



Wake County Trends & Outlook

May 2016



PEOPLE



DEVELOPMENT



PERSONAL
ECONOMICS

**WAKE
EXCEEDS A
MILLION**

1,000,000

3,142 counties in U.S.



45 with 2015 population \geq 1 million

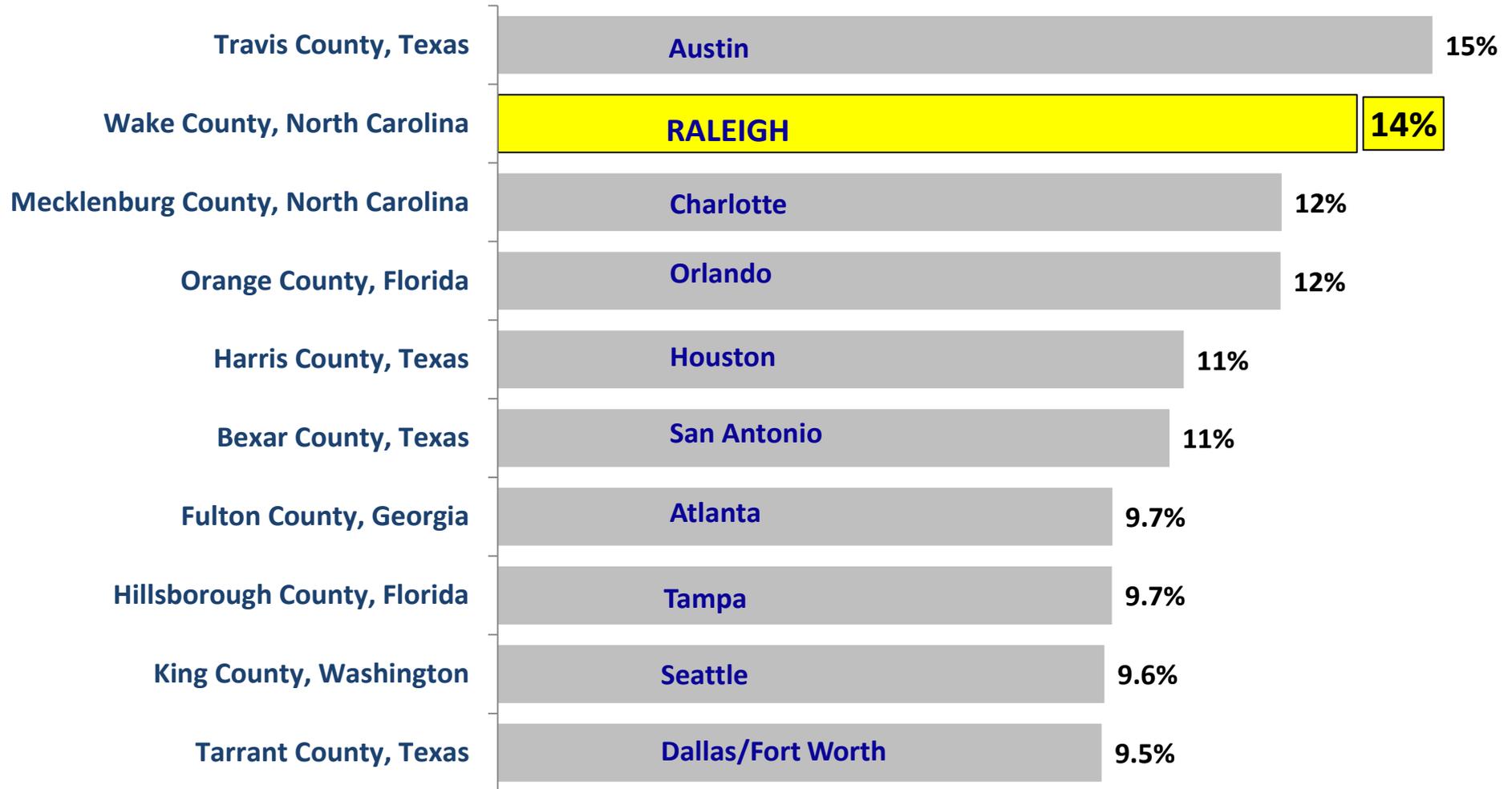
6 with $>$ 10% growth since 2010

2 in North Carolina

Source: U.S. Census Bureau County Population Estimates, July 1, 2015. 2010 Census Counts used to compute growth rates.

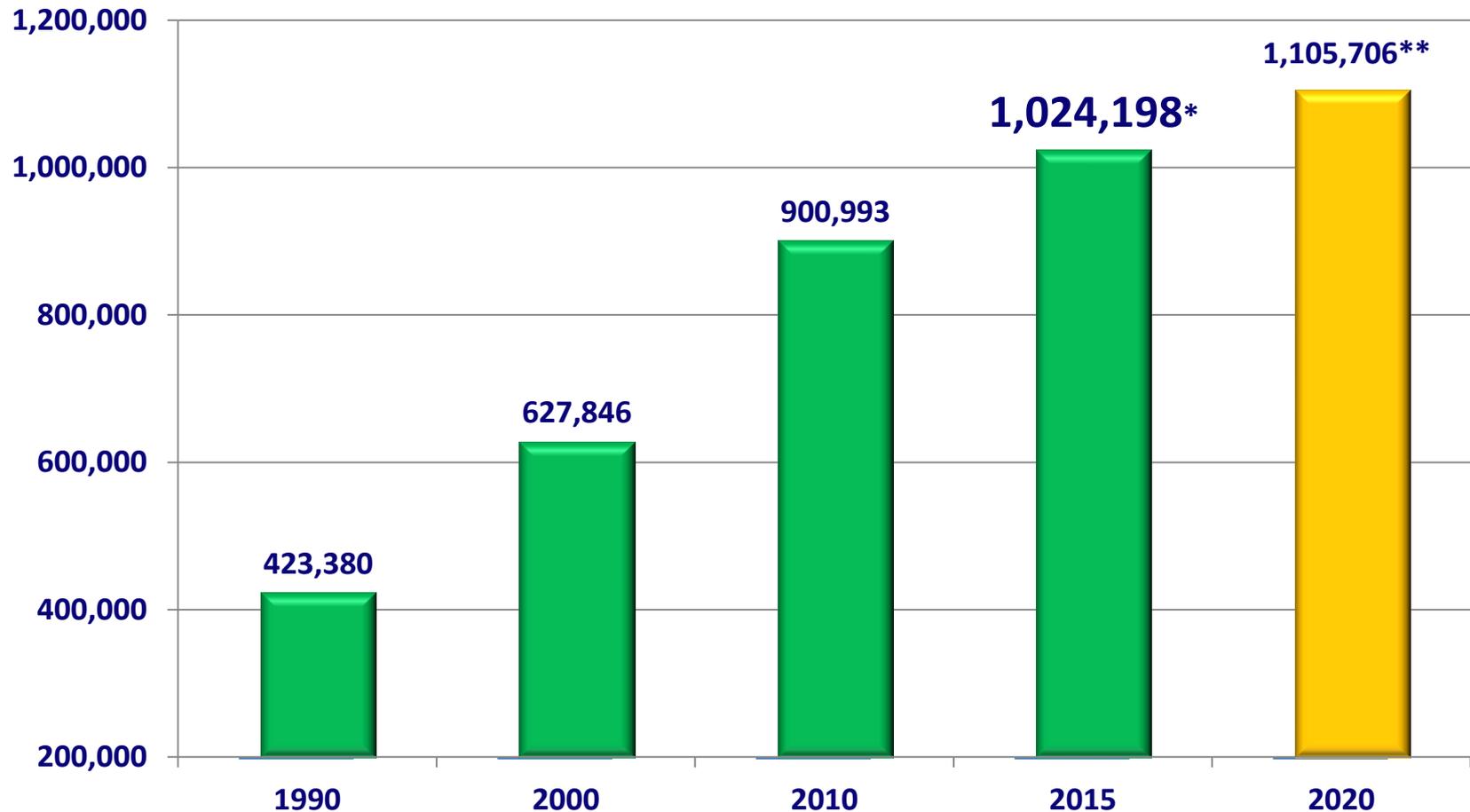
10 Fastest Growing Counties with $\geq 1,000,000$ Residents, July 1, 2015

County growth rate, 2010-2015



Data Source: U.S. Census Bureau County Population Estimates, July 1, 2015. 2010 Census Counts used to compute growth rates.

Wake County Population Growth



Sources:

U. S. Census Bureau Census Counts (1990, 2000 and 2010)

*U.S. Census Bureau Annual Estimates (July 1, 2015)

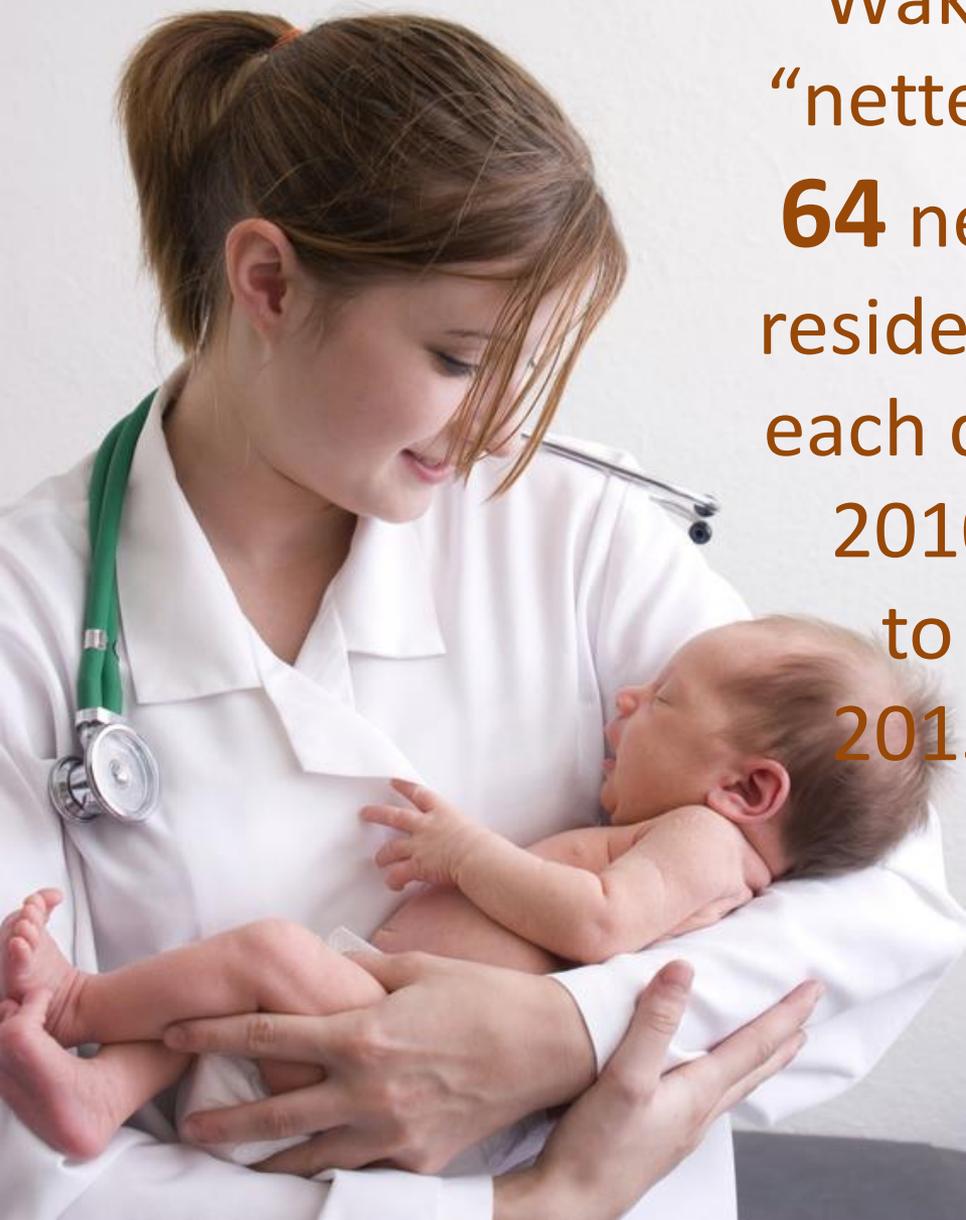
**North Carolina Office of Budget and Management County Population Projections (July 1, 2020)



