

# Wilmington Demographics - Quick Info Sheet

December 2004

## City Planning Division

305 Chestnut St., City of Wilmington, Wilmington, North Carolina 28402

## Population

### Population Projections

	1900	1950	1960	1970	1980	1990					
Wilmington	21,000	45,000	44,000	46,200	44,000	55,500					
New Hanover Co.	25,800	63,300	71,700	83,000	103,500	120,300					
			2000	2001	2002	2003	2004	2005	2010	2020	
Wilmington			90,300	91,000	91,400	92,700	93,500	94,300	98,600	107,500	
New Hanover Co.			160,300	163,700	167,500	171,300	172,800	176,600	194,400	230,400	

City data from State demographics; City 2004 to 2020 growth assumed to be 0.9% per year based on growth rate in the last few years.  
County projection from State demographic website.

**Recent City Annexations** Jan. 31, 1999 added ~12,400 new people; Sept. 30, 2000 added ~13,600 new people.

**Population Density** 1,855 persons per square mile in Wilmington (2004); 815 persons per square mile in the County (2004).

**Median Age** 34.4 years - Wilmington (2000 Census and Annex. 98 area); 36.3 years - New Hanover County (2000 Census).

### Population Growth

	Rate/Yr	# of new Persons/Yr
Wilmington (2001-2003)	0.9%	850
New Hanover Co. (2000-2003)	2.2%	3,667

Note: From 1990 to 1998 there were no annexations and Wilmington growth rate was 2.0% per year.

### Wilmington Race Characteristics (Census 2000 and Annex. 98 area)

Whites	Blacks	Other
73.9%	22.4%	3.7%

Other = American Indian, Hawaiian, Pacific Islander, and Asian.

Hispanics = 2.4% (Census 2000 and Annex. 98 area)

### New Hanover County Migration 1990-2010

85% of County population growth due to net immigration. 15% of County population growth due to births exceeding deaths.  
From City-County Comprehensive Plan

### New Hanover County Projected Population by Age Group

Age	2000	% in 2000	2010	% in 2010	Population Change 2000-'10	% Increase 2000-'10
0-9	18,716	12%	21,490	11%	2,774	15%
10-19	20,228	13%	23,976	12%	3,748	19%
20-44	62,735	39%	71,098	36%	8,363	13%
45-64	38,061	24%	52,885	27%	14,824	39%
65+	20,567	13%	27,875	14%	7,308	36%
Total	160,307	100%	197,324	100%	37,017	23%

From NC state demographics.

## Housing

### Wilmington

Housing Type (June 2004 estimate)	# of Units
Single family	24,944
Mobile homes	1,600
Duplex (units)	2,328
Single family attached-condos	2,695
Apartments (3+ units)	11,311
Total	42,878

From: CAMA 1997-99 land use survey and updated New Hanover Co. construction unit information.

**Wilmington New Construction Dwelling Units**

	1990	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Single family	145	374	244	115	459	291	219	328	487	455	709
Duplex	15	4	12	50	33	23	18	6	22	23	3
<u>Multi-family</u>	<u>42</u>	<u>589</u>	<u>1,105</u>	<u>1,682</u>	<u>352</u>	<u>229</u>	<u>386</u>	<u>214</u>	<u>207</u>	<u>397</u>	<u>687</u>
Total	202	967	1,361	1,847	844	543	623	548	716	875	1,399

From New Hanover Co.

**Value of New Construction in Wilmington (Millions \$)**  
**(Authorized by building permits 1990-2003 in 2000 dollars)**

