

POPULATION ESTIMATES 2016

City of Charleston

Department of Planning, Preservation & Sustainability, January 2016

2016 POPULATION ESTIMATE (Estimated figures shown will be achieved during 2016 when permitted housing units are occupied)

Area of City	2010 Census (04/01/00)	2010-2015 Persons Annexed	2010-2015 New Housing (Persons)	2010-2015 Housing Loss (Persons)	TOTAL 2016 ESTIMATE
Peninsula	34,636	0	1,483	147	35,972
West Ashley	54,239	274	6,426	61	60,878
James Island	17,847	571	2,009	11	20,416
Johns Island	5,266	8	2,854	9	8,119
Daniel Is./Cainhoy	8,095	21	3,947	1	12,062
TOTALS	120,083	874	16,719	229	137,447

This estimate uses the 2010 Census population as a base plus the number of persons annexed, plus persons gained by new residential construction, minus persons lost by residential demolition. Persons gained by new residential construction is calculated using 98% of the number of single family (S/F) housing units plus 98% of the multi-family (M/F) housing units permitted in the listed calendar years (minus the vacancy rate of 12.1%) multiplied by 2.18 (City of Charleston persons per household from the 2010 Census). Persons lost by residential demolition are calculated by number of housing demolition permits in the listed calendar year multiplied by the vacancy rate and persons per household. Note: a 0.75 multiplier was applied to the number of residential units for year 2010 to reflect only those units permitted after the Census cut-off date of April 1, 2010.

BUILDING PERMIT TALLIES

SINGLE FAMILY UNIT PERMITS ISSUED BY YEAR AND AREA

YEAR	Peninsula	West Ashley	James Island	Johns Island	Daniel Is./Cainhoy	TOTAL
2006	74	384	62	184	146	850
2007	45	376	32	281	117	851
2008	16	221	33	72	91	433
2009	15	166	12	104	84	381
2010	29	234	18	70	67	418
2011	18	236	33	139	114	540
2012	23	302	54	167	110	656
2013	51	372	69	190	168	850
2014	71	289	193	135	194	882
2015	58	344	89	254	144	889
TOTALS	400	2,924	595	1,596	1,235	6,750

(Source: City of Charleston Building Permit Records)

MULTI-FAMILY UNIT PERMITS ISSUED BY YEAR AND AREA

YEAR	Peninsula	West Ashley	James Island	Johns Island	Daniel Is./Cainhoy	TOTAL
2006	61	228	28	0	129	446
2007	32	282	42	0	329	685
2008	90	554	0	0	6	650
2009	0	0	0	0	0	0
2010	8	114	0	0	42	164
2011	6	0	0	0	314	320
2012	262	488	0	0	0	750
2013	78	372	0	0	269	719
2014	193	584	619	302	0	1,698
2015	3	174	0	281	708	1,166
TOTALS	733	2,796	689	583	1,797	6,598

(Source: City of Charleston Building Permit Records)

DEMOLITION OF RESIDENTIAL UNITS BY YEAR AND AREA

YEAR	Peninsula	West Ashley	James Island	Johns Island	Daniel Is./Cainhoy	TOTAL
2006	14	11	3	0	0	28
2007	15	3	0	0	0	18
2008	13	2	1	0	0	16
2009	17	5	0	1	0	23
2010	27	4	2	0	0	33
2011	13	9	0	0	0	22
2012	21	2	1	3	0	27
2013	4	4	0	0	0	8
2014	6	2	1	1	0	10
2015	13	12	3	1	1	30
TOTALS	143	54	11	6	1	215

(Source: City of Charleston Building Permit Records)

PERSONS ANNEXED BY YEAR AND AREA

YEAR	Peninsula	West Ashley	James Island	Johns Island	Daniel Is./Cainhoy	TOTAL
2006	0	348	154	0	10	512
2007	0	48	0	0	0	48
2008	0	33	0	6	0	39
2009	0	146	0	0	0	146
2010	0	85	0	0	3	88
2011	0	10	260	0	0	270
2012	0	22	298	0	0	320
2013	0	71	2	3	0	76
2014	0	47	3	5	0	55
2015	0	39	8	0	18	65
TOTALS	0	849	725	14	31	1,619

(Source: City of Charleston Planning Division)