21 from natural increase

43 from net migration

Wake
“netted”
64 new
residents
each day
2010
to
2015



Components of Change – Net Migration 2010-2015



32 Domestic migrants

11 International migrants

43 Net Migrants Daily

Wake Net-Migrant Population



Top 3 States

1. New York
2. New Jersey
3. Pennsylvania

Top 3 NC Counties

1. Durham
2. Cumberland
3. Guilford



Top 3 Countries

1. India
2. China
3. Mexico

Wake Foreign-Born Population



**1990 Census
16,545**

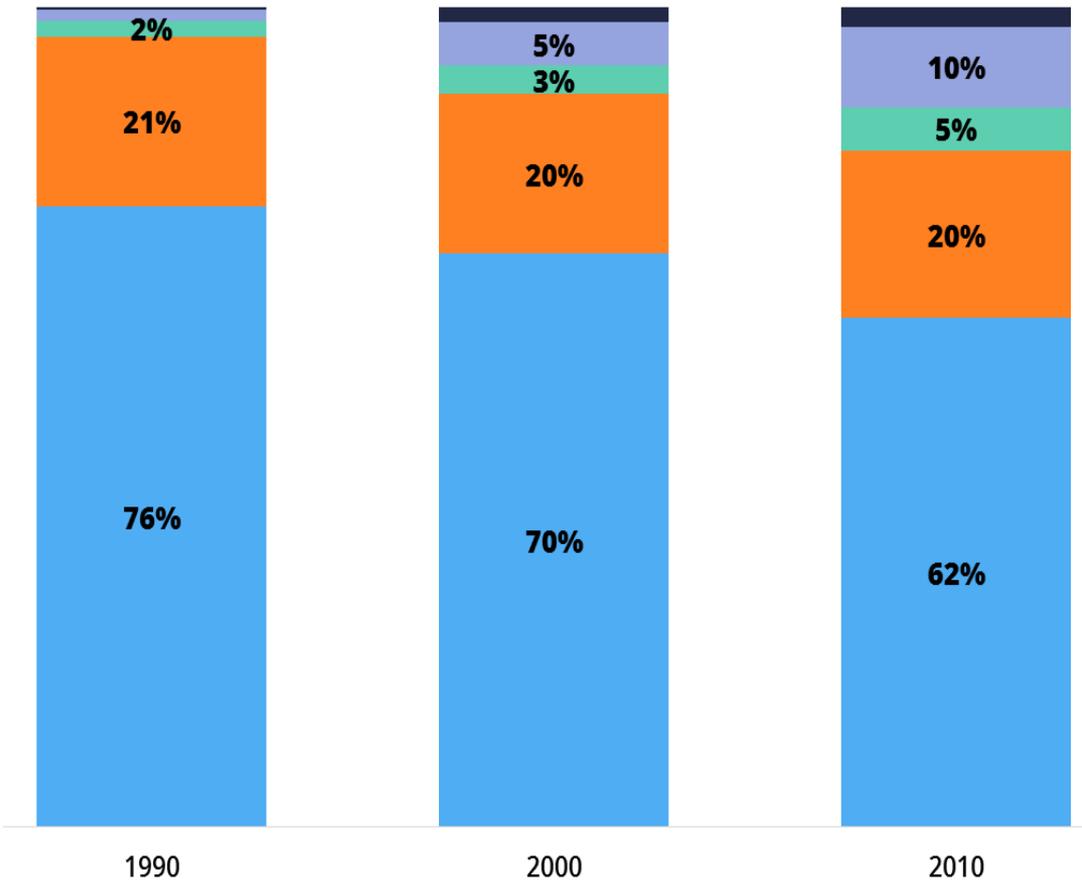
**2000 Census
60,602**

**2010 ACS*
119,452**

**2014 ACS *
127,575**

Wake Population by Race and Ethnicity

■ White ■ Black ■ Asian ■ Hispanic ■ Other



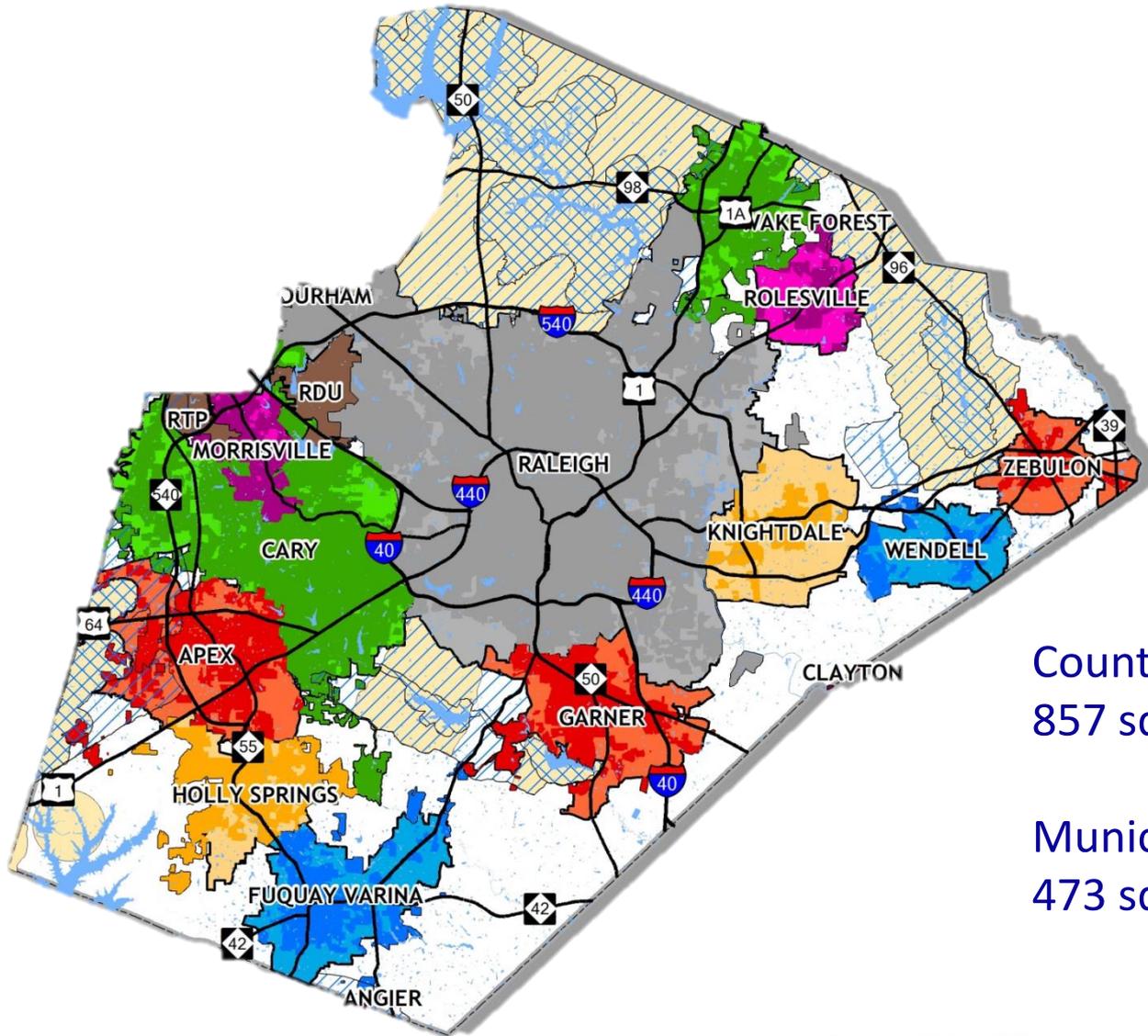
	2014 Population Estimates	Percent of Population
Hispanic	99,706	10%
White	607,540	61%
African-American	199,717	20%
Asian	62,354	6%
Other	29,374	3%
Total	998,691	100%

Census Bureau. 2014 Annual Population Estimates.



Development patterns provide insight into the strength of the construction sector and the pace of residential and commercial development, and illustrate where growth is occurring.

Wake County Municipal Jurisdictions



County Boundary:
857 square miles

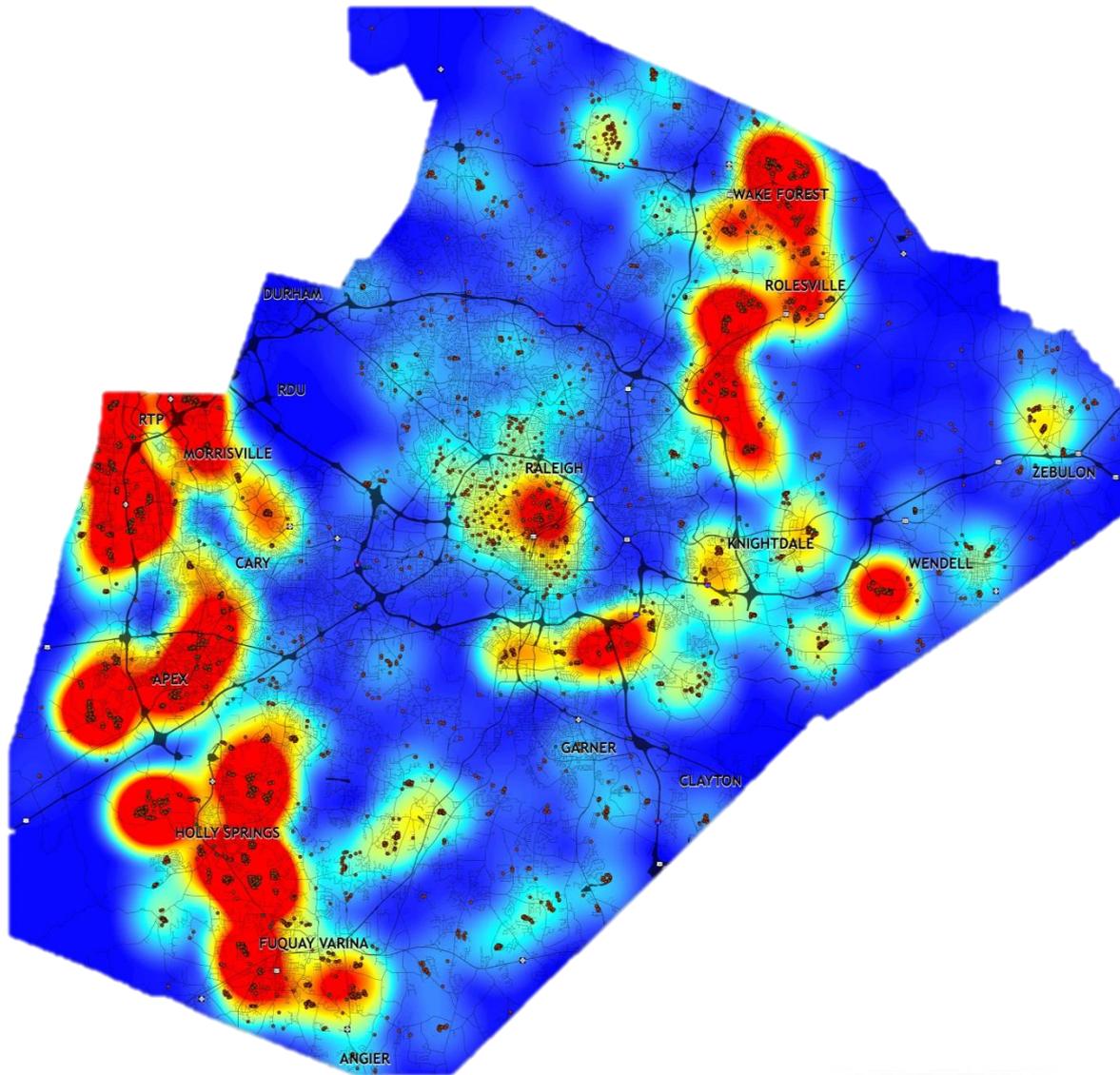
Municipal Planning Jurisdiction:
473 square miles

