

# Urban Impact on North Carolina

NC Metro Mayors

July 18, 2018

Rebecca Tippet, PhD  
Director, Carolina Demography

CAROLINA  
DEMOGRAPHY

# Overview

1. What are the big demographic stories?
2. Spotlight on urbanization
3. Growth trends, 2010-2017
4. Why?
5. Challenges for cities

# What are the big demographic stories?

...and what's going on in the North Carolina?



**Growth**



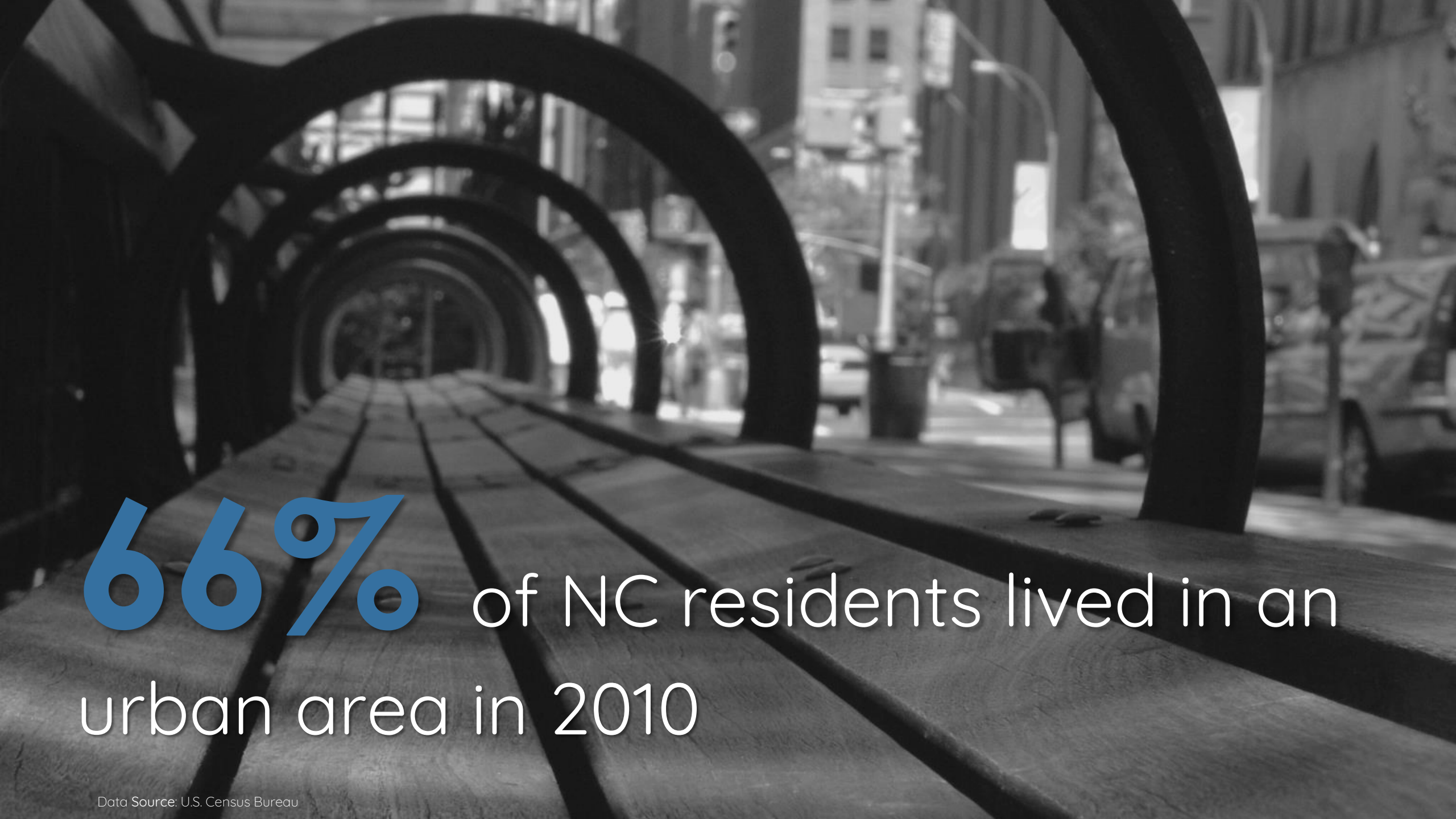
**Urbanization**



**Aging**



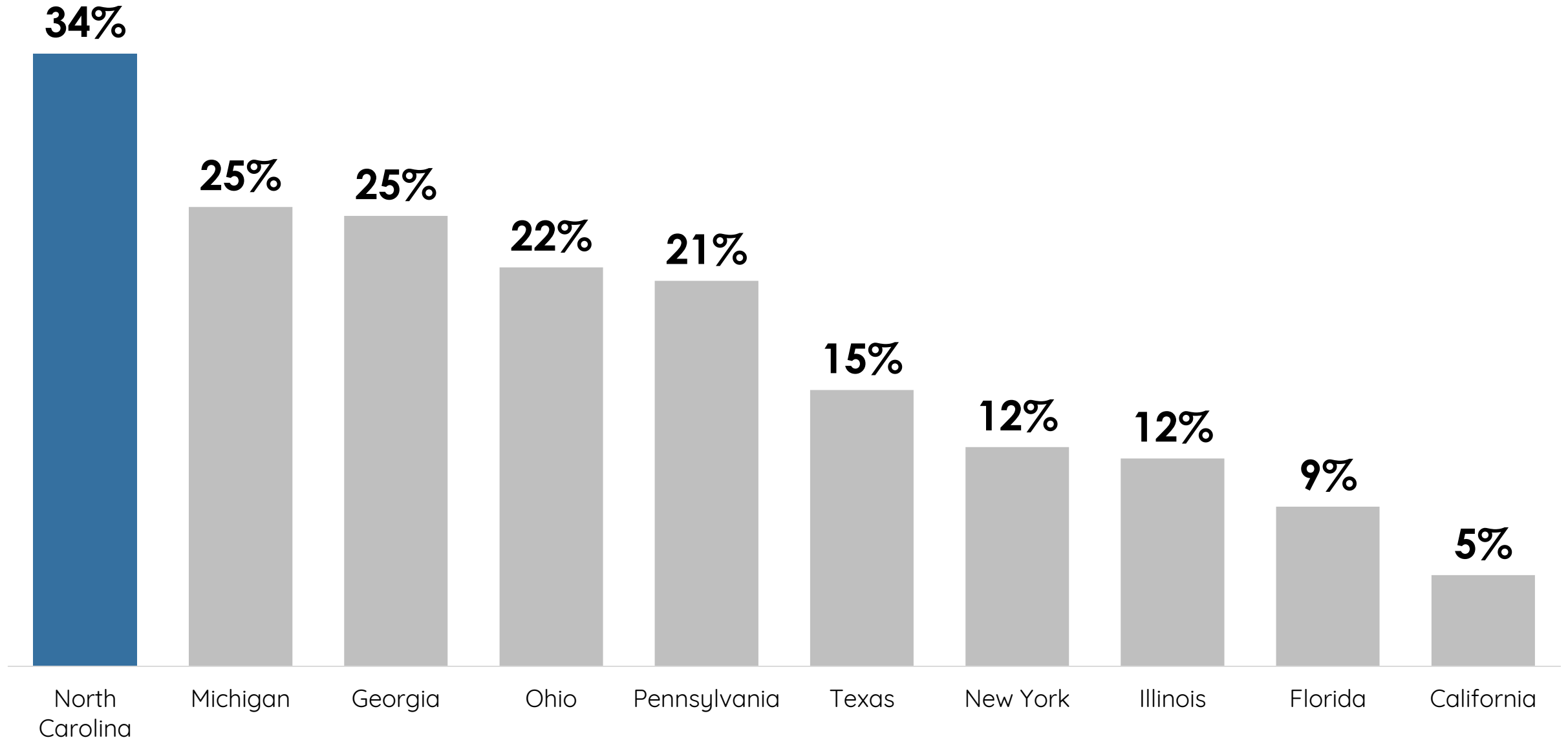
