Married	37.2%	36.2%	44.2%
Married	49.1%	48.8%	41.3%
Widowed	4.3%	4.3%	4.0%
Divorced	9.4%	10.7%	10.4%
2019 Civilian Population 16+ in Labor Force			
Civilian Employed	98.7%	97.2%	96.7%
Civilian Unemployed (Unemployment Rate)	1.3%	2.8%	3.3%
2019 Employed Population 16+ by Industry			
Total	4,768	33,231	94,436
Agriculture/Mining	2.3%	0.6%	0.5%
Construction	12.4%	6.2%	5.5%
Manufacturing	4.1%	6.8%	6.5%
Wholesale Trade	0.7%	1.1%	1.3%
Retail Trade	6.6%	6.3%	8.0%
Transportation/Utilities	0.9%	1.4%	1.9%
Information	0.7%	1.4%	1.6%
Finance/Insurance/Real Estate	5.5%	5.6%	5.5%
Services	63.8%	66.5%	66.0%
Public Administration	3.1%	3.9%	3.2%
2019 Employed Population 16+ by Occupation			
Total	4,768	33,232	94,435
White Collar	56.4%	68.9%	69.7%
Management/Business/Financial	10.6%	17.4%	15.9%
Professional	29.7%	36.6%	37.0%
Sales	7.9%	7.1%	8.5%
Administrative Support	8.2%	7.8%	8.3%
Services	22.6%	17.3%	17.1%
Blue Collar	21.0%	13.8%	13.2%
Farming/Forestry/Fishing	2.3%	0.7%	0.4%
Construction/Extraction	11.0%	5.1%	4.5%
Installation/Maintenance/Repair	1.7%	2.0%	1.5%
Production	5.7%	3.9%	3.8%
Transportation/Material Moving	0.3%	2.0%	2.9%
2010 Population By Urban/ Rural Status			
Total Population	8,714	53,648	156,962
Population Inside Urbanized Area	100.0%	98.9%	98.8%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	1.1%	1.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2010 Households by Type			
Total	4,203	23,322	66,156
Households with 1 Person	38.2%	33.7%	36.1%
Households with 2+ People	61.8%	66.3%	63.9%
Family Households	48.7%	56.2%	51.9%
Husband-wife Families	32.3%	40.6%	35.1%
With Related Children	14.9%	18.1%	15.9%
Other Family (No Spouse Present)	16.3%	15.6%	16.9%
Other Family with Male Householder	5.6%	3.8%	3.9%
With Related Children	3.0%	2.1%	2.1%
Other Family with Female Householder	10.8%	11.8%	13.0%
With Related Children	7.8%	7.9%	8.8%
Nonfamily Households	13.2%	10.2%	12.0%
All Households with Children	26.1%	28.4%	27.1%
Multigenerational Households	2.0%	2.5%	2.5%
Unmarried Partner Households	8.0%	6.6%	6.8%
Male-female	7.1%	5.3%	5.6%
Same-sex	0.9%	1.3%	1.2%
2010 Households by Size			
Total	4,204	23,324	66,153
1 Person Household	38.2%	33.6%	36.1%
2 Person Household	32.9%	34.0%	32.9%
3 Person Household	12.5%	14.8%	14.3%
4 Person Household	9.1%	10.6%	9.9%
5 Person Household	4.5%	4.3%	4.1%
6 Person Household	1.7%	1.8%	1.6%
7 + Person Household	1.2%	1.0%	1.0%
2010 Households by Tenure and Mortgage Status			
Total	4,203	23,321	66,155
Owner Occupied	25.3%	55.2%	45.8%
Owned with a Mortgage/Loan	19.1%	44.3%	36.0%
Owned Free and Clear	6.2%	10.9%	9.7%
Renter Occupied	74.7%	44.8%	54.2%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	4,660	25,764	73,466
Housing Units Inside Urbanized Area	100.0%	98.9%	98.8%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	1.1%	1.2%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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Top 3 Tapestry Segments			
1.	Young and Restless (11B)	In Style (5B)	Young and Restless (11B)
2.	In Style (5B)	Young and Restless (11B)	Metro Renters (3B)
3.	Retirement Communities (9E)	Emerald City (8B)	In Style (5B)
2019 Consumer Spending			
Apparel & Services: Total \$	\$9,099,216	\$65,502,920	\$175,930,890
Average Spent	\$2,054.93	\$2,527.12	\$2,320.31
Spending Potential Index	96	118	108
Education: Total \$	\$6,020,004	\$48,209,679	\$125,914,892
Average Spent	\$1,359.53	\$1,859.94	\$1,660.66
Spending Potential Index	85	117	104
Entertainment/Recreation: Total \$	\$12,421,506	\$95,628,720	\$249,245,762
Average Spent	\$2,805.22	\$3,689.38	\$3,287.25
Spending Potential Index	86	113	101
Food at Home: Total \$	\$21,477,378	\$154,828,361	\$413,074,548
Average Spent	\$4,850.36	\$5,973.32	\$5,447.95
Spending Potential Index	94	115	105
Food Away from Home: Total \$	\$15,659,894	\$112,328,626	\$301,511,138
Average Spent	\$3,536.56	\$4,333.67	\$3,976.57
Spending Potential Index	96	118	108
Health Care: Total \$	\$21,734,877	\$169,679,769	\$436,768,515
Average Spent	\$4,908.51	\$6,546.29	\$5,760.45
Spending Potential Index	83	110	97
HH Furnishings & Equipment: Total \$	\$8,440,038	\$63,537,977	\$165,797,957
Average Spent	\$1,906.06	\$2,451.31	\$2,186.67
Spending Potential Index	89	115	103
Personal Care Products & Services: Total \$	\$3,645,977	\$26,879,087	\$70,796,619
Average Spent	\$823.39	\$1,037.00	\$933.72
Spending Potential Index	93	117	105
Shelter: Total \$	\$75,510,891	\$564,726,496	\$1,507,567,055
Average Spent	\$17,053.05	\$21,787.29	\$19,882.98
Spending Potential Index	92	118	107
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$9,181,016	\$72,267,951	\$184,919,984
Average Spent	\$2,073.40	\$2,788.12	\$2,438.87
Spending Potential Index	84	112	98
Travel: Total \$	\$7,933,964	\$65,628,672	\$168,245,977
Average Spent	\$1,791.77	\$2,531.97	\$2,218.96
Spending Potential Index	80	113	99
Vehicle Maintenance & Repairs: Total \$	\$4,970,899	\$35,296,504	\$92,355,789
Average Spent	\$1,122.61	\$1,361.75	\$1,218.06
Spending Potential Index	98	119	106

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2016 and 2017 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.