Population by Municipality

MUNICIPALITY	CENSUS 2010 POP COUNT	CENSUS 2014 POP ESTIMATE
Wake County	900,993	998,691
Raleigh (pt.)	402,825	438,759
Unincorporated Wake County	185,175	192,698
Cary (pt.)	133,812	153,594
Apex	37,476	43,907
Wake Forest (pt.)	29,218	35,648
Holly Springs	24,661	30,157
Garner town	25,745	27,814
Morrisville (pt.)	18,576	22,772
Fuquay-Varina	17,937	22,644
Knightdale	11,401	13,871
Wendell	5,845	6,182
Rolesville	3,786	5,785
Zebulon (pt.)	4,433	4,750
Angier (pt.)	103	110

2015

Residential and Commercial Building Permit Concentrations



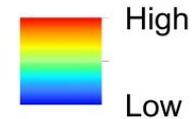
Legend

2015 Permits

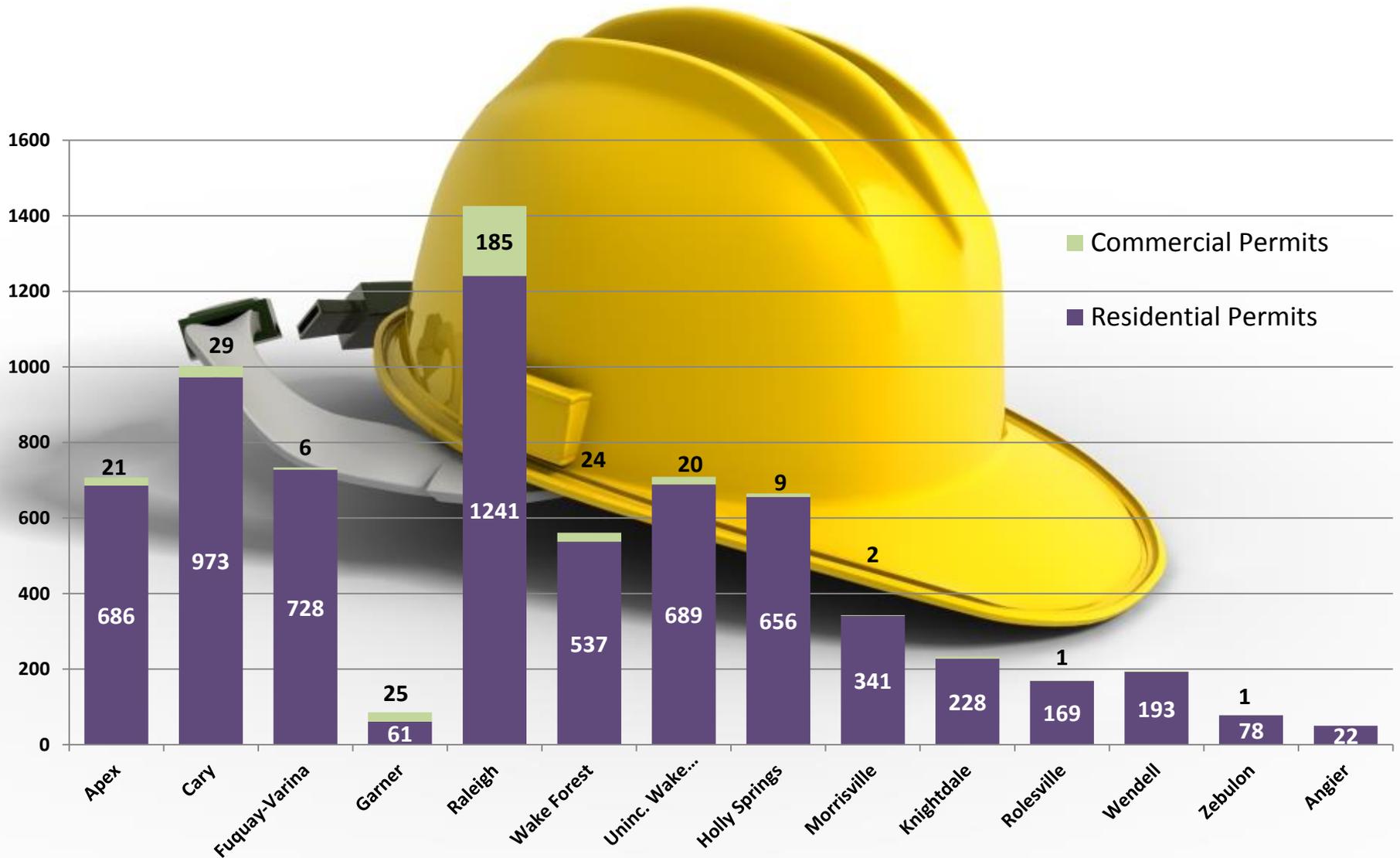
Construction Type

- New Commercial
- New Residential

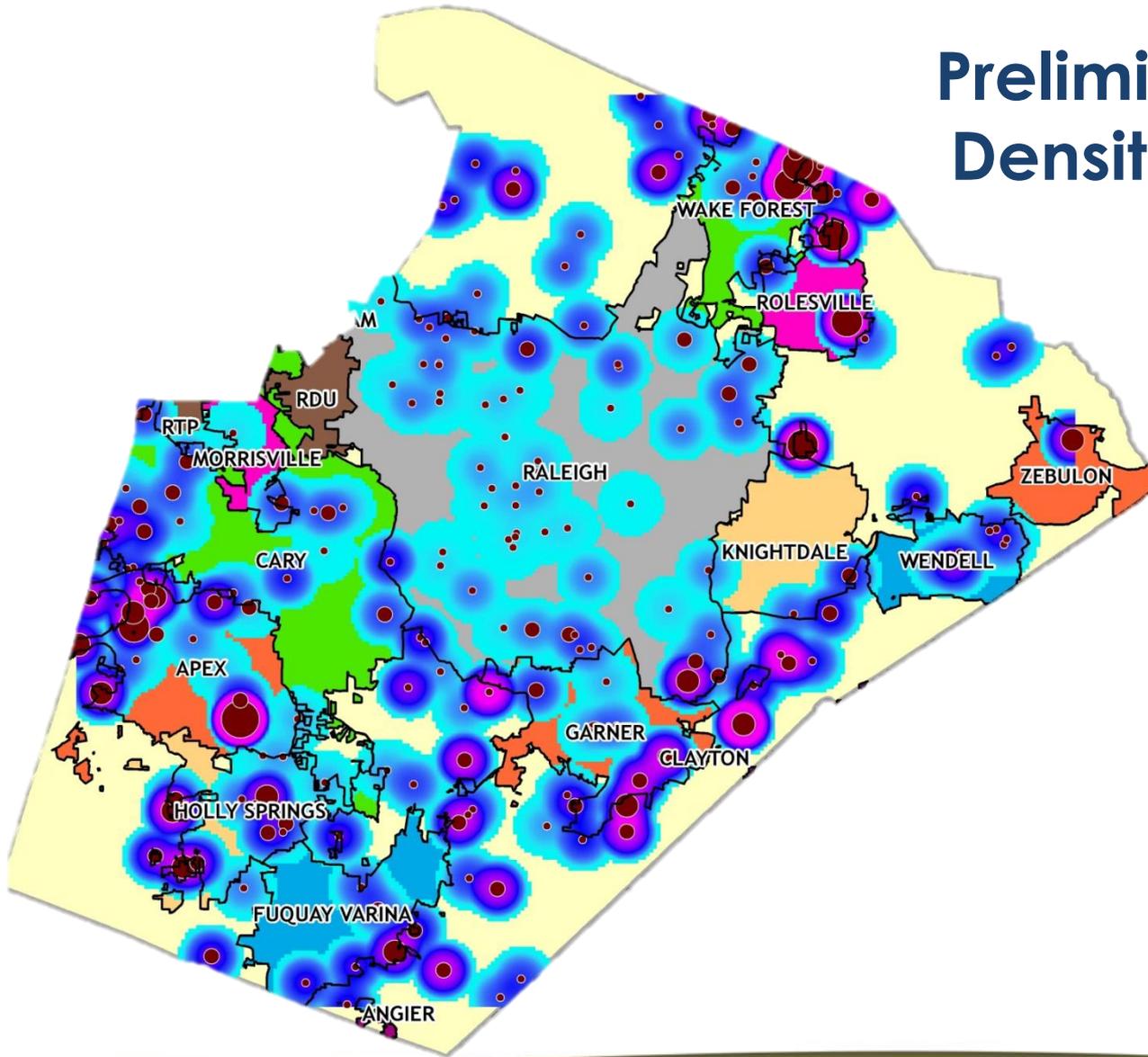
2015 Building Permits



New Residential & Commercial Permits by Municipality within Wake County January to December 2015