	1990	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004*
<b>New Residential Building Activity</b>											
Single family	7.9	21.2	16.4	8.7	42.4	33.5	37.5	47.8	85.0	89.9	156.6
Duplex	1.2	0.1	0.4	2.6	2.0	1.3	1.0	0.5	1.8	1.2	0.2
Multi-family	<u>2.7</u>	<u>32.1</u>	<u>40.9</u>	<u>63.7</u>	<u>27.4</u>	<u>16.6</u>	<u>23.1</u>	<u>31.6</u>	<u>20.0</u>	<u>44.6</u>	<u>68.6</u>
Total	11.8	53.4	57.7	75.0	71.8	51.4	61.6	79.9	106.8	135.7	225.4
<b>New Non-Residential Building Activity</b>											
Commercial	11.4	22.8	21.0	32.3	52.8	40.5	95.3	32.5	23.1	68.9	82.7
Industrial	4.5	30.0	1.1	1.1	0.5	0.6	2.6	7.0	1.2	0	0.1
Institutional	<u>3.8</u>	<u>3.1</u>	<u>16.8</u>	<u>29.2</u>	<u>4.4</u>	<u>9.8</u>	<u>14.3</u>	<u>55.9</u>	<u>27.9</u>	<u>24.8</u>	<u>10.4</u>
Total	19.7	55.9	38.9	62.6	57.7	50.9	112.2	95.4	52.2	93.7	93.2
<b>Total New Building Activity</b>											
Residential	11.8	53.4	57.7	75.0	71.8	51.4	61.6	79.9	106.8	135.7	225.4
Non-Residential	<u>19.7</u>	<u>55.9</u>	<u>38.9</u>	<u>62.6</u>	<u>57.7</u>	<u>50.9</u>	<u>112.2</u>	<u>95.4</u>	<u>52.2</u>	<u>93.7</u>	<u>93.2</u>
Total	31.5	109.3	96.6	137.6	129.5	102.3	173.8	175.3	159.0	229.4	318.6

From New Hanover Co. Note: \*Approximate preliminary 2004 information.

**Wilmington Average Persons per Household**

	1980	1990	2000
	2.45	2.26	2.13*

From US Census (\*estimate only for 2000 = City and 1998 annex area)

**Housing (US Census 2000)**

	Median Sales Price (\$)	Median monthly rent (\$)
Wilmington	128,400	602
New Hanover County	135,600	631
Raleigh	156,000	718
Charlotte	134,300	684
North Carolina	108,300	548
United States	119,600	602

**Affordable Housing Challenge – CDBG and Home Programs – City Community Development**

Programs include: homeowner loans, rehabilitation, rental assistance and rehabilitation, and new construction.

Housing production target 2002 to 2007 with five year goal of 480 units. From 2002 to 2004 (last 2 years) 91 units accomplished.

**Public and Section 8 Housing Challenge**

Public housing waiting list = 185 families. Section 8 tenant waiting list = 859 families

From Wilmington Housing Authority - Oct. 2001

**Occupancy, Owner and Renter, Vacancy (Census 2000)**

	Owner	Renter	Vacant
Wilmington	49%	51%	11%
New Hanover Co.	65%	35%	14%
North Carolina	69%	31%	11%
United States	66%	34%	9%

## Employment - Income – Taxes

Job Wages (Second Quarter 2004)	N.H.Co.		Avg. Weekly Earnings		Avg. Yearly earnings / 52 wks.	
	Number of workers	% Total	New Han. Co.	North Carol.	New Han. Co.	North Carol.
Total All Industries	90,541	100.0	\$589	\$639	\$30,628	\$33,228
Total Government	16,083	17.8	\$861	\$750	\$44,772	\$39,000
Total Private Industry	74,458	82.2	\$555	\$632	\$28,860	\$32,864
Agriculture Forestry Fishing & Hunting	71	0.1	\$429	\$456	\$22,308	\$23,712
Mining	6	0.1	\$701	\$902	\$36,452	\$46,904
Utilities	300	0.3	\$1,191	\$1,133	\$61,932	\$58,916
Construction	7,092	7.8	\$585	\$630	\$30,420	\$32,760
Manufacturing	5,603	6.2	\$998	\$769	\$51,896	\$39,988
Wholesale Trade	2,914	3.2	\$708	\$894	\$36,816	\$46,488
Retail Trade	13,384	14.8	\$428	\$418	\$22,256	\$21,736
Transportation and Warehousing	2,890	3.2	\$634	\$704	\$32,968	\$36,608
Information	1,365	1.5	\$705	\$922	\$36,660	\$47,944
Finance and Insurance	2,629	2.9	\$898	\$1,040	\$46,696	\$54,080
Real Estate and Rental and Leasing	1,483	1.6	\$552	\$571	\$28,704	\$29,692
Professional and Technical Services	5,402	6.0	\$882	\$941	\$45,864	\$48,932
Management of Companies and Enterprises	857	0.9	\$1,062	\$1,223	\$55,224	\$63,596
Administrative and Waste Services	4,864	5.4	\$479	\$441	\$24,908	\$22,932
Educational Services	6,817	7.5	\$624	\$636	\$32,448	\$33,072
Health Care and Social Assistance	13,795	15.2	\$721	\$656	\$37,492	\$34,112
Arts, Entertainment and Recreation	1,669	1.8	\$301	\$448	\$15,652	\$23,296
Accommodation and Food Services	11,633	12.8	\$220	\$236	\$11,440	\$12,272
Other Services Ex. Public Admin	2,921	3.2	\$379	\$429	\$19,708	\$22,308
Public Administration	4,254	4.7	\$669	\$666	\$34,788	\$34,632
Unclassified	564	0.6	\$278	\$427	\$14,456	\$22,204