**Diversity**



**66%** of NC residents lived in an  
urban area in 2010

# Among 10 most populous states, NC most rural

Population share living in rural areas, 2010



# 14 municipalities passed 25K since 2000

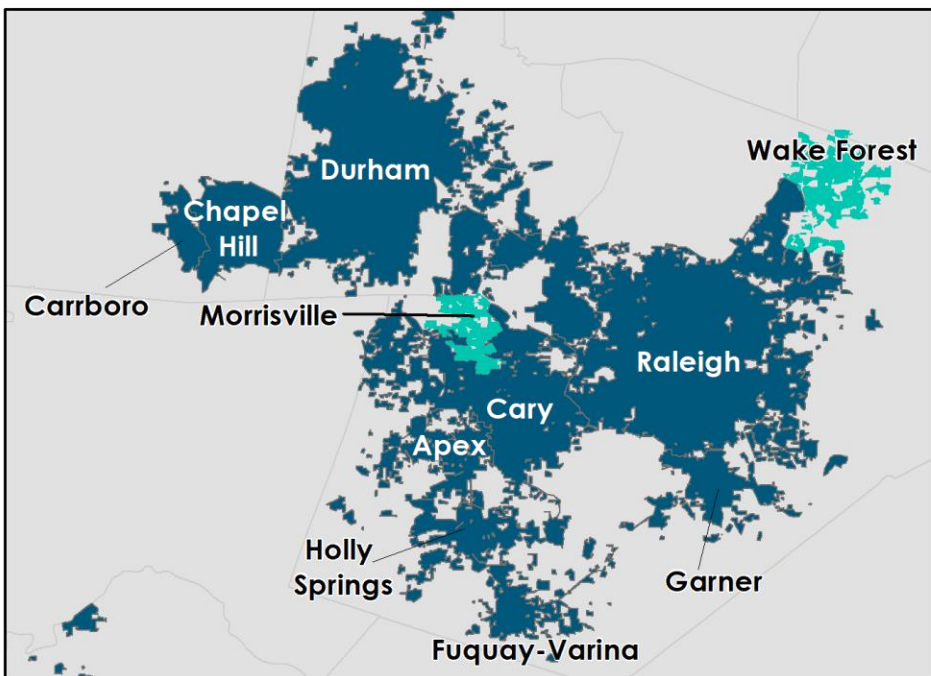
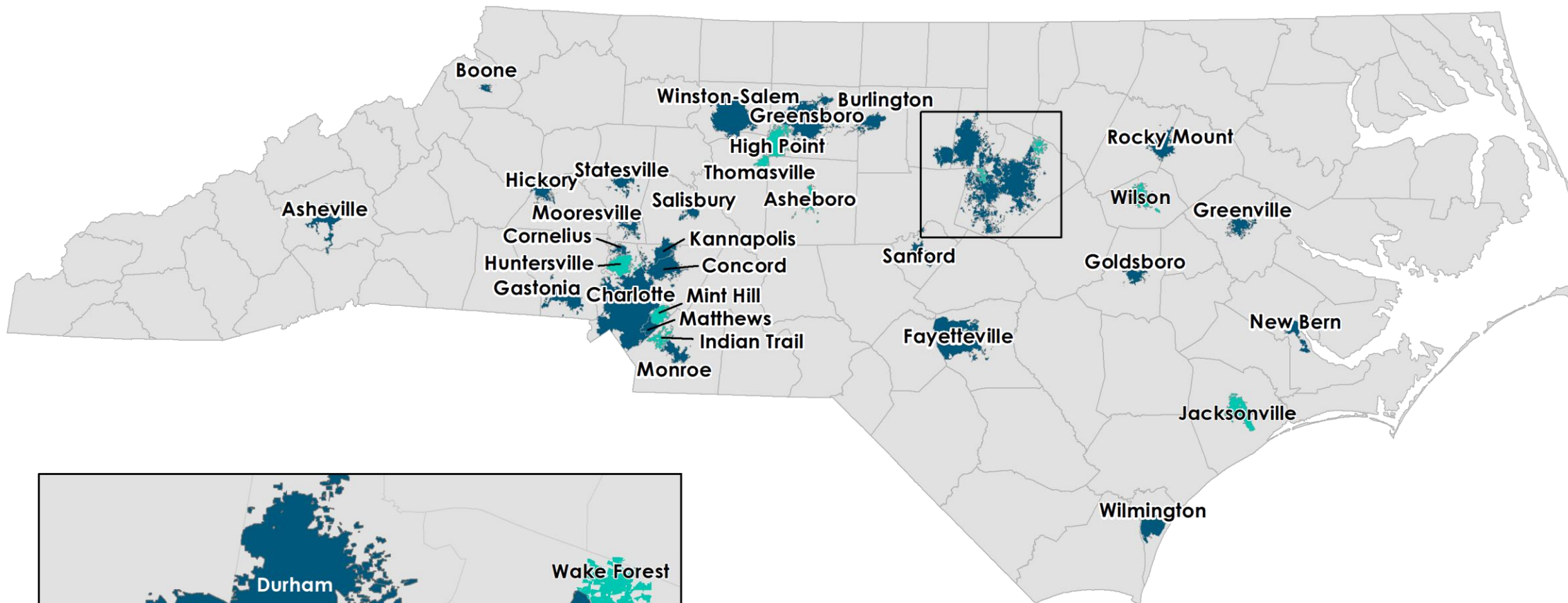
## by 2010

- **Apex**
- Asheboro\*
- Garner
- **Huntersville\***
- Indian Trail\*
- Matthews
- Mooresville
- New Bern
- Sanford
- Thomasville\*
- Wake Forest\*