Preliminary Subdivision Density Distribution by Acreage

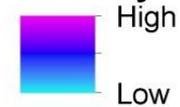


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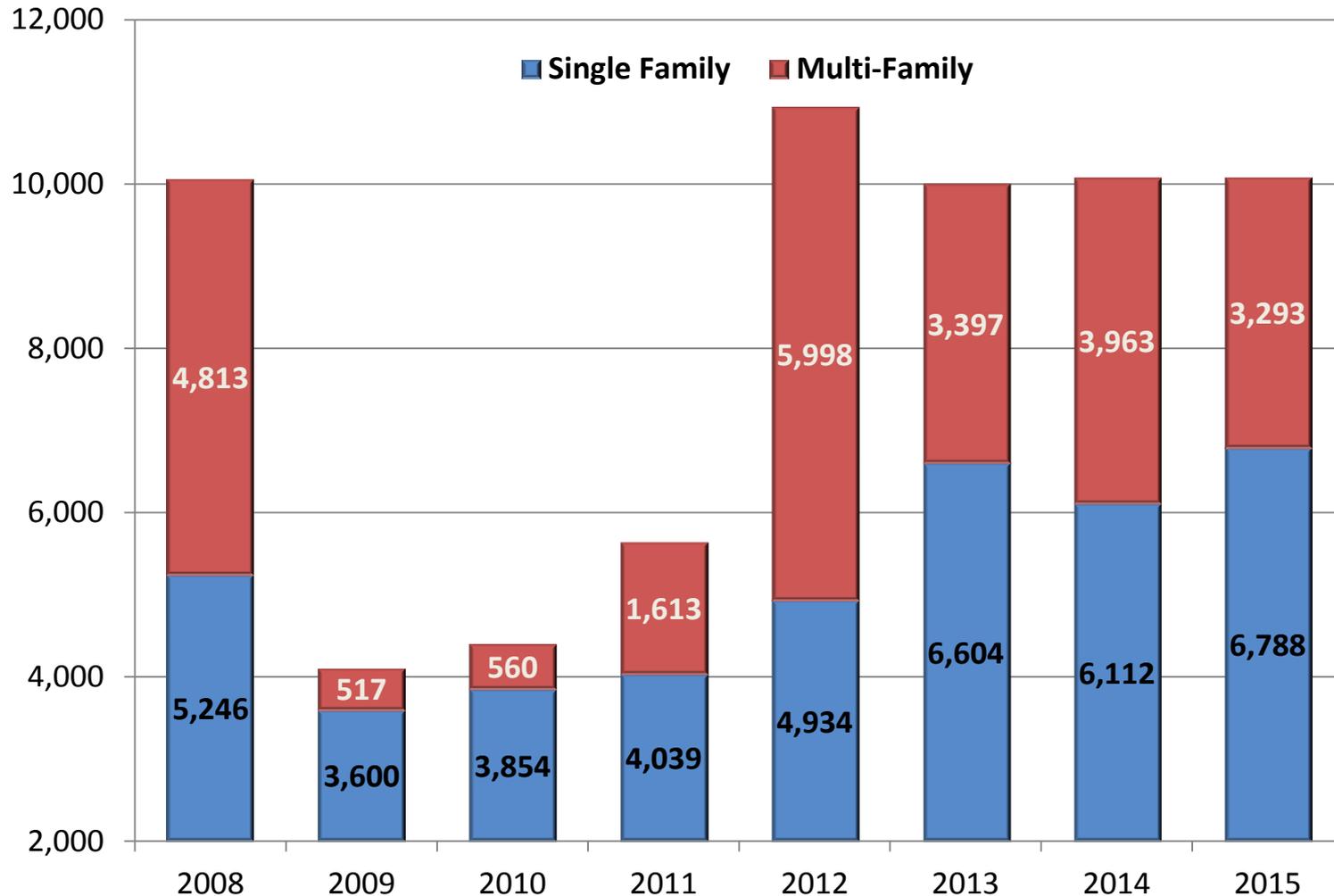
Preliminary Subdivisions Number of Proposed Lots

- 3 - 50
- 51 - 200
- 201 - 500
- 501 - 1000
- 1001 - 8000

Density

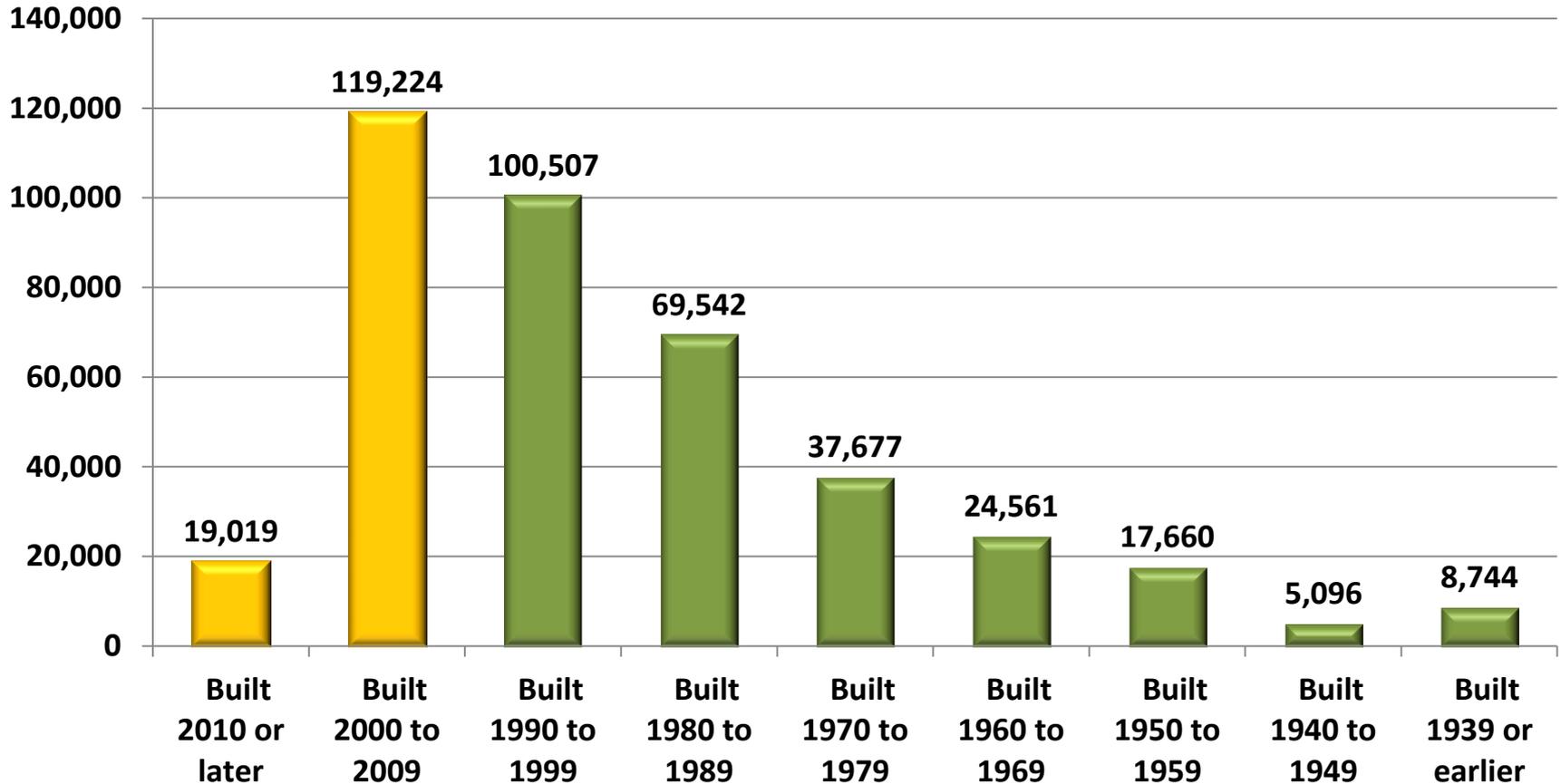


Wake County Permitted Housing Units Per Year



Age of Housing Stock in Wake

2014 Total Units: 402,030



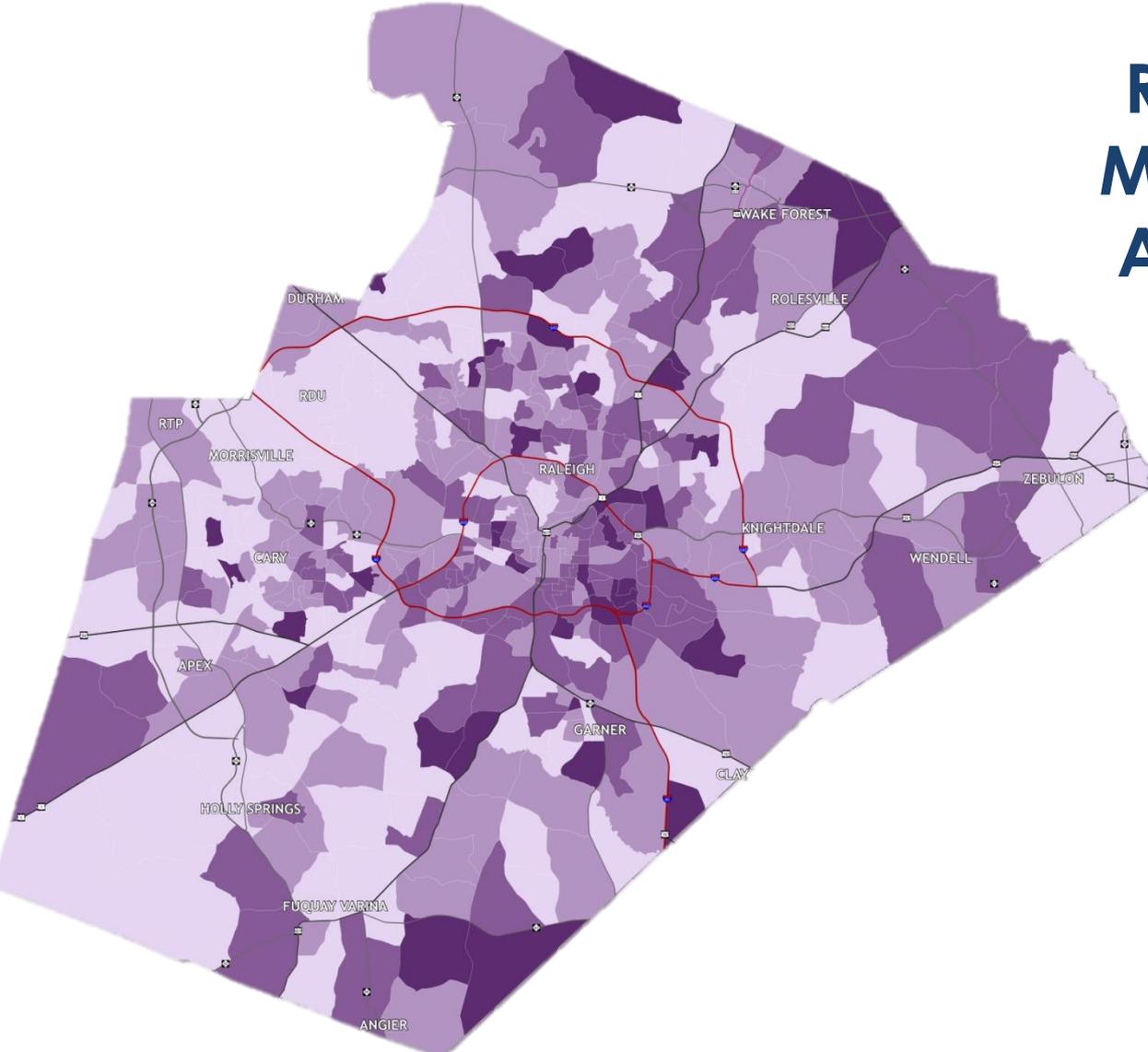
37% are renting

APARTMENTS

FOR RENT

*Inquire at 225-3188
Lower Level, Suite no. 5*

Rent as 30% or More of Income ACS 2010-2014



Legend

Percent of Renters

-  0% - 25%
-  26% - 50%
-  51% - 75%
-  76% - 100%



The extent to which residents are able to achieve a desirable quality of life within Wake County is determined in part by their economic independence.