From: NC Department of Commerce.

Unemployment rate %						
Location	1999	2000	2001	2002	2003	2004
Wilmington	3.7%	4.0%	5.7%	7.5%	6.3%	5.9%
New Hanover County	3.0%	3.4%	4.7%	6.2%	5.2%	3.7%
North Carolina	2.9%	3.5%	5.5%	6.4%	6.3%	5.5%
USA	4.2%	4.0%	4.8%	5.8%	6.0%	5.5%

From: NC Employment and Security Commission

Income and Sales - New Hanover County	Amount (\$)	NC Rank
Average Weekly Earnings (4th Qtr 2003)	\$629	14
Median Household Income (2000)	\$40,172	18
Per Capita Personal Income (2002)	\$29,408	11
Gross Retail Sales (FY 2002-'03)	\$3,239.4 million	-
Gross Retail Sales (March 2004)	\$267.0 million	-

From: NC Department of Commerce.

Poverty US Census (1999)	Wilmington	New Hanover Co.	North Carolina	United States
Individuals below poverty	20%	13%	12%	12%
Related children under 18 years old below poverty	26%	16%	16%	16%

<b>Taxes (July 2004)</b>	Amount (\$) per \$100 assessed valuation
New Hanover Co. Property taxes	\$0.68
New Hanover Co. Fire taxes	\$0.06
Wilmington Property taxes	\$0.46

**City of Wilmington User Fees (December 2004)**

Water	Per 100 cubic feet: less than 6000 = \$1.60; 6,000 – 75,000 = \$1.45 Greater than 75,000 = \$1.20
Sewer	\$2.35 per 100 cubic feet of water use
Solid waste	\$19.10 per month for weekly residential collection for 90 gal.; \$16.10 per month for 40 gal.
Storm water	\$4.75 per month per equivalent residential unit

**Land Use**

**Wilmington Land Use - 2004**

Type	Acres	Percent (%)
Single family residential	9,785	30%
Multi-family residential	1,465	5%
Mobile-homes	297	1%
Office & institutional	2,307	7%
Commercial	1,961	6%
Utilities	680	2%
Industrial	651	2%
Recreation	2,204	7%
Agriculture	64	0%
Vacant buildable	3,621	11%
Vacant - environmentally constrained	1,497	5%
Right of way	7,745	24%
Total	32,277	100%

From: Planning Division report; "Wilmington land use assessment: existing conditions & future build out - 2004"

**City and County Land Area (2004)**

	Square miles
Wilmington	50.4
New Hanover County	212

From City GIS program.

**City of Wilmington - Water - Streets - Sewer**

Average daily water consumption: 14.7 million gallons per day (December 2004)

From City Public Utilities Department.

City streets 363.25 miles; alleys 17.5 miles = total 380.75 (July 2004)

From City Engineering Division

Miles of sanitary sewer lines maintained: 395 (December 2004)

From City Superintendent of Public Utilities

Storm drainage system in city with piped and open = 400 miles. Of this approximately 200 miles is public maintained by the City (2004).

From City Storm water Services.