## by 2017

- Mint Hill\*
- Morrisville\*
- Statesville

**Apex** and **Huntersville** now >50K



## Municipalities with Populations 25K+

- NC Metro Mayor member
- Non-member



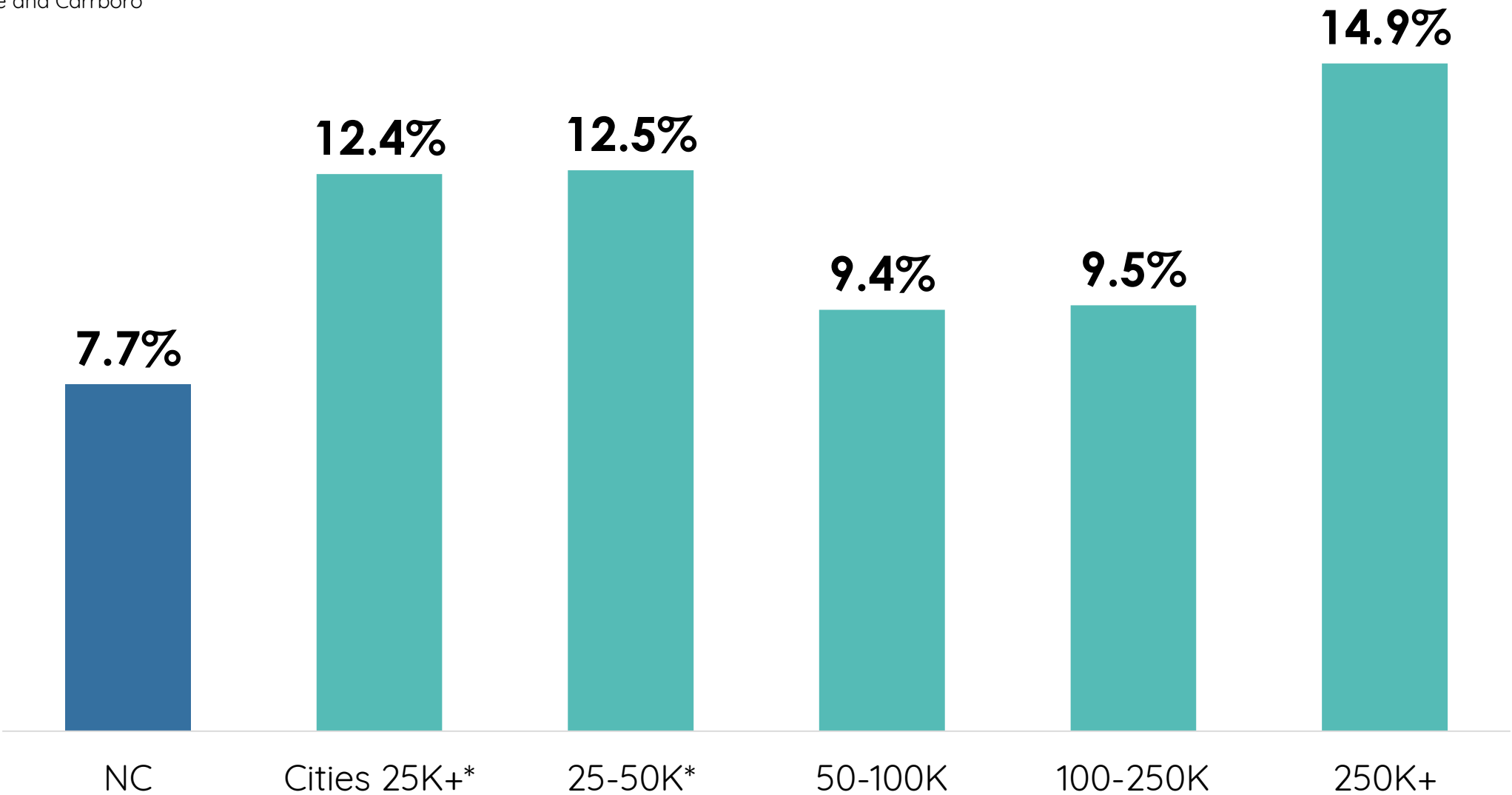
**+738K**

new residents since 2010

# Growth in urban areas outpacing state

2010-17 growth rate by population size in 2017