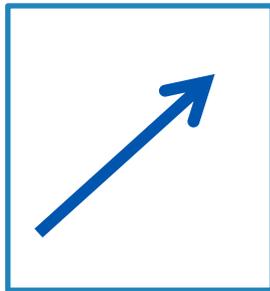
These numbers measure the strength and sustainability of the economy, the affordability of education, and the relative wealth of the population.

Educational Attainment



PERSONAL
ECONOMICS

Trend At A Glance



At Last “Official” Count

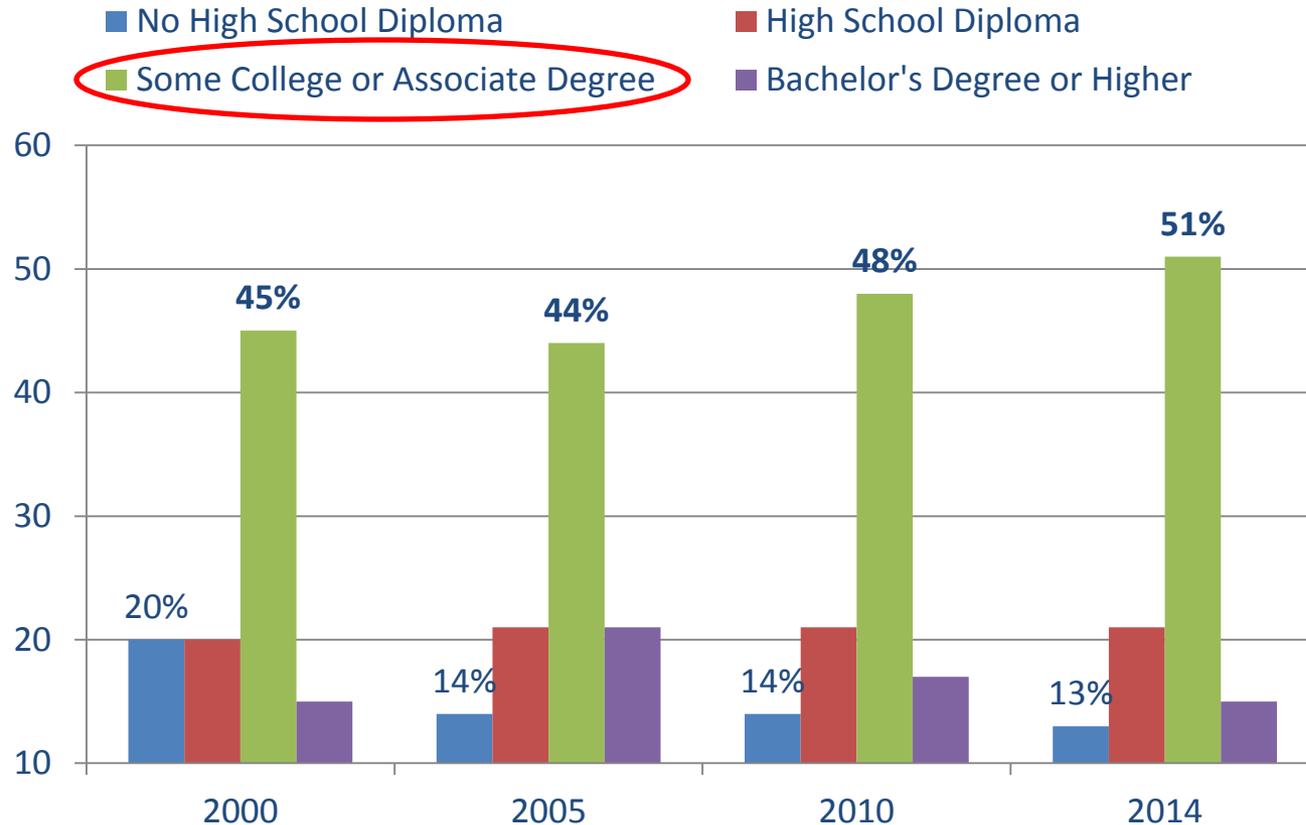
49%: 322,447

Adults age 25 and over earned a bachelor’s degree or higher

Did You Know?

In 2014, the percentage of Wake County adult residents with a bachelor's degree or higher ranked 5th nationally among 36 peer counties with similar population size and growth rate

Highest Degree Attained – Percent of Wake Residents Ages 18-24 Years



2014 Earnings by Level of Education

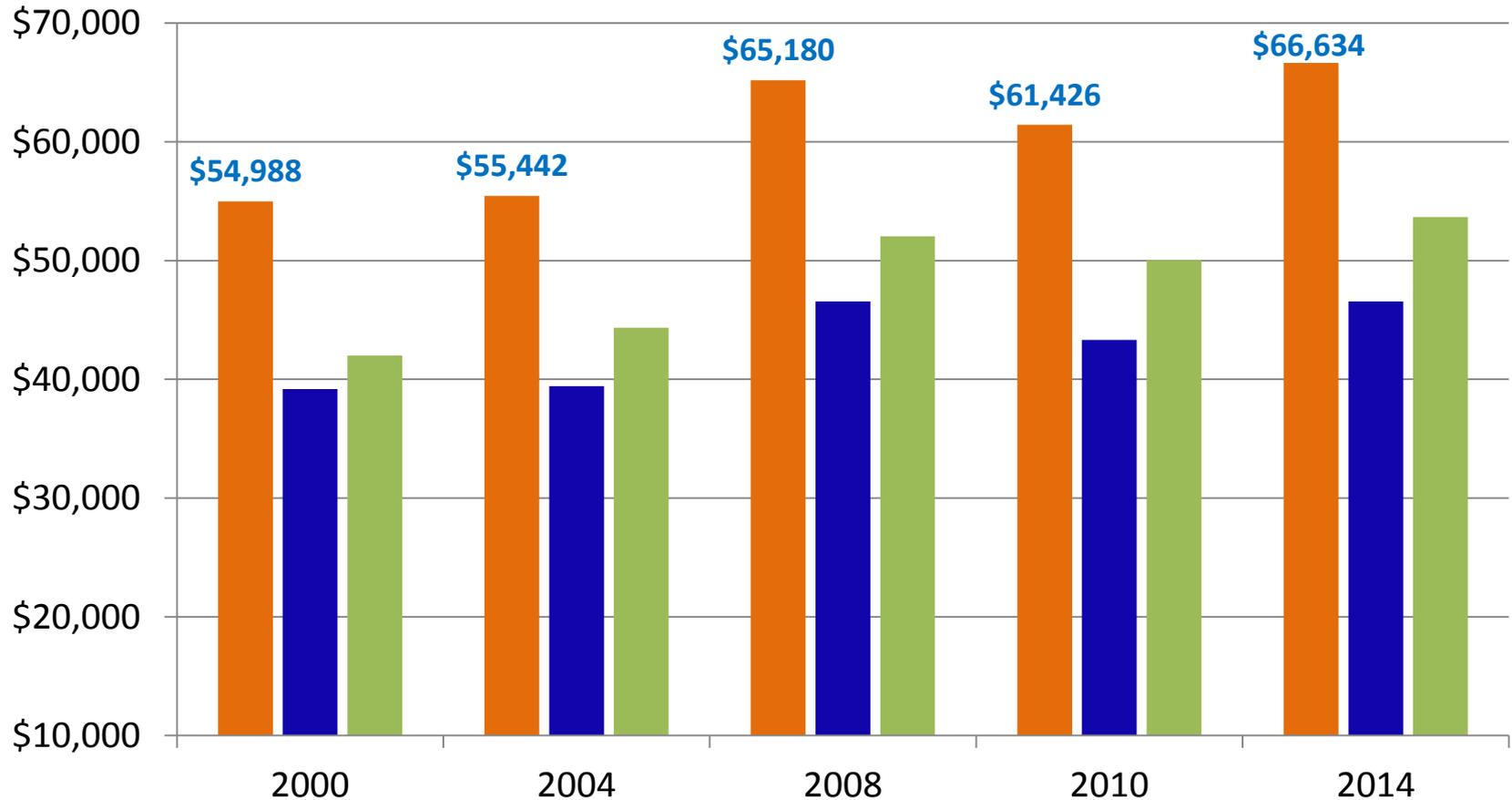
MEDIAN EARNINGS in the past 12 months by Educational Attainment for the Population 25 years and over. (In 2014 inflation-adjusted dollars)

	Median Earnings	Population Estimate
Total for Adult Population 25 Years+:	\$40,821	654,899
Less than high school graduate	\$16,970	49,635
High school graduate/ equivalency	\$27,175	109,434
Some college or associate's degree	\$34,881	173,383
Bachelor's degree	\$51,365	204,654
Graduate or professional degree	\$66,976	117,793

Earnings represent the amount of income received regularly before deductions for personal income taxes, Social Security, bond purchases, union dues, Medicare deductions, etc.

Median Household Income

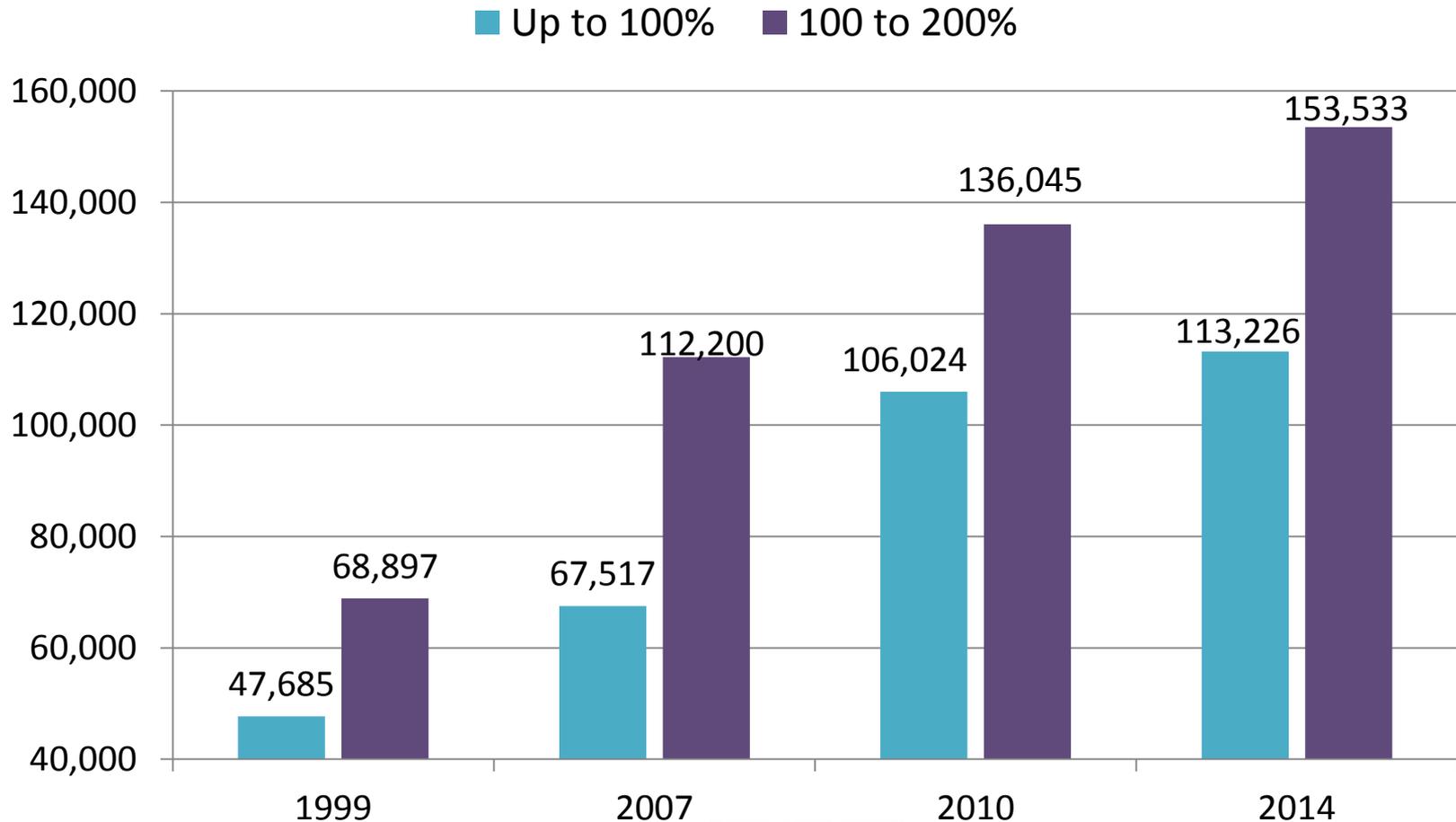
Wake County North Carolina United States



