

Who's moving in? out?

Population dynamics in Charlotte

Rebecca Tippett, PhD



109

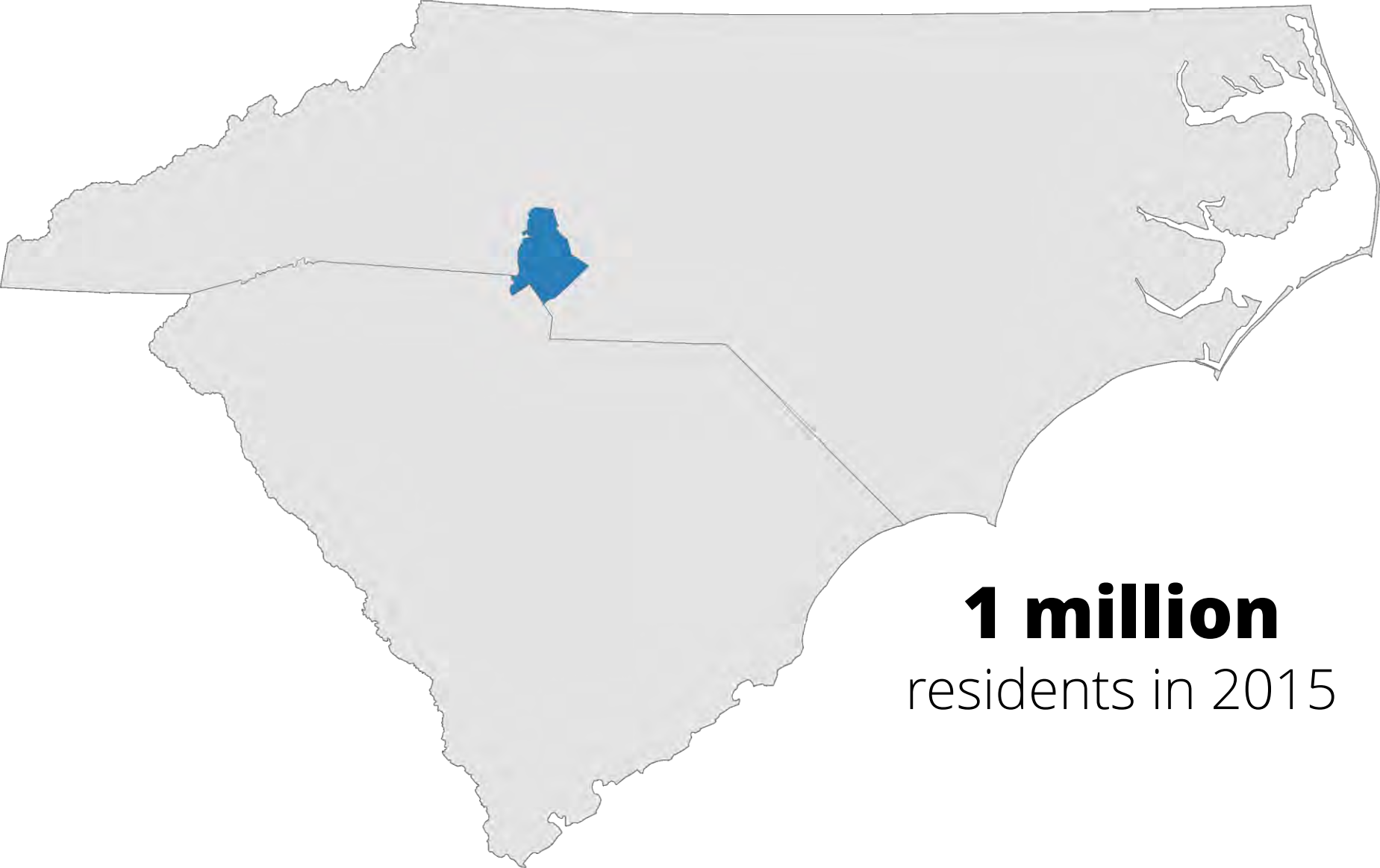
average daily growth of
Charlotte metro from
April 1, 2010 to July 1, 2015

Charlotte Metropolitan Area



Source: 2015 Population Estimates, U.S. Census Bureau

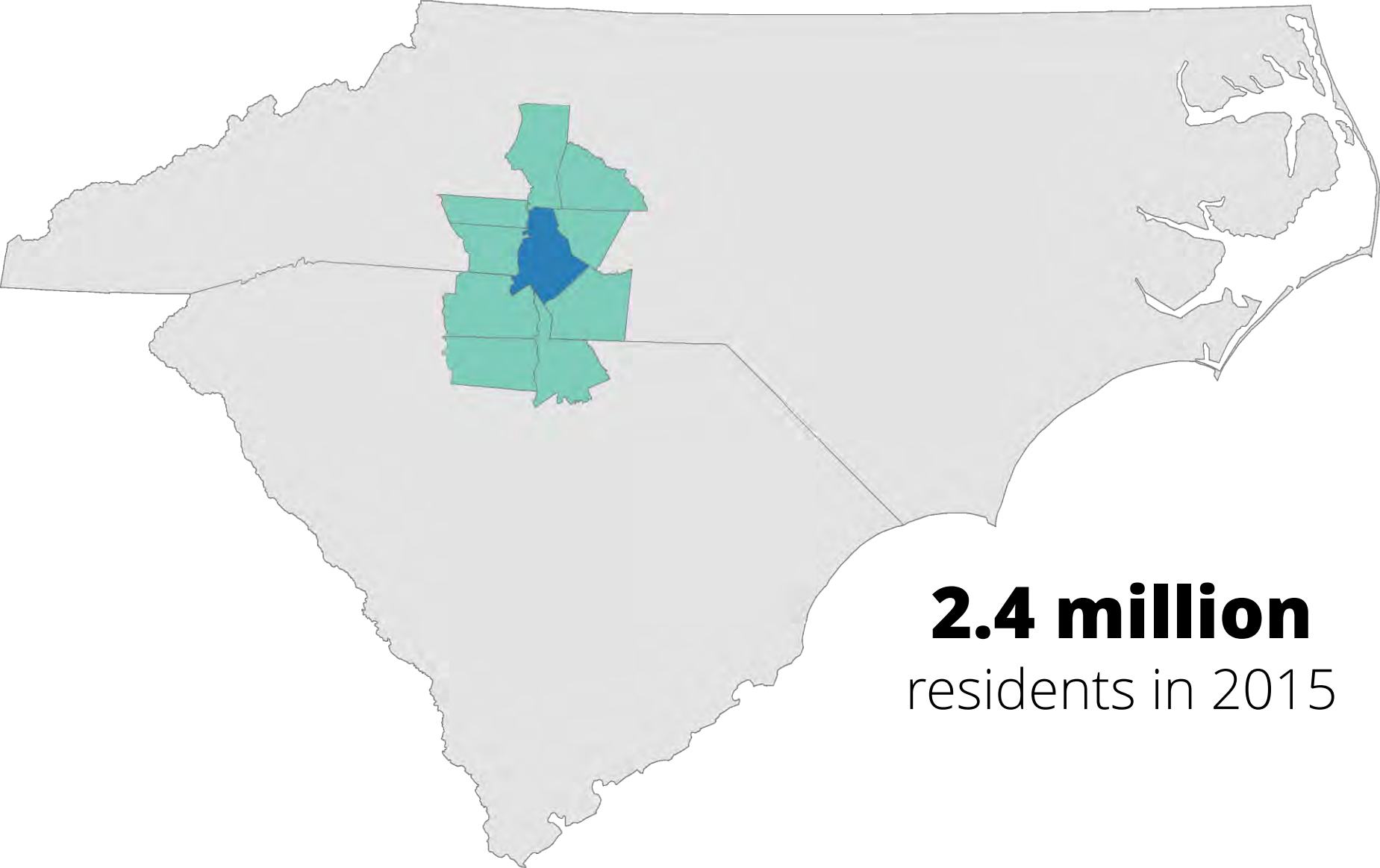
Charlotte Metropolitan Area



1 million
residents in 2015

Source: 2015 Population Estimates, U.S. Census Bureau

