

# POPULATION ESTIMATES 2020

## City of Charleston

Department of Planning, Preservation & Sustainability, January 2020

### 2020 POPULATION ESTIMATE (Estimated figures shown will be achieved during 2020 when permitted housing units are occupied)

Area of City	2010 Census Persons (04/01/10)	2010-2019 Persons Annexed	2010-2019 New Housing (Persons)	2010-2019 Housing Loss (Persons)	TOTAL 2020 ESTIMATE
Peninsula	34,636	0	6,585	252	40,969
West Ashley	54,239	423	12,525	195	66,992
James Island	17,847	613	3,808	53	22,215
Johns Island	5,266	15	5,695	15	10,961
Daniel Is./Cainhoy	8,095	27	7,278	1	15,399
<b>TOTALS</b>	<b>120,083</b>	<b>1,078</b>	<b>35,891</b>	<b>516</b>	<b>156,536</b>

*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
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
2016	84	358	151	271	144	1,008
2017	50	351	119	446	118	1,084
2018	47	350	148	412	133	1,090
2019	67	240	91	346	179	923
<b>TOTALS</b>	<b>498</b>	<b>3,076</b>	<b>965</b>	<b>2,430</b>	<b>1,371</b>	<b>8,340</b>

(Source: City of Charleston Building Permit Records)

**MULTI-FAMILY UNIT PERMITS ISSUED BY YEAR AND AREA**

<b>YEAR</b>	<b>Peninsula</b>	<b>West Ashley</b>	<b>James Island</b>	<b>Johns Island</b>	<b>Daniel Is./Cainhoy</b>	<b>TOTAL</b>
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
2016	512	875	48	0	419	1,854
2017	700	681	0	38	298	1,717
2018	1,111	393	401	0	197	2,102
2019	146	0	0	0	286	432
<b>TOTALS</b>	<b>3,019</b>	<b>3,681</b>	<b>1,068</b>	<b>621</b>	<b>2,533</b>	<b>10,922</b>

(Source: City of Charleston Building Permit Records)

**DEMOLITION OF RESIDENTIAL UNITS BY YEAR AND AREA**

<b>YEAR</b>	<b>Peninsula</b>	<b>West Ashley</b>	<b>James Island</b>	<b>Johns Island</b>	<b>Daniel Is./Cainhoy</b>	<b>TOTAL</b>
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
2016	6	9	9	0	0	24
2017	14	3	3	1	0	21
2018	18	11	6	2	0	37
2019	17	47	4	0	0	68
<b>TOTALS</b>	<b>139</b>	<b>103</b>	<b>29</b>	<b>8</b>	<b>1</b>	<b>280</b>

(Source: City of Charleston Building Permit Records)

**PERSONS ANNEXED BY YEAR AND AREA**

<b>YEAR</b>	<b>Peninsula</b>	<b>West Ashley</b>	<b>James Island</b>	<b>Johns Island</b>	<b>Daniel Is./Cainhoy</b>	<b>TOTAL</b>
2010	0	39	0	0	1	40
2011	0	4	112	1	0	117
2012	0	12	132	0	0	144
2013	0	59	0	4	0	63
2014	0	23	1	2	0	26
2015	0	17	3	0	6	26
2016	0	28	5	0	1	34
2017	0	15	4	4	0	23
2018	0	15	3	0	0	18
2019	0	16	6	0	1	23
<b>TOTALS</b>	<b>0</b>	<b>228</b>	<b>266</b>	<b>11</b>	<b>9</b>	<b>514</b>