Source: U. S. Census Bureau

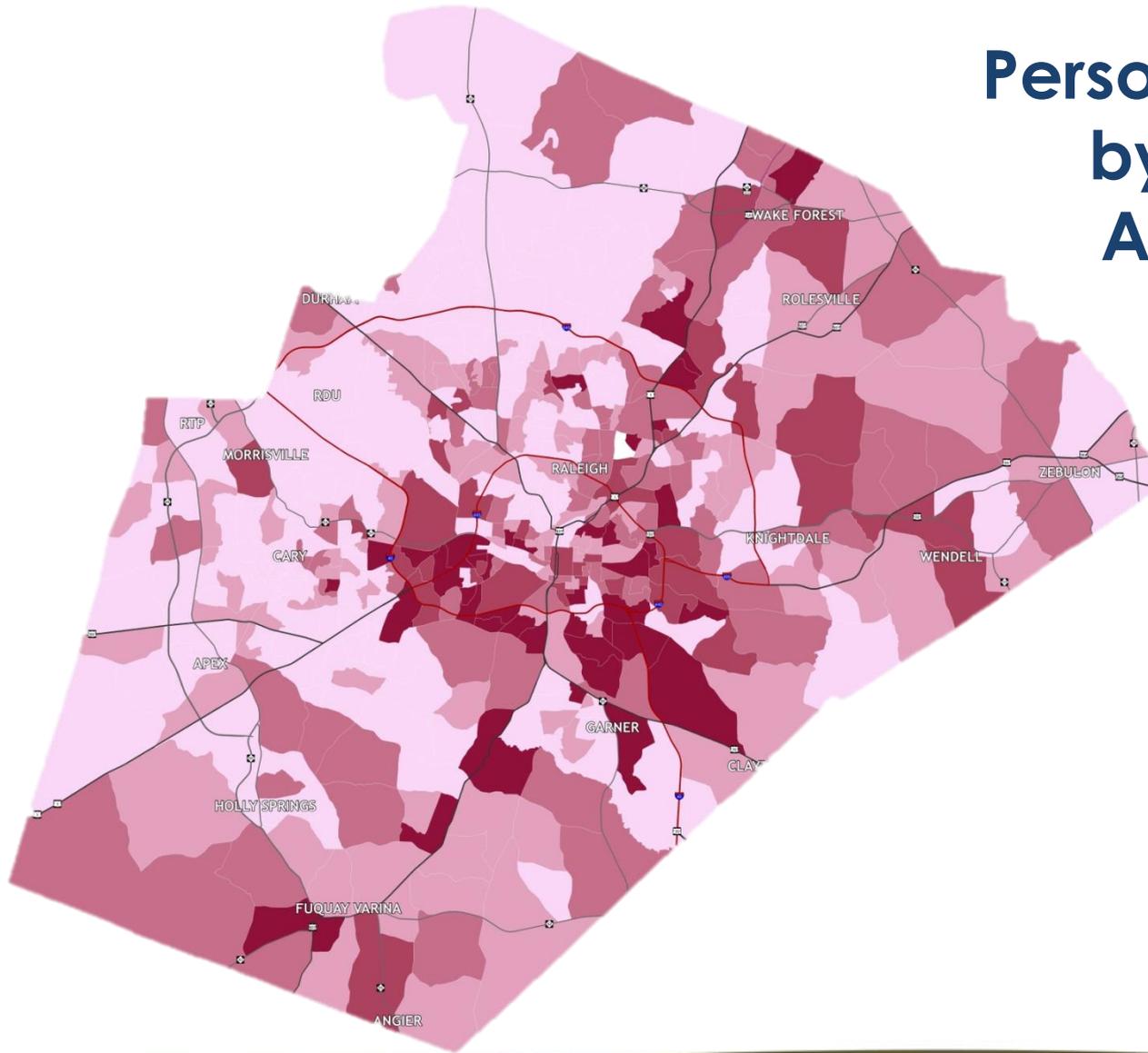


Persons Living in Wake Households with Incomes up to 200% of Poverty Level



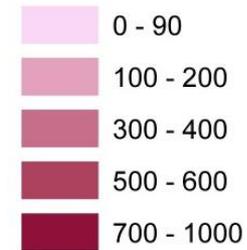
Source: U.S. Department of Housing and Urban Development,
U.S. Census Bureau. 1-year American Community Survey and Census 2000 Summary File 1 Reports

Persons Below Poverty by Block Group ACS 2010-2014

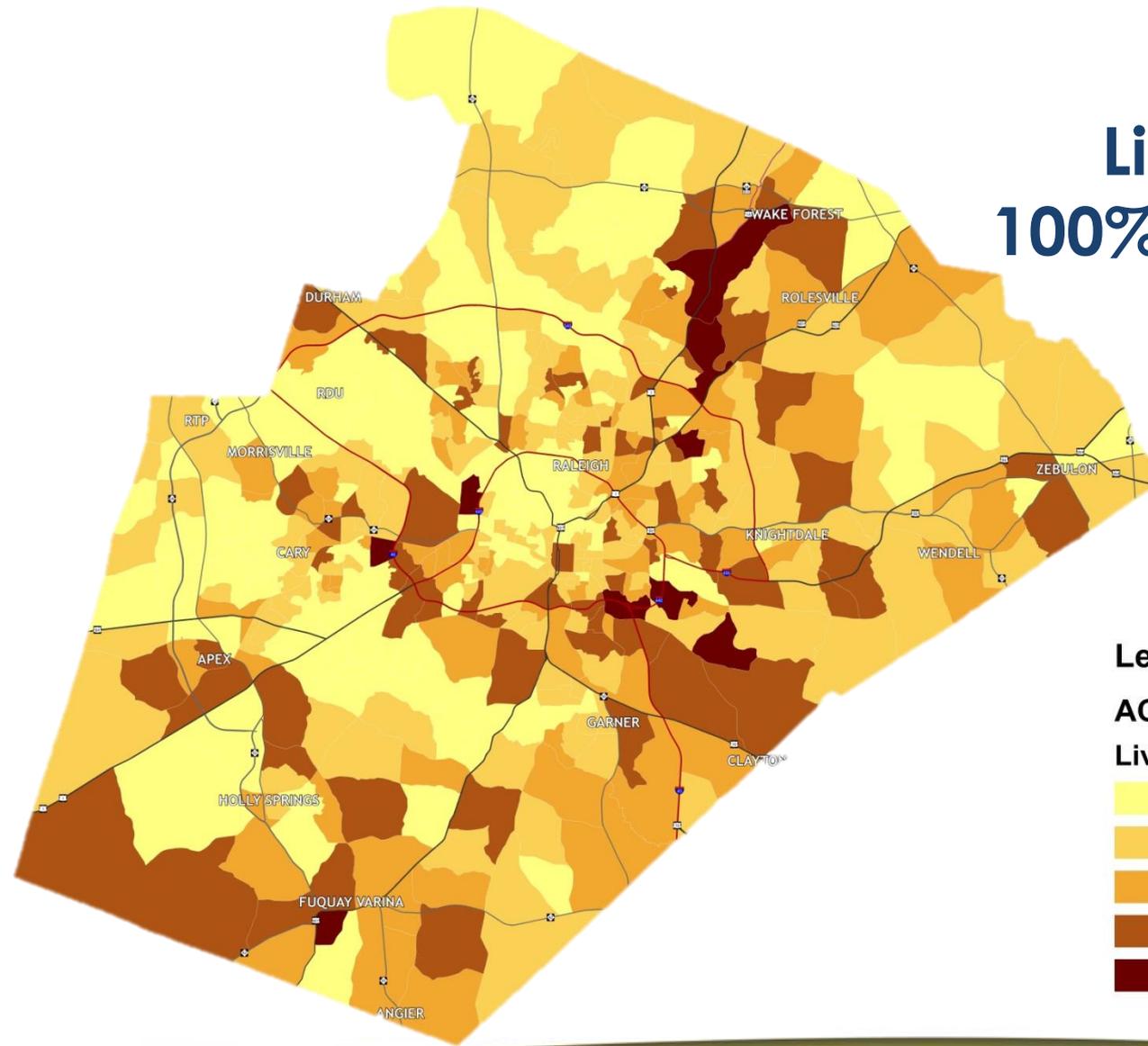


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ACS 2010-2014 Block Groups Persons Below Poverty

