Wake County
Trends & Outlook

May 2016
WAKE EXCEEDS A MILLION 1,000,000
3,142 counties in U.S.

45 with 2015 population ≥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 $\geq1,000,000$ Residents, July 1, 2015

County growth rate, 2010-2015

<table>
<thead>
<tr>
<th>County</th>
<th>City</th>
<th>Growth Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Travis County, Texas</td>
<td>Austin</td>
<td>15%</td>
</tr>
<tr>
<td>Wake County, North Carolina</td>
<td>Raleigh</td>
<td>14%</td>
</tr>
<tr>
<td>Mecklenburg County, North Carolina</td>
<td>Charlotte</td>
<td>12%</td>
</tr>
<tr>
<td>Orange County, Florida</td>
<td>Orlando</td>
<td>12%</td>
</tr>
<tr>
<td>Harris County, Texas</td>
<td>Houston</td>
<td>11%</td>
</tr>
<tr>
<td>Bexar County, Texas</td>
<td>San Antonio</td>
<td>11%</td>
</tr>
<tr>
<td>Fulton County, Georgia</td>
<td>Atlanta</td>
<td>9.7%</td>
</tr>
<tr>
<td>Hillsborough County, Florida</td>
<td>Tampa</td>
<td>9.7%</td>
</tr>
<tr>
<td>King County, Washington</td>
<td>Seattle</td>
<td>9.6%</td>
</tr>
<tr>
<td>Tarrant County, Texas</td>
<td>Dallas/Fort Worth</td>
<td>9.5%</td>
</tr>
</tbody>
</table>

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

* U. S. Census Bureau. 2014 American Community Survey 1 – Year Estimate
Wake Population by Race and Ethnicity

<table>
<thead>
<tr>
<th>Year</th>
<th>White</th>
<th>Black</th>
<th>Asian</th>
<th>Hispanic</th>
<th>Other</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1990</td>
<td>76%</td>
<td>21%</td>
<td>3%</td>
<td>2%</td>
<td>1%</td>
<td>998,691</td>
</tr>
<tr>
<td>2000</td>
<td>70%</td>
<td>20%</td>
<td>5%</td>
<td>10%</td>
<td>3%</td>
<td>998,691</td>
</tr>
<tr>
<td>2010</td>
<td>62%</td>
<td>20%</td>
<td>10%</td>
<td>3%</td>
<td>3%</td>
<td>998,691</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>MUNICIPALITY</th>
<th>CENSUS 2010 POP COUNT</th>
<th>CENSUS 2014 POP ESTIMATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wake County</td>
<td>900,993</td>
<td>998,691</td>
</tr>
<tr>
<td>Raleigh (pt.)</td>
<td>402,825</td>
<td>438,759</td>
</tr>
<tr>
<td>Unincorporated Wake County</td>
<td>185,175</td>
<td>192,698</td>
</tr>
<tr>
<td>Cary (pt.)</td>
<td>133,812</td>
<td>153,594</td>
</tr>
<tr>
<td>Apex</td>
<td>37,476</td>
<td>43,907</td>
</tr>
<tr>
<td>Wake Forest (pt.)</td>
<td>29,218</td>
<td>35,648</td>
</tr>
<tr>
<td>Holly Springs</td>
<td>24,661</td>
<td>30,157</td>
</tr>
<tr>
<td>Garner town</td>
<td>25,745</td>
<td>27,814</td>
</tr>
<tr>
<td>Morrisville (pt.)</td>
<td>18,576</td>
<td>22,772</td>
</tr>
<tr>
<td>Fuquay-Varina</td>
<td>17,937</td>
<td>22,644</td>
</tr>
<tr>
<td>Knightdale</td>
<td>11,401</td>
<td>13,871</td>
</tr>
<tr>
<td>Wendell</td>
<td>5,845</td>
<td>6,182</td>
</tr>
<tr>
<td>Rolesville</td>
<td>3,786</td>
<td>5,785</td>
</tr>
<tr>
<td>Zebulon (pt.)</td>
<td>4,433</td>
<td>4,750</td>
</tr>
<tr>
<td>Angier (pt.)</td>
<td>103</td>
<td>110</td>
</tr>
</tbody>
</table>
2015 Residential and Commercial Building Permit Concentrations

