

POPULATION ESTIMATES 2022

City of Charleston

Department of Planning, Preservation & Sustainability, January 2022

2022 POPULATION ESTIMATE (Estimated figures shown will be achieved during 2022 when permitted housing units are occupied)

Area of City	2020 Census Persons (04/01/20)	2020 Persons Annexed	4/2020-12/2020 New Housing (Persons)	4/2020-12/2020 Housing Loss (Persons)	TOTAL 2022 ESTIMATE
Peninsula	33,644	0	1,687	52	35,279
West Ashley	67,873	38	1,269	35	69,145
James Island	21,595	58	185	16	21,822
Johns Island	11,884	4	1,529	0	13,417
Daniel Is./Cainhoy	15,231	0	1,731	0	16,962
TOTALS	150,227	100	6,401	103	156,625

This estimate uses the 2020 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 12.65%) multiplied by 2.15 (City of Charleston persons per household from the 2020 Census). Persons lost by residential demolition is calculated by number of housing demolition permits in the listed calendar year multiplied by the vacancy rate and persons per household.

BUILDING PERMIT TALLIES

SINGLE FAMILY UNIT PERMITS ISSUED BY YEAR AND AREA

YEAR	Peninsula	West Ashley	James Island	Johns Island	Daniel Is./Cainhoy	TOTAL
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
2020	43	191	54	478	232	998
2021	43	295	47	353	126	864
TOTALS	537	3,092	1,015	3,052	1,548	9,244

(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
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	1,084	393	401	0	197	2,075
2019	146	0	0	0	286	432
2020	685	204	0	0	297	1,186
2021	452	540	0	0	0	992
TOTALS	4,115	4,311	1,068	621	2,474	12,589

(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
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
2020	15	9	3	0	1	28
2021	17	13	7	0	0	37
TOTALS	131	112	37	8	2	290

(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
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
2016	0	63	7	0	3	73
2017	0	34	8	7	0	49
2018	0	25	5	0	0	30
2019	0	27	22	0	3	52
2020	0	19	10	0	0	29
2021	0	19	48	4	0	71
TOTALS	0	366	411	19	24	820