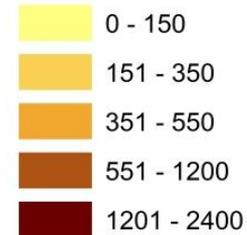


Persons Living between 100%-200% of Poverty

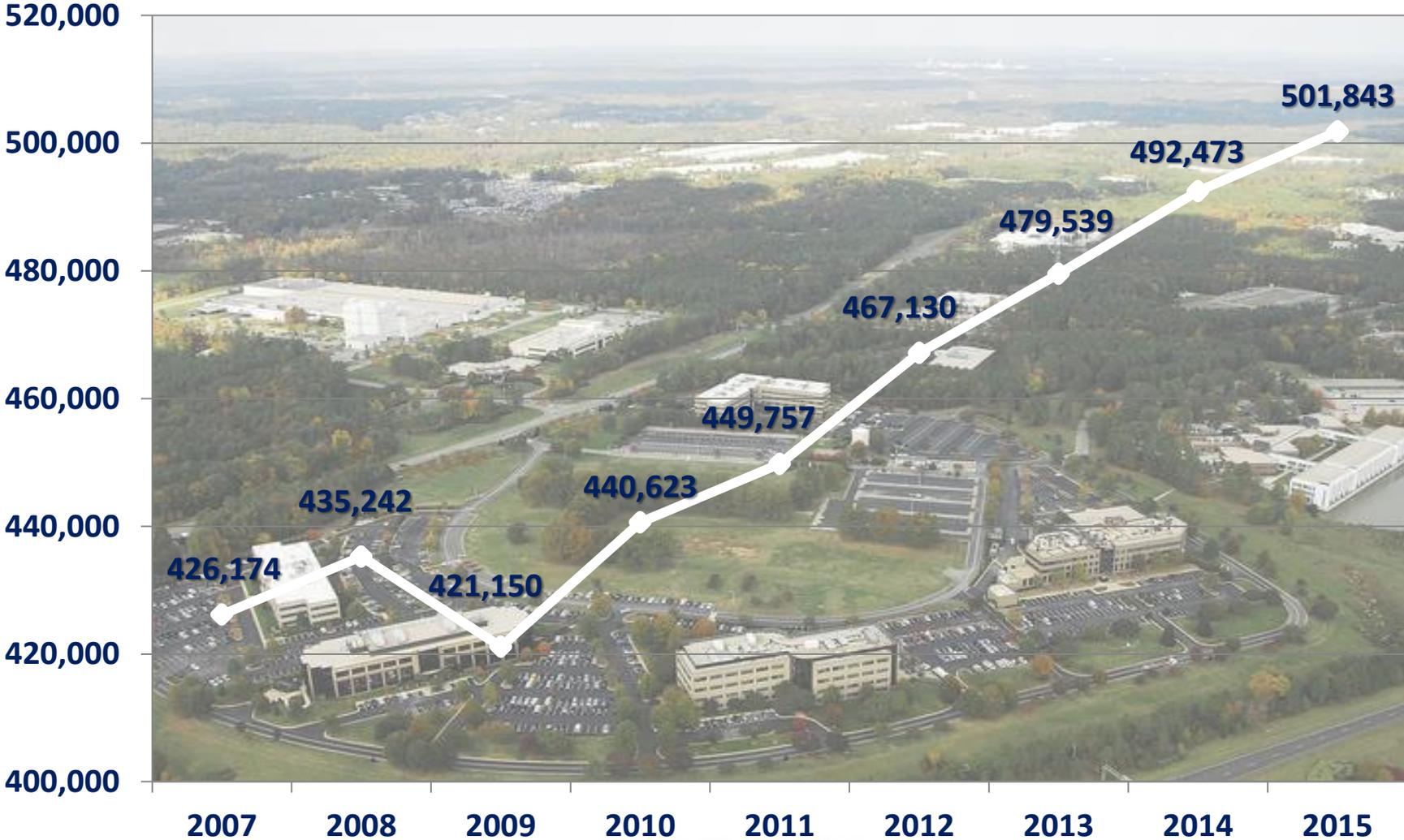


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ACS 2010-2014 Block Groups
Living between 100%-200% of Poverty



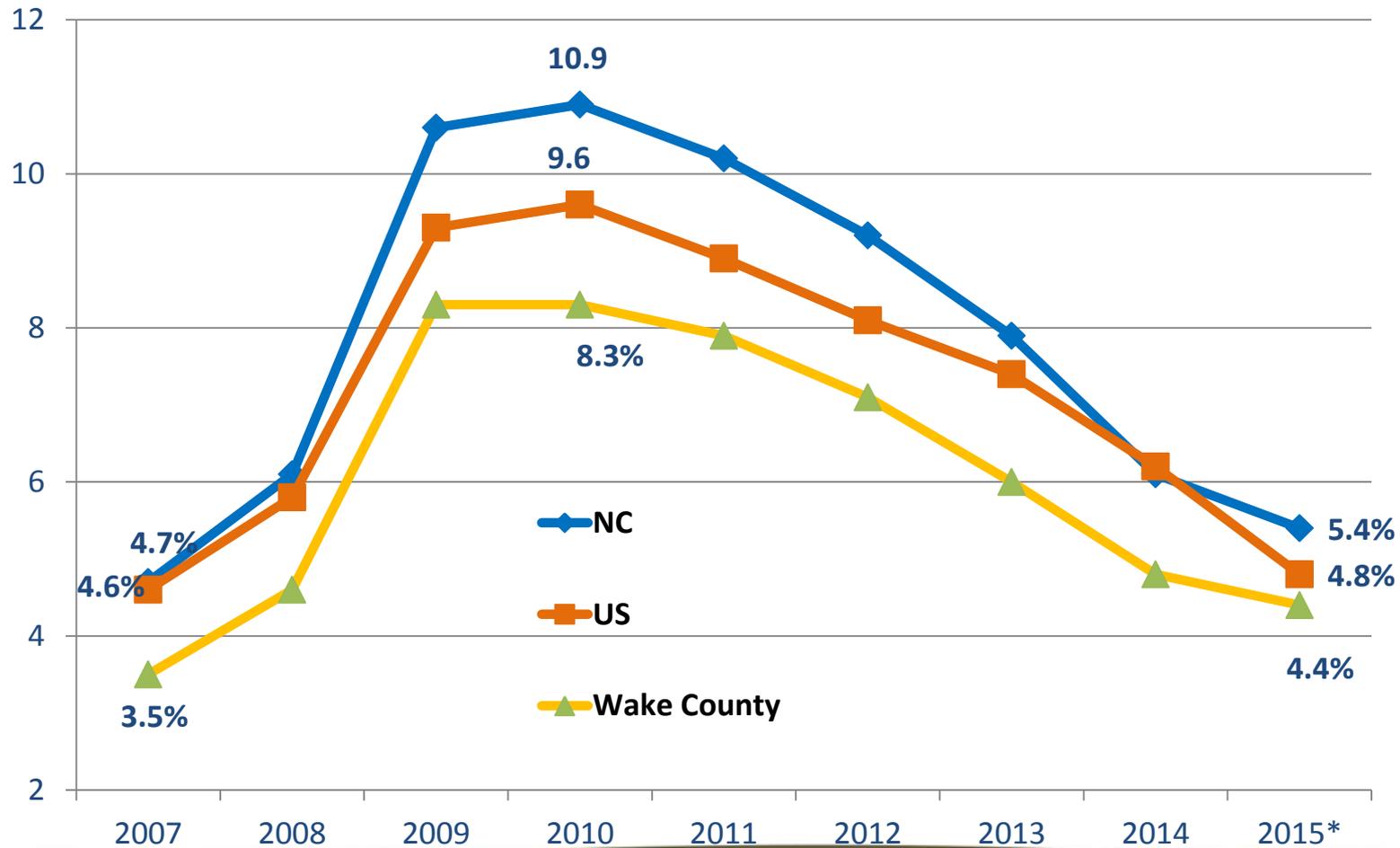
Wake County Residents Employed 2007-2015



Wake County Residents Employment: 2014

OCCUPATIONS	Estimates	Percent
Educational services, and health care and social assistance	109,561	20.9
Professional, scientific, management, and administrative	93,343	17.8
Retail trade	57,115	10.9
Arts, entertainment, recreation, accommodation and food services	55,006	10.5
Manufacturing	45,923	8.8
Finance and insurance, and real estate and rental and leasing	41,002	7.8
Construction	25,613	4.9
Public administration	24,645	4.7
Other services, except public administration	20,254	3.9
Wholesale trade	17,220	3.3
Transportation and warehousing, and utilities	17,291	3.3
Information	15,439	2.9
Agriculture, forestry, fishing and hunting, and mining	1,708	0.3

Wake County Residents' Unemployment Rate

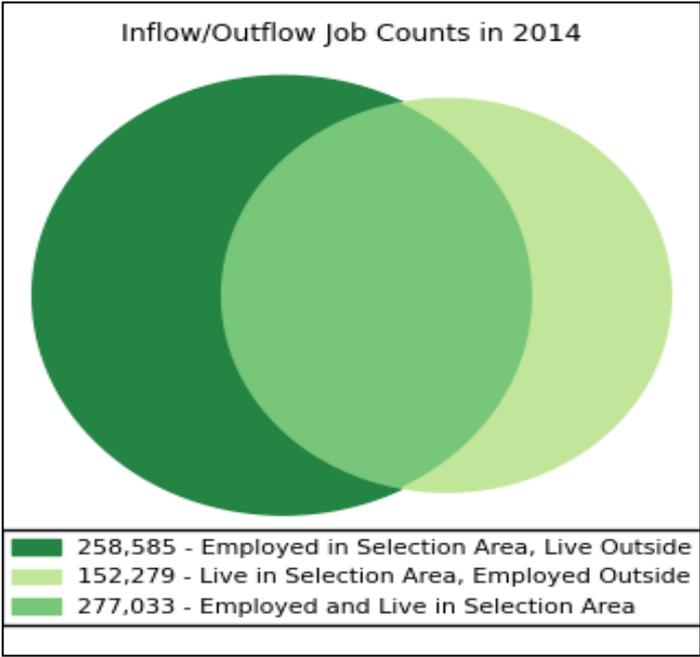
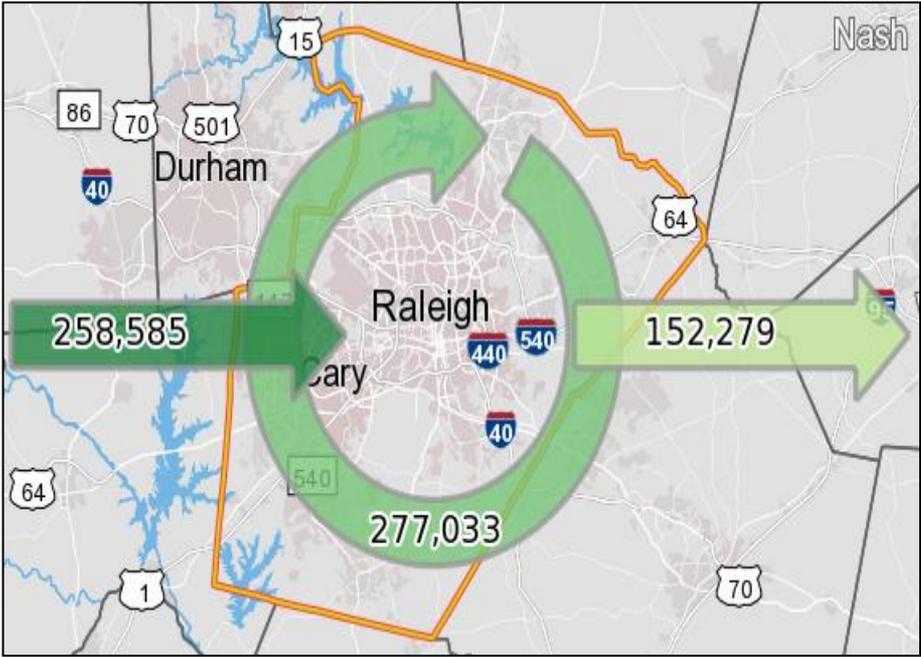