Legend
2015 Permits
Construction Type
- New Commercial
- New Residential

2015 Building Permits
<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>High</td>
<td></td>
</tr>
<tr>
<td>Low</td>
<td></td>
</tr>
</tbody>
</table>
New Residential & Commercial Permits by Municipality within Wake County January to December 2015

- Apex: 686
- Cary: 973
- Fuquay-Varina: 728
- Garner: 61
- Raleigh: 1241
- Wake Forest: 24
- Uninc. Wake County: 537
- Holly Springs: 689
- Morrisville: 656
- Knightdale: 341
- Rolesville: 228
- Wendell: 169
- Zebulon: 193
- Angier: 1
- Total Commercial Permits: 185
- Total Residential Permits: 21
Preliminary Subdivision
Density Distribution by Acreage

Legend
Preliminary Subdivisions
Number of Proposed Lots
- 3 - 50
- 51 - 200
- 201 - 500
- 501 - 1000
- 1001 - 8000

Density
High
Low
Wake County Permitted Housing Units Per Year

![Bar chart showing permitted housing units per year from 2008 to 2015 for single family and multi-family housing. The chart indicates a steady increase in permitted housing units over the years.](www.wakegov.com)
Age of Housing Stock in Wake

2014 Total Units: 402,030

- Built 2010 or later: 19,019
- Built 2000 to 2009: 119,224
- Built 1990 to 1999: 100,507
- Built 1980 to 1989: 69,542
- Built 1970 to 1979: 37,677
- Built 1960 to 1969: 24,561
- Built 1950 to 1959: 17,660
- Built 1940 to 1949: 5,096
- Built 1939 or earlier: 8,744
37\% are renting

Data Source: 2014 American Community Survey
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

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)

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

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

<table>
<thead>
<tr>
<th>Year</th>
<th>Median Household Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>$54,988</td>
</tr>
<tr>
<td>2004</td>
<td>$55,442</td>
</tr>
<tr>
<td>2008</td>
<td>$65,180</td>
</tr>
<tr>
<td>2010</td>
<td>$61,426</td>
</tr>
<tr>
<td>2014</td>
<td>$66,634</td>
</tr>
</tbody>
</table>

Source: U. S. Census Bureau
Persons Living in Wake Households with Incomes up to 200% of Poverty Level

Persons Living between 100%-200% of Poverty

Legend
ACS 2010-2014 Block Groups
Living between 100%-200% of Poverty
- Light Yellow: 0 - 150
- Light Orange: 151 - 350
- Medium Orange: 351 - 550
- Medium Brown: 551 - 1200
- Dark Brown: 1201 - 2400
Wake County Residents Employed 2007-2015

- 2007: 426,174
- 2008: 435,242
- 2009: 421,150
- 2010: 440,623
- 2011: 449,757
- 2012: 467,130
- 2013: 479,539
- 2014: 492,473
- 2015: 501,843

Years: 2007 to 2015
### Wake County Residents Employment: 2014

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

Vulnerability Profile 2006-2010

Legend
ACS 2006-2010 Census Block Groups
Vulnerability Ranking
- Least Vulnerable
- Least Vulnerable
- Moderate Vulnerable
- Moderate Vulnerable
- Most Vulnerable

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
ACS 2006-2010 Census Block Groups
Vulnerability Ranking
- Least Vulnerable
- Vulnerable
- Least Vulnerable
- Most Vulnerable

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

<table>
<thead>
<tr>
<th></th>
<th>2010</th>
<th>2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>PERCENT VACANT UNITS</td>
<td>8.4%</td>
<td>7.6%</td>
</tr>
<tr>
<td>PERCENT AGE U18/OVR65</td>
<td>34.2%</td>
<td>34.8%</td>
</tr>
<tr>
<td>PERCENT BELOW POVERTY</td>
<td>9.7%</td>
<td>11.3%</td>
</tr>
<tr>
<td>PERCENT NO DIPLOMA</td>
<td>8.5%</td>
<td>8.1%</td>
</tr>
<tr>
<td>PERCENT UNEMPLOYED</td>
<td>6.3%</td>
<td>7.4%</td>
</tr>
</tbody>
</table>
Wake County Trends & Outlook

May 2016