\*Includes Boone and Carrboro



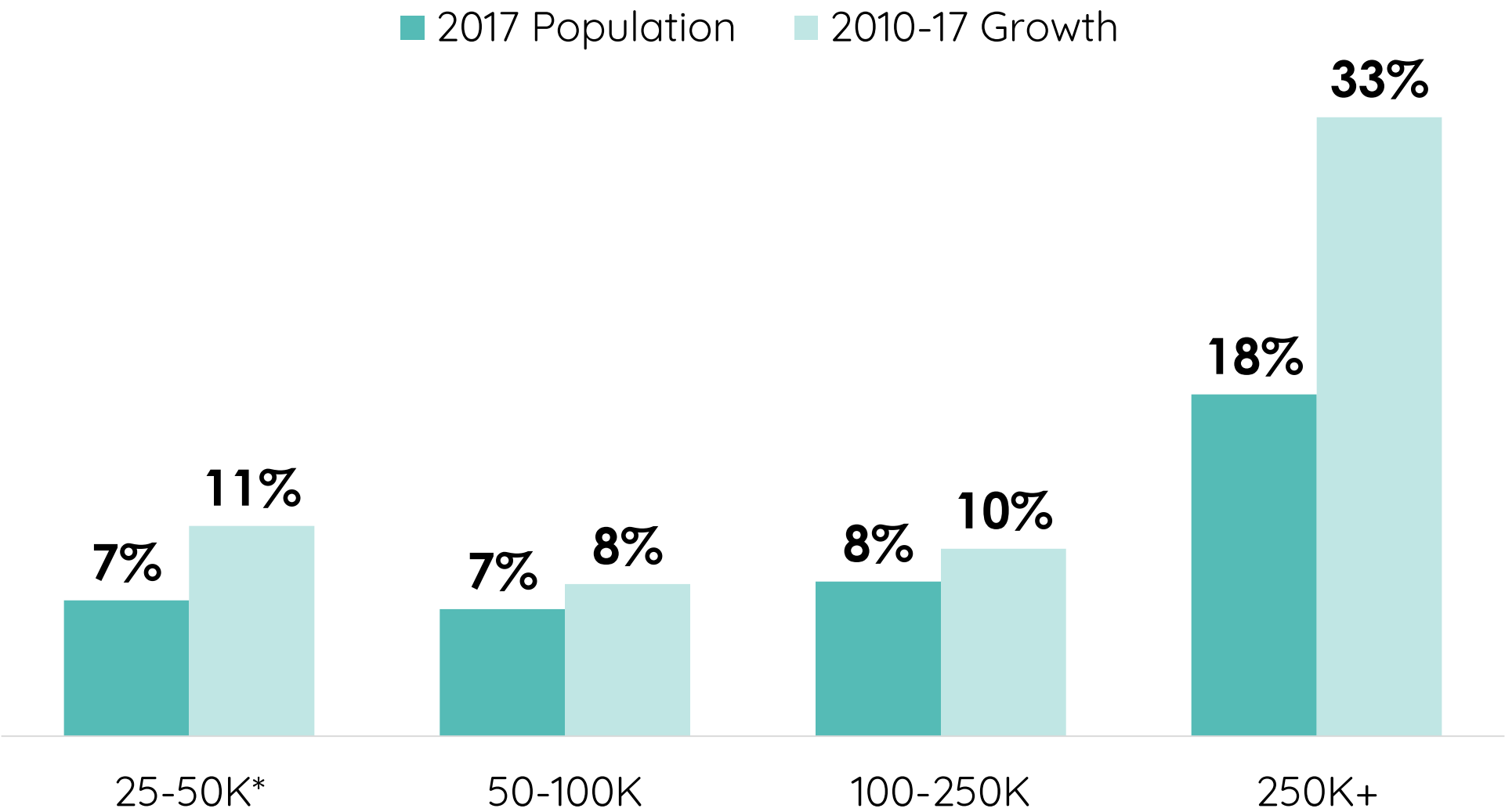
**41%** of population in 2017

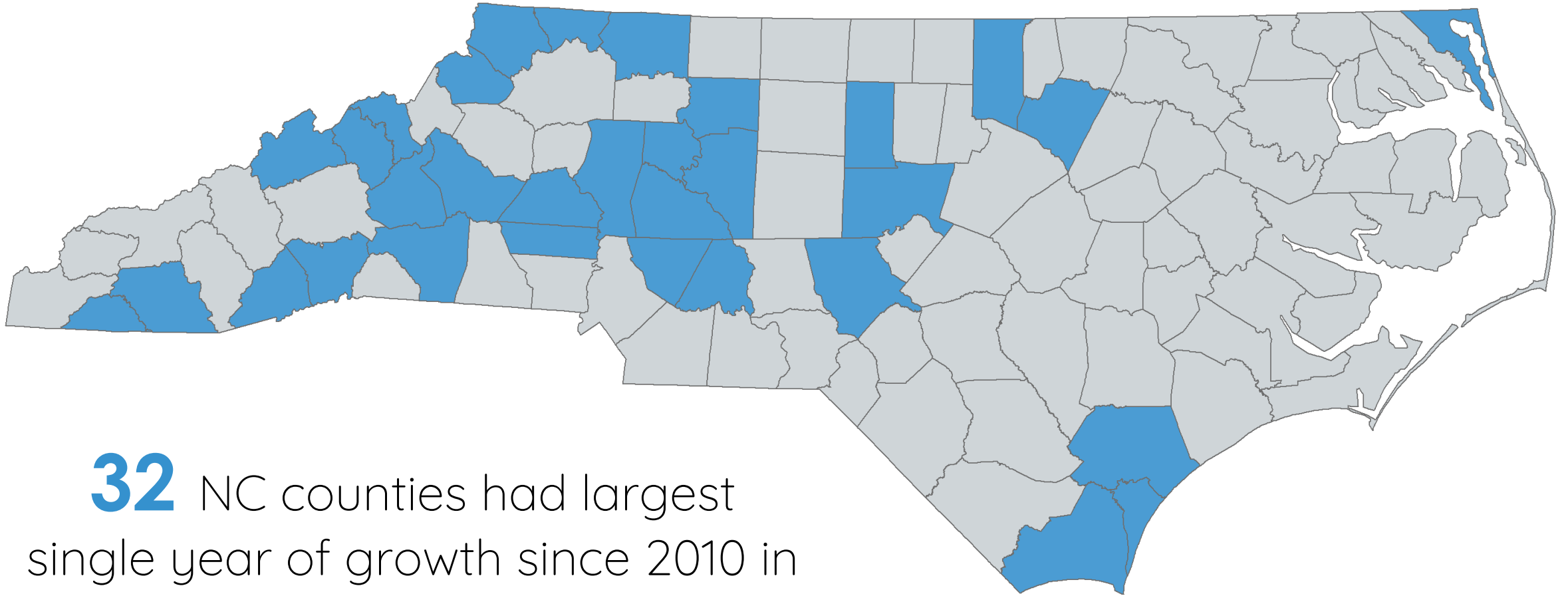
**63%** of growth since 2010

# Largest cities driving state growth

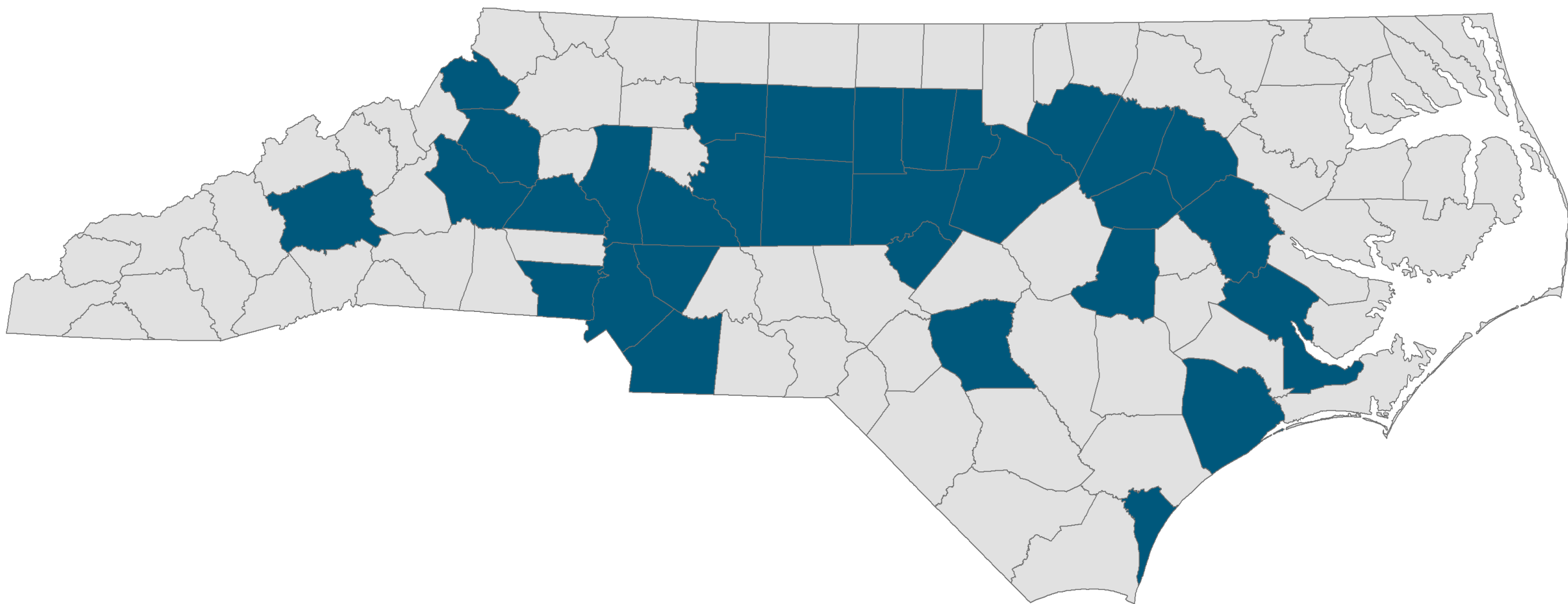
Share of population vs. share of growth by population in 2017

\*Includes Boone and Carrboro



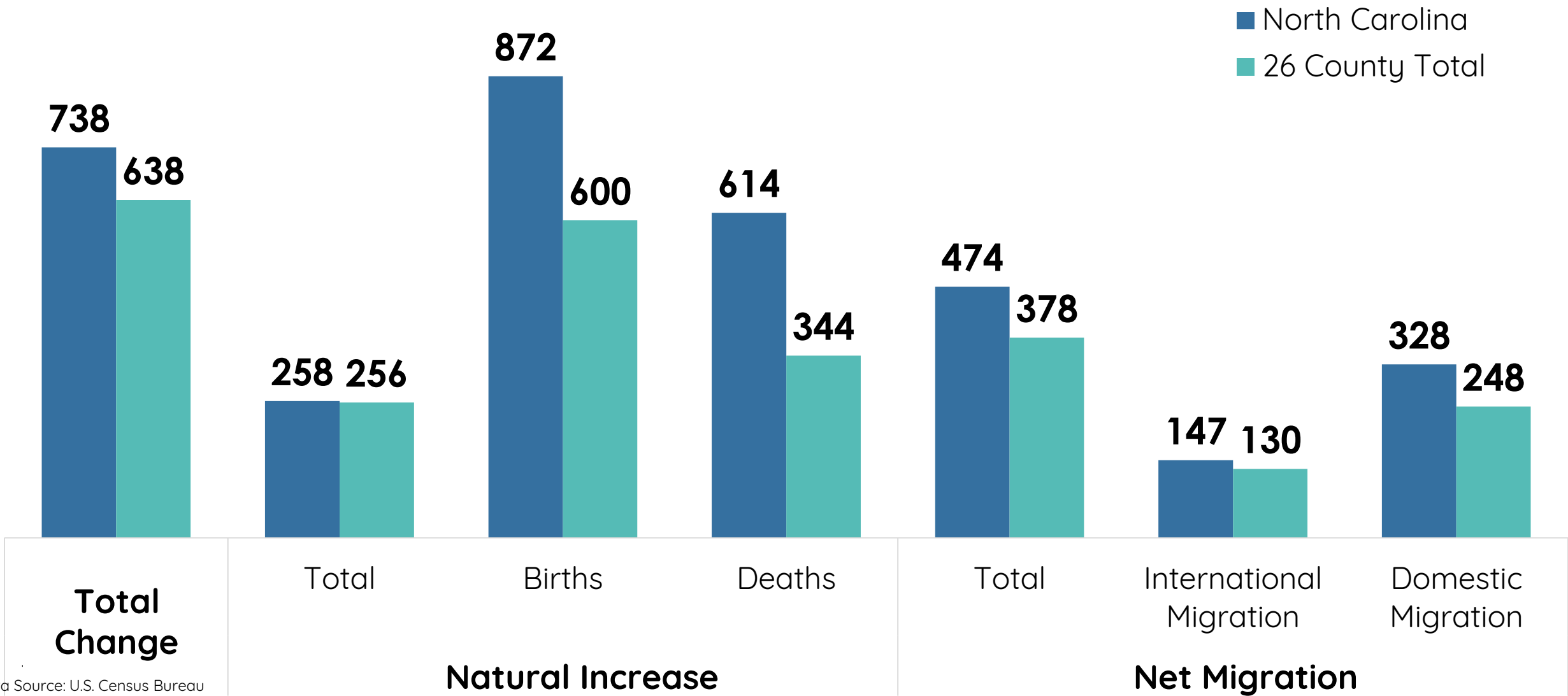


**32** NC counties had largest  
single year of growth since 2010 in  
2016-17



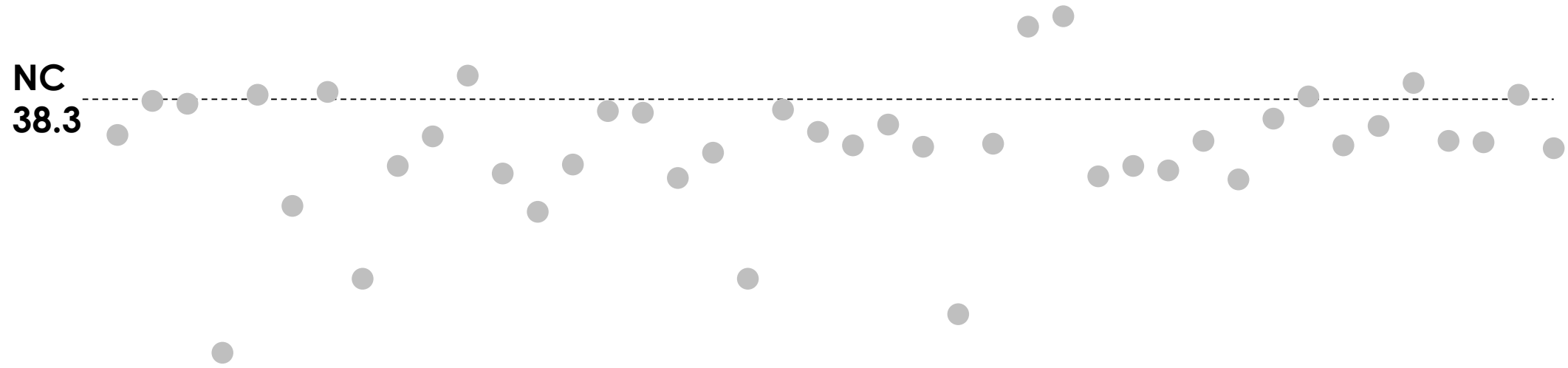
# 87% of NC growth in 26 counties

Growth by components of change, total, 2010-17



# Median age, 2016

\*Includes Boone and Carrboro

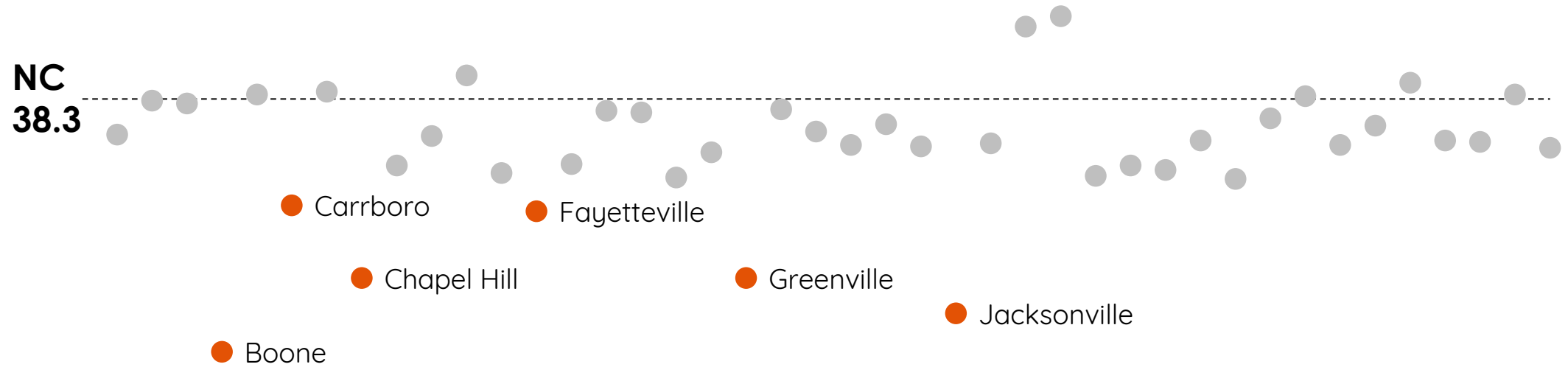




# College towns, military bases very young

Median age, 2016

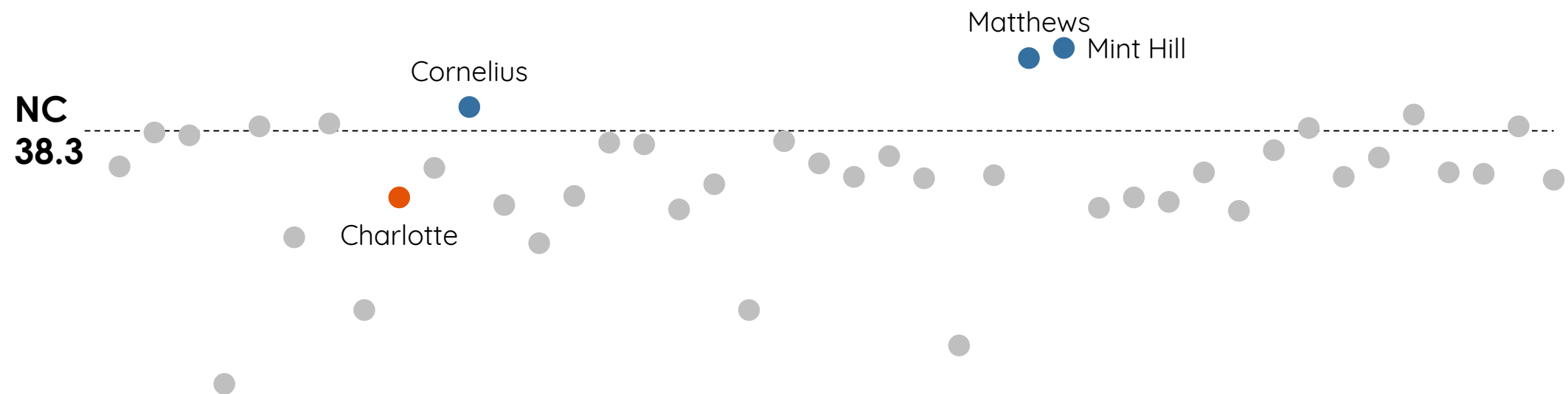
\*Includes Boone and Carrboro



# Charlotte suburbs relatively older

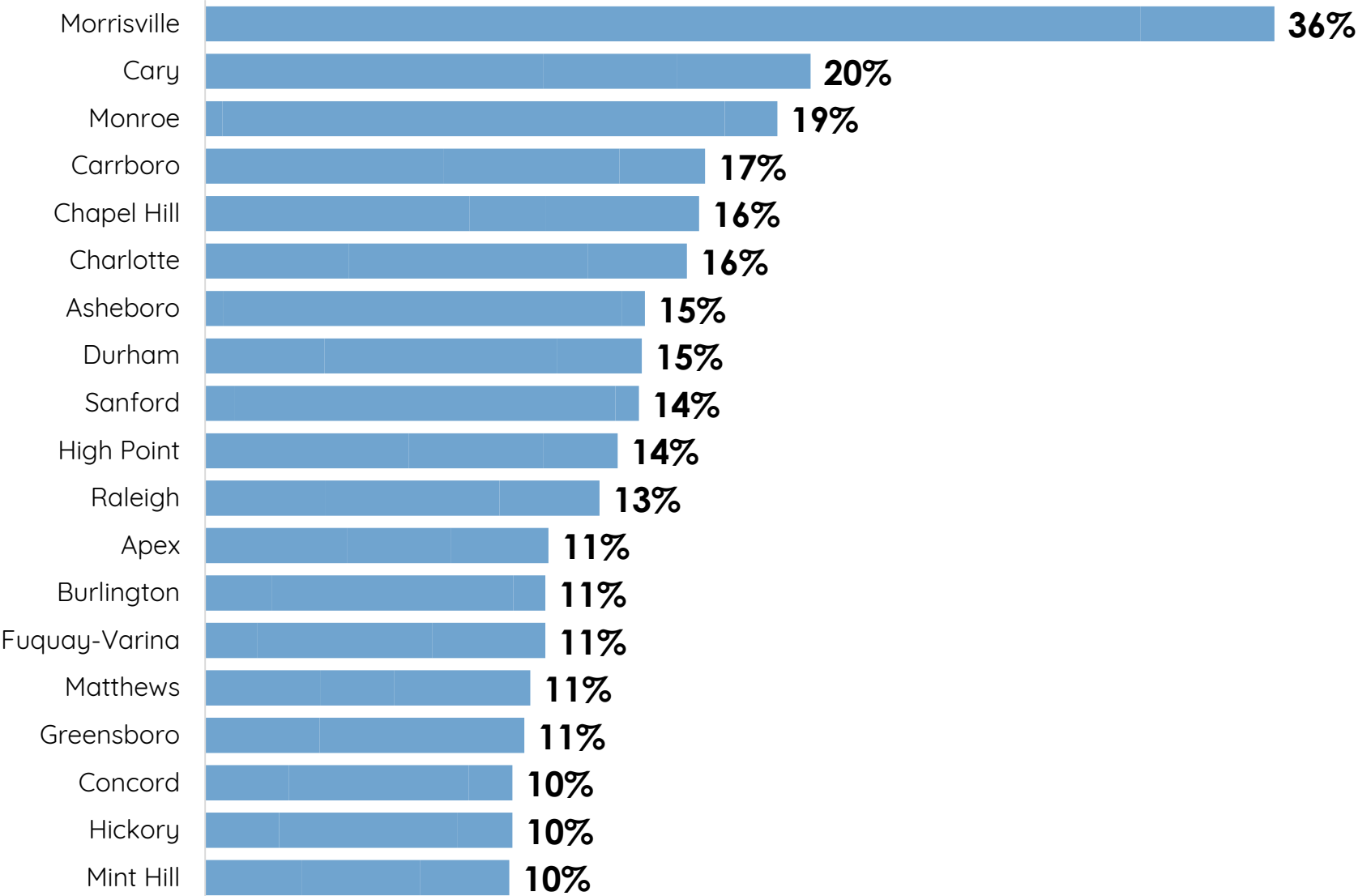
Median age, 2016 5-Year ACS

\*Includes Boone and Carrboro



# Immigrant impact greatest in major metros

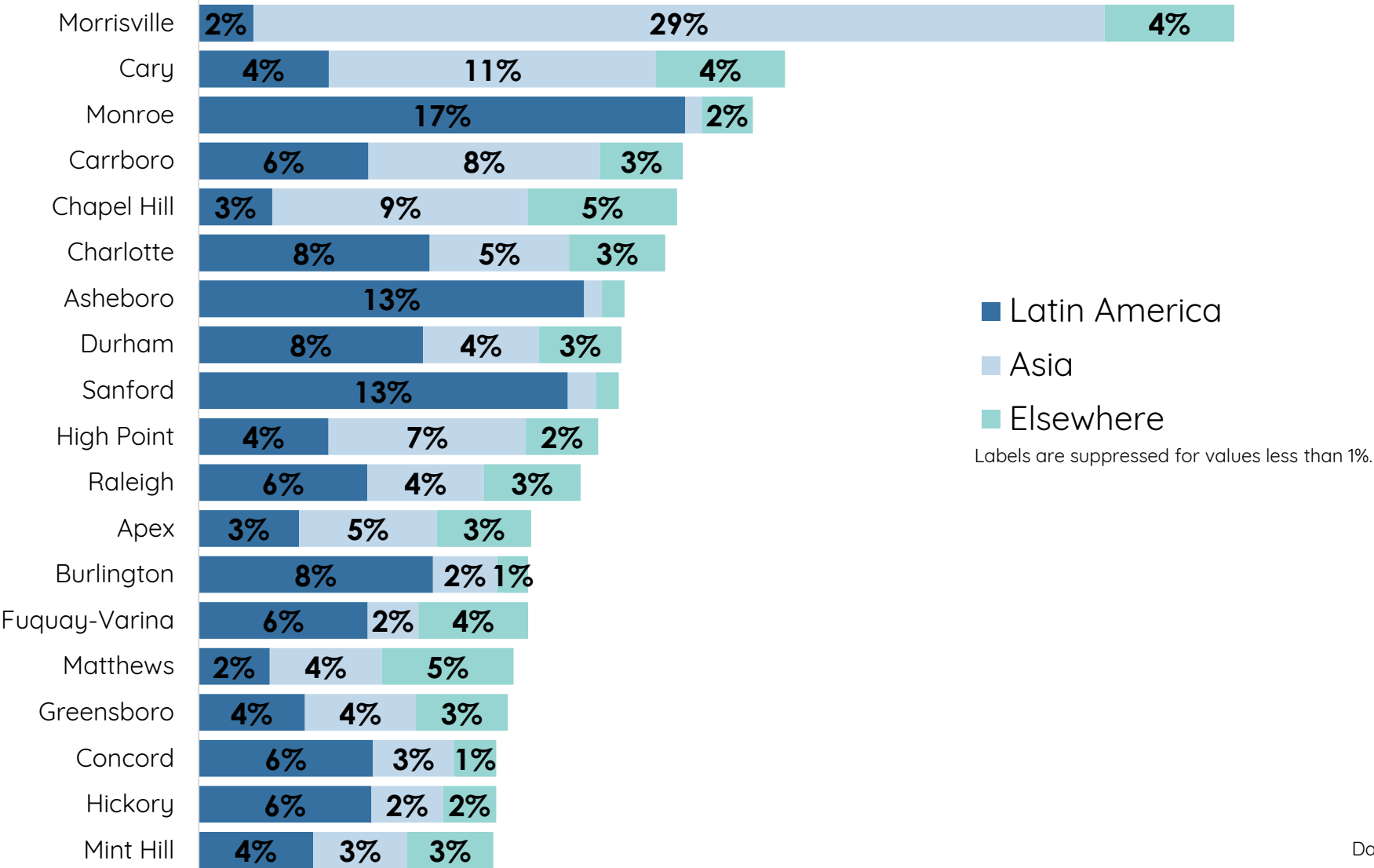
Share of population foreign-born (vs. 7.7% statewide), 2016



Data Source: U.S. Census Bureau 2016 5-Year ACS

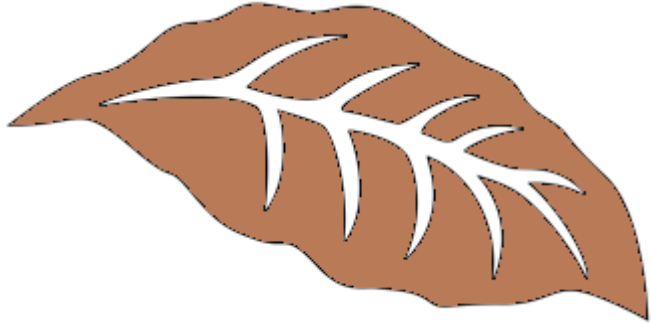
# Most immigrants from Latin America, Asia

Share of population by region of origin, 2016

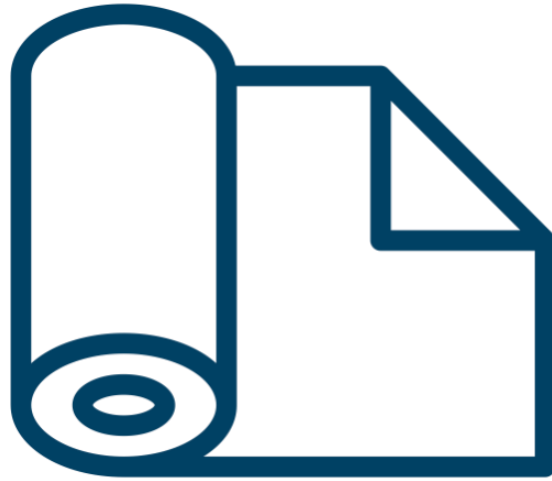


**Why?**

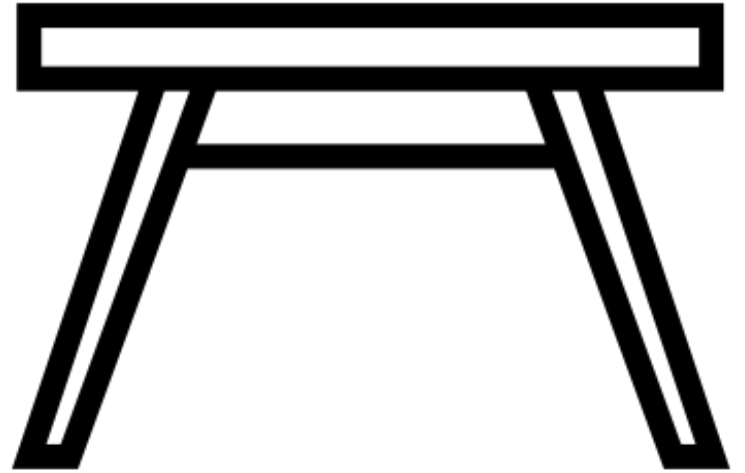
# Decline of the “Big Three” industries



Tobacco



Textiles



Furniture  
manufacturing

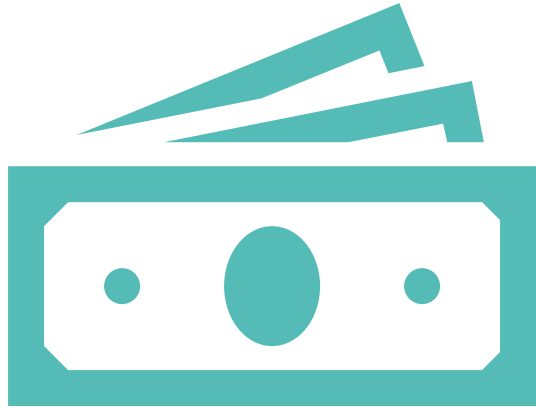
# Rise of North Carolina's new industries



Information Technology



Food Production



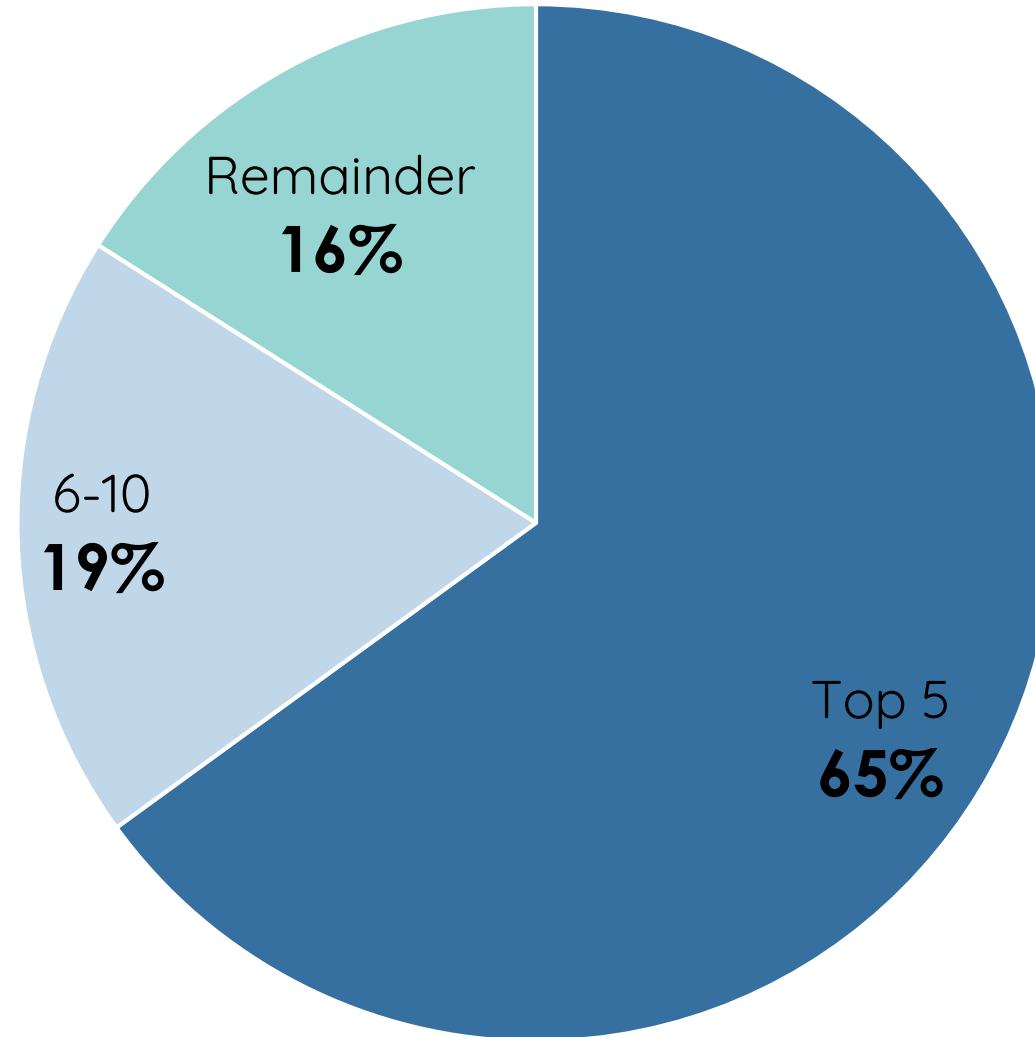
Banks and Finance



Biotechnology

# 65% of new establishments in 5 counties

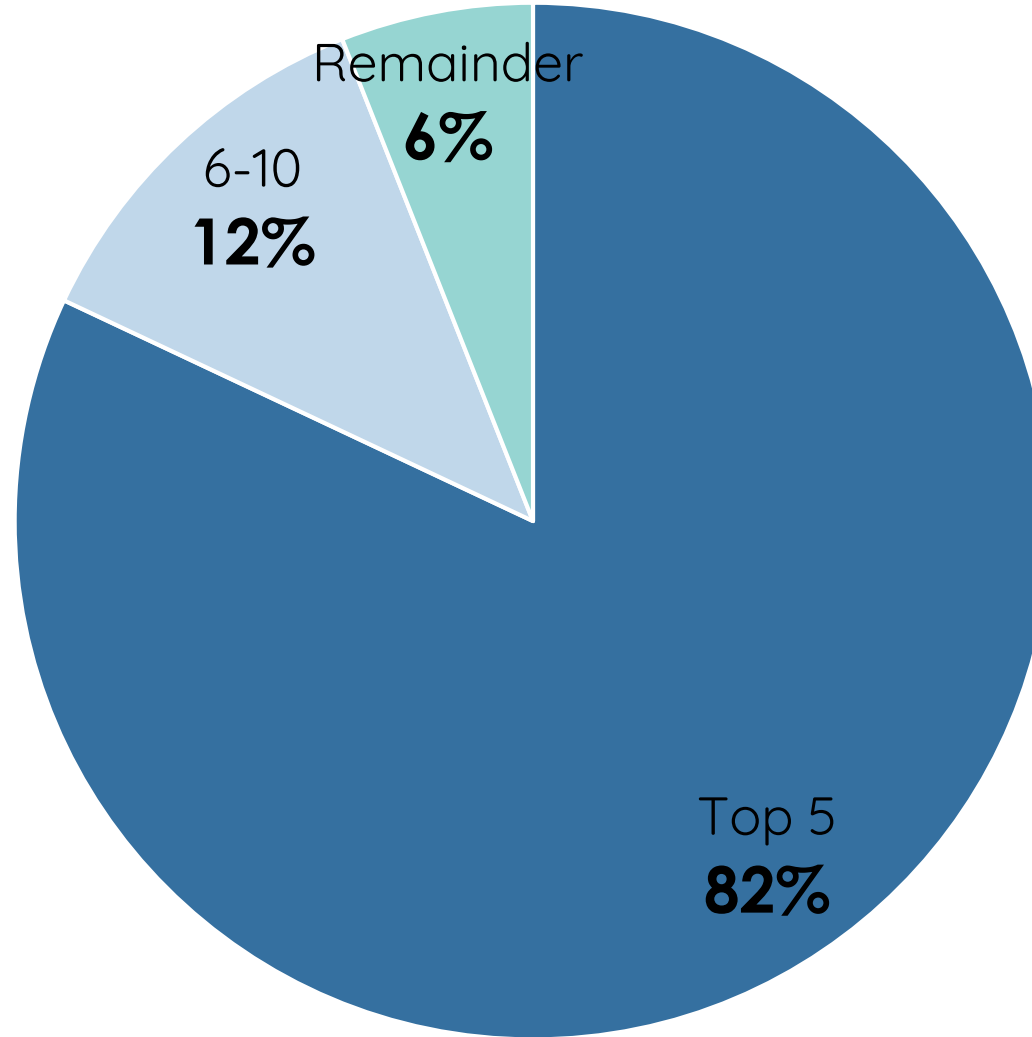
NC firm growth (Q4), 2007-2017





# 82% of new jobs in 5 counties

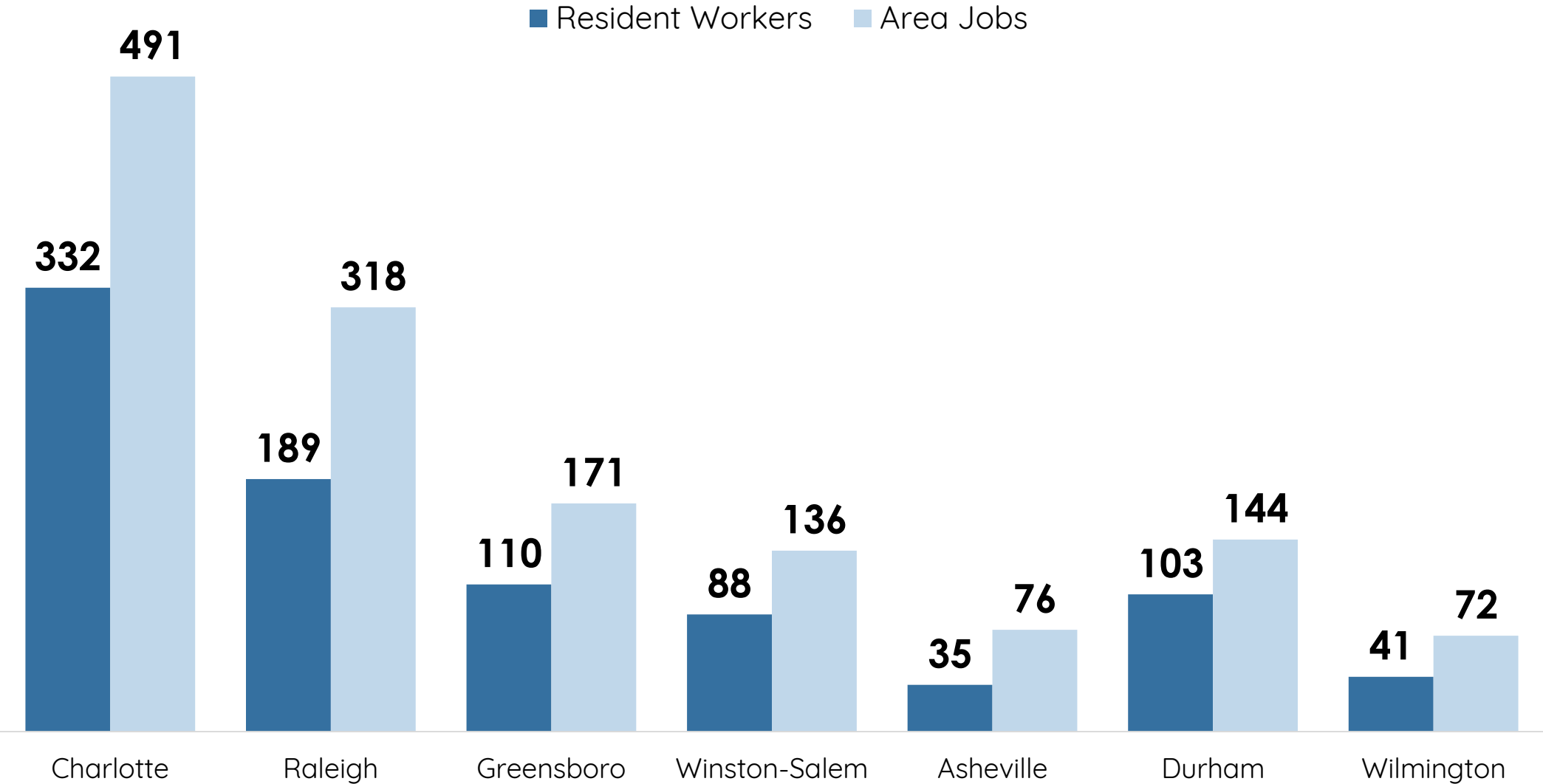
NC employment growth (Q4), 2007-2017



# 7 cities with >25,000 net in-commuters

Area workers vs. area jobs, 2015

In thousands



Data Source: LEHD Origin-Destination Statistics (LODES)

# Cities are hubs for medical care

Urban counties where health care largest employer (2017 Q4), QCEW

**Buncombe**

Memorial Mission Hospital

**Forsyth**

Wake Forest University Baptist Medical

**Gaston**

Caromont Health

**Mecklenburg**

Carolinas Health Care System

**New Hanover**

New Hanover Regional Medical Center

**Pitt**

Vidant Medical Center

# Challenges for Cities

# 11%

versus 1.6% average annual growth rate

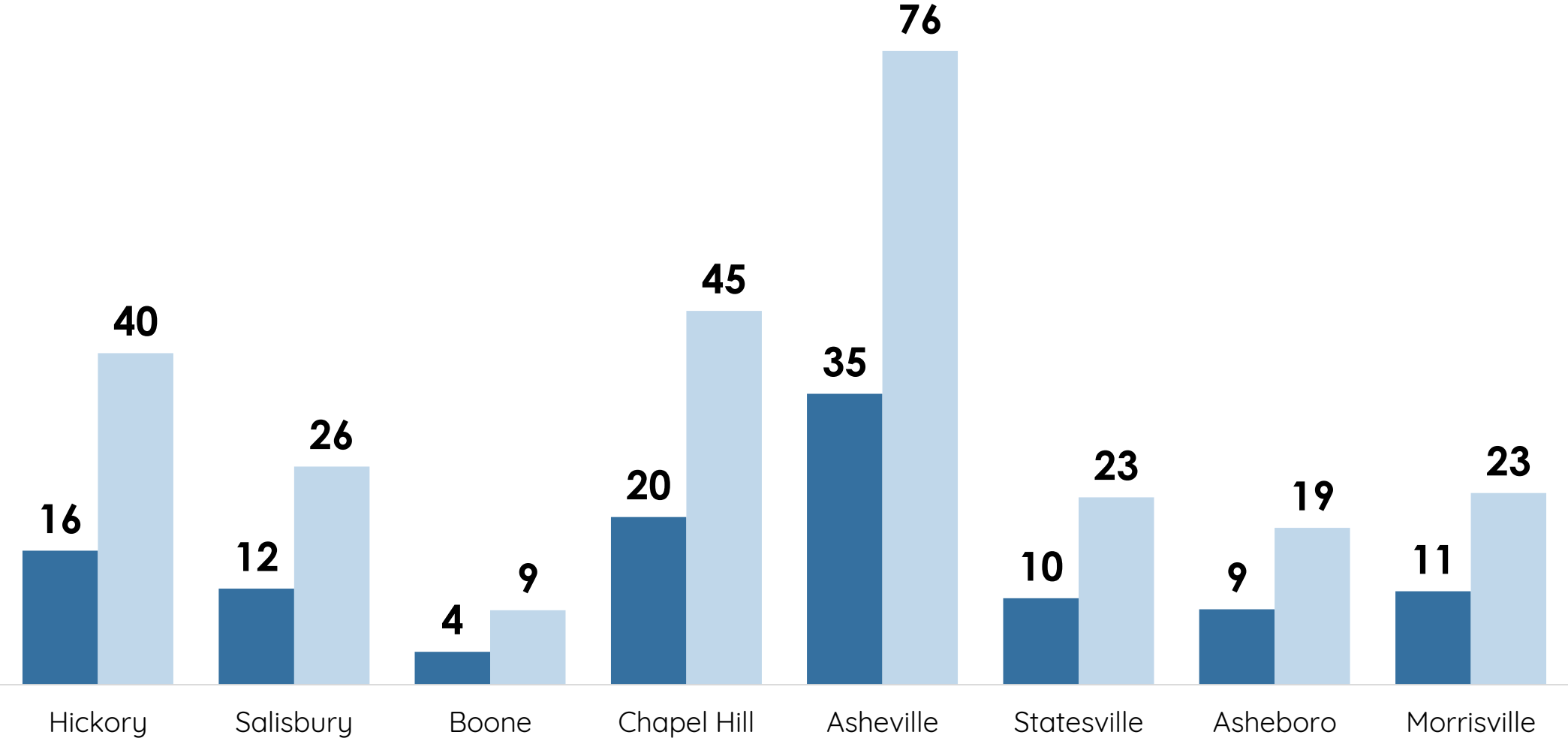
average share of city  
residents who moved into  
city in last 12 months

# 8 cities with twice as many jobs as workers

Area workers vs. area jobs, 2015

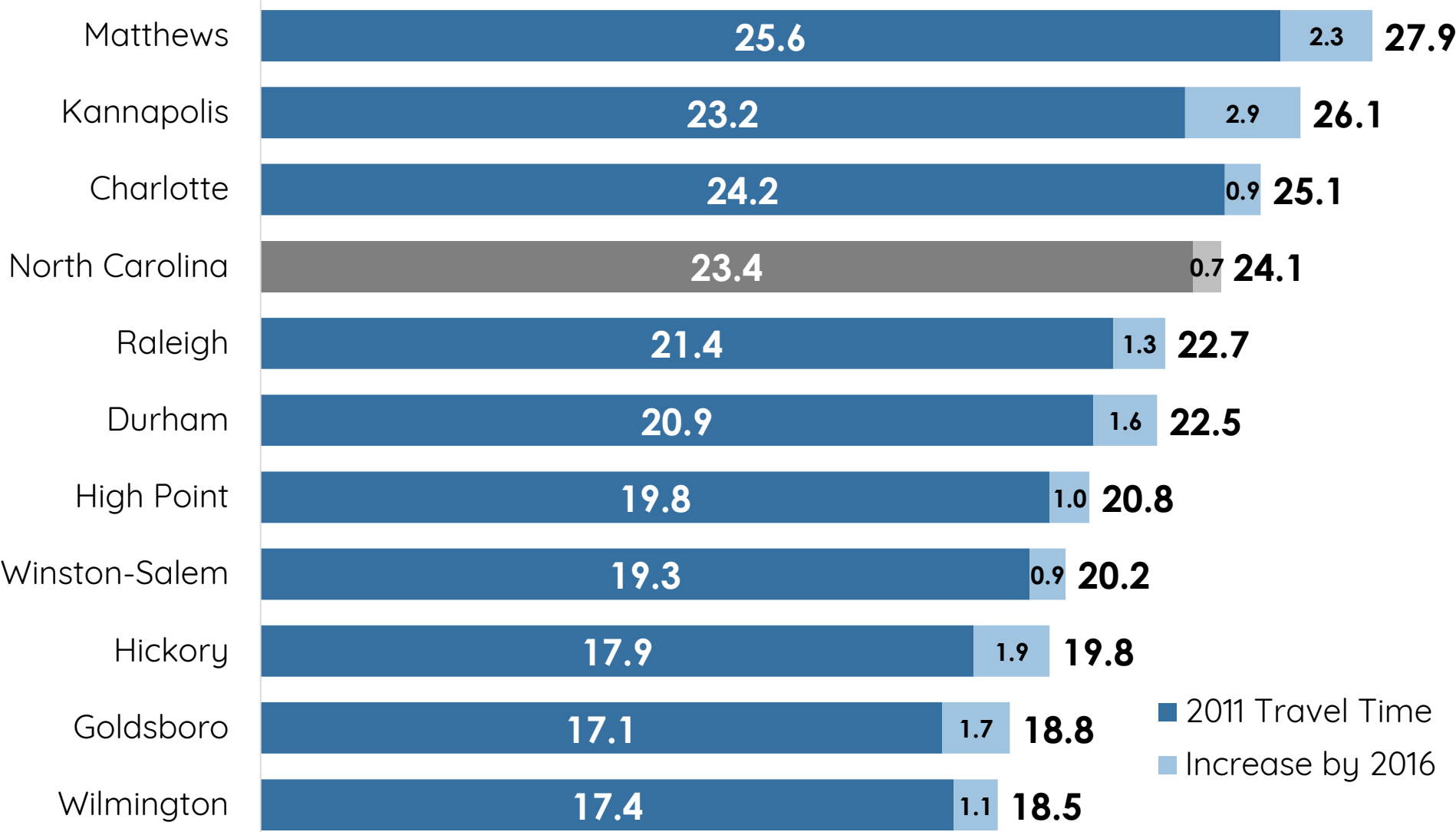
In thousands

■ Resident Workers    ■ Area Jobs



# Average commute times increasing

One-way commute (in minutes), 2016 vs. 2011 5-Year ACS



Only statistically significant increases are shown.

**+100K** occupied units

**+594** owner-occupied units



# Median rent up \$23 statewide

## Increase of \$100 or more

**\$187** Fuquay-Varina

**\$166** Apex

**\$160** Huntersville

**\$130** Morrisville

**\$127** Chapel Hill

**\$110** Cary

## \$50-99 increase

**\$99** Carrboro

**\$85** Matthews

**\$72** New Bern

**\$68** Asheville

**\$61** Charlotte

**\$52** Goldsboro

**What does this  
mean for you?**

# Contact

Rebecca Tippett | [demography@unc.edu](mailto:demography@unc.edu)

CAROLINA  
DEMOGRAPHY