Source: NC ESC- *November 2015



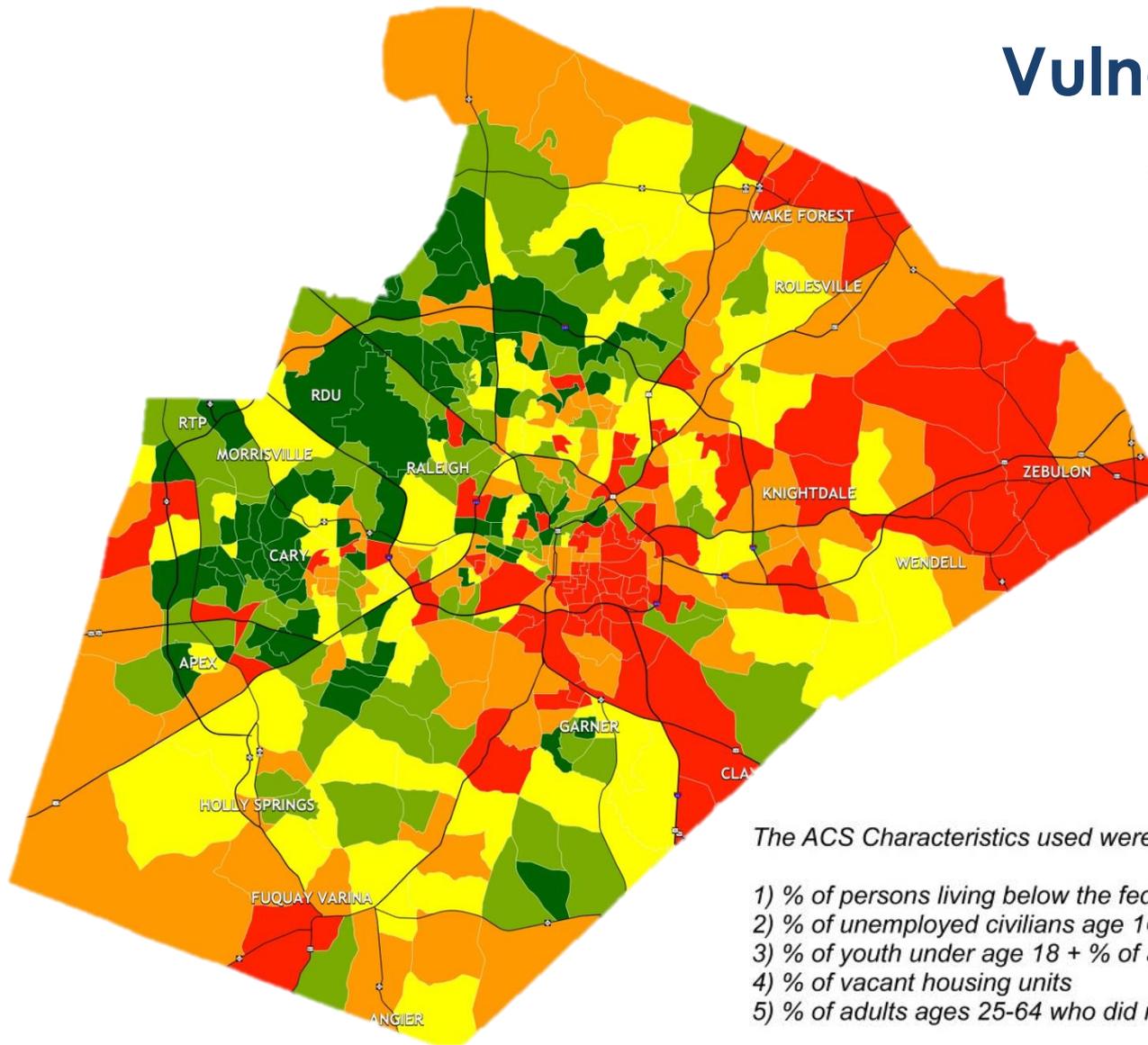
2014: 535,618 People Employed In Wake County (Primary Jobs)

A primary job is the highest paying job for an individual worker for the year.



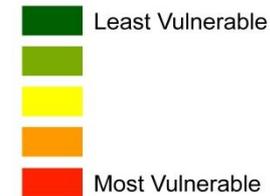
Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2014).

Vulnerability Profile 2006-2010



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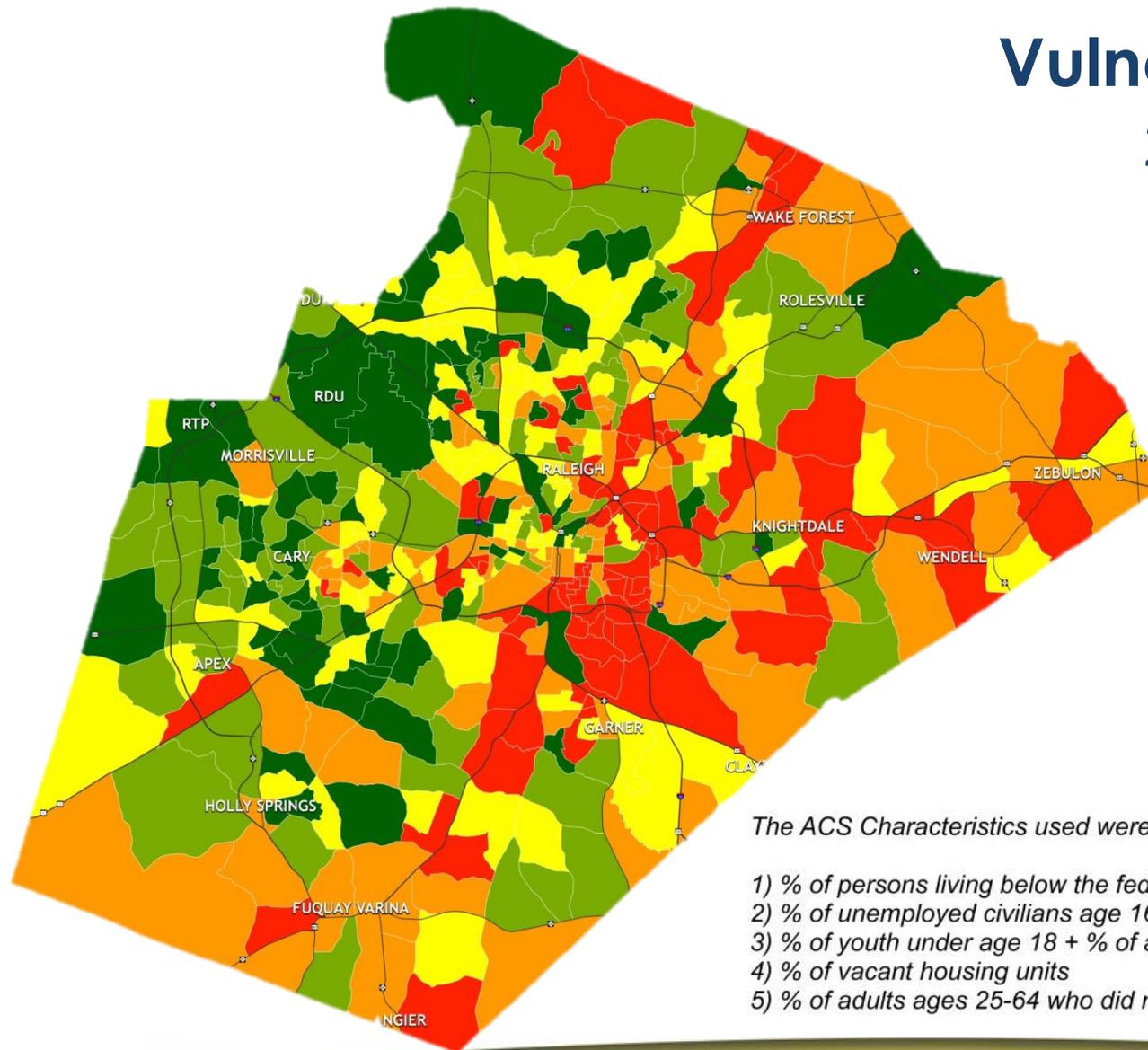
ACS 2006-2010 Census Block Groups
Vulnerability Ranking



The ACS Characteristics used were:

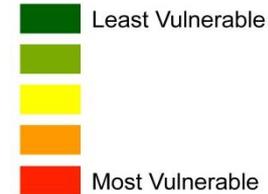
- 1) % of persons living below the federal poverty rate
- 2) % of unemployed civilians age 16 and over in the labor force
- 3) % of youth under age 18 + % of adults age 65 and over
- 4) % of vacant housing units
- 5) % of adults ages 25-64 who did not earn a high school diploma or equivalent (GED)

Vulnerability Profile 2010-2014



Legend

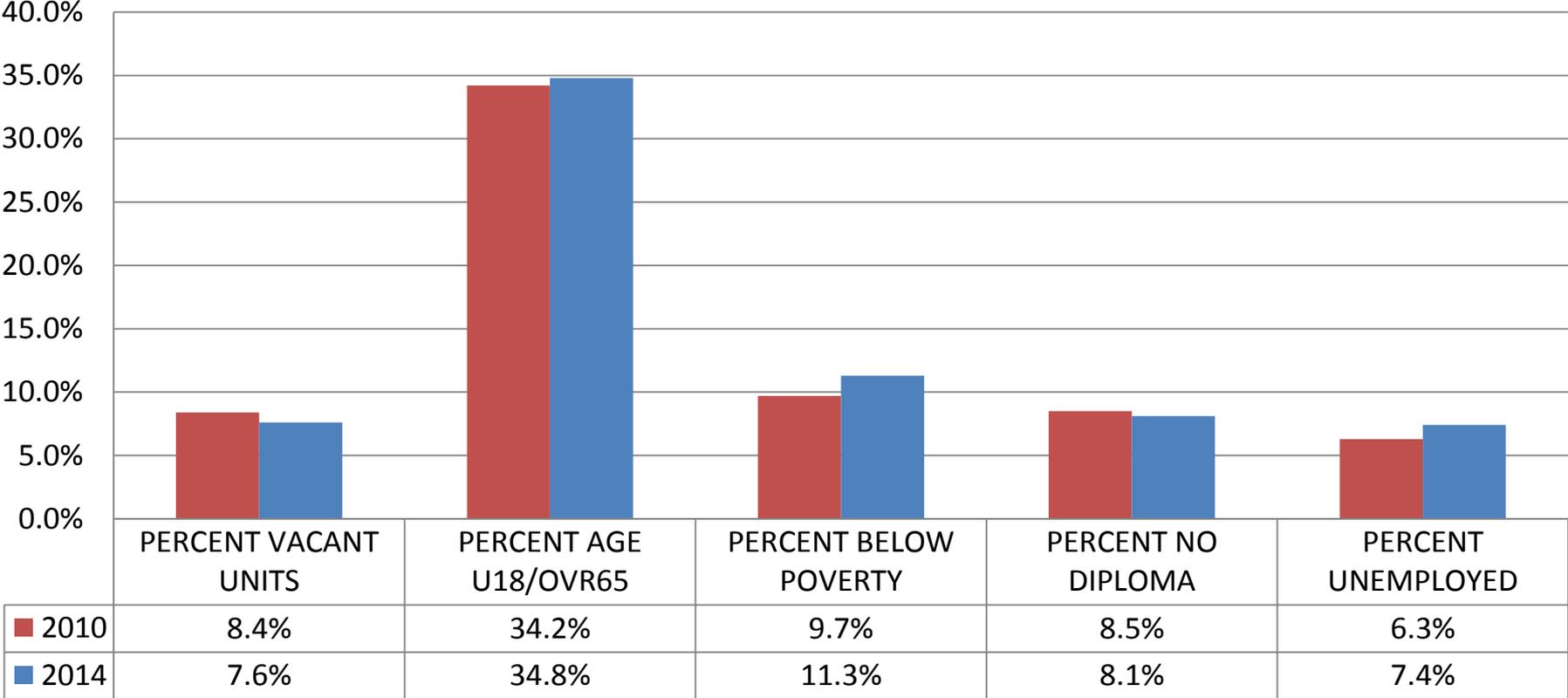
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County Wide Percentages ACS 5 Year Averages 2006-2010/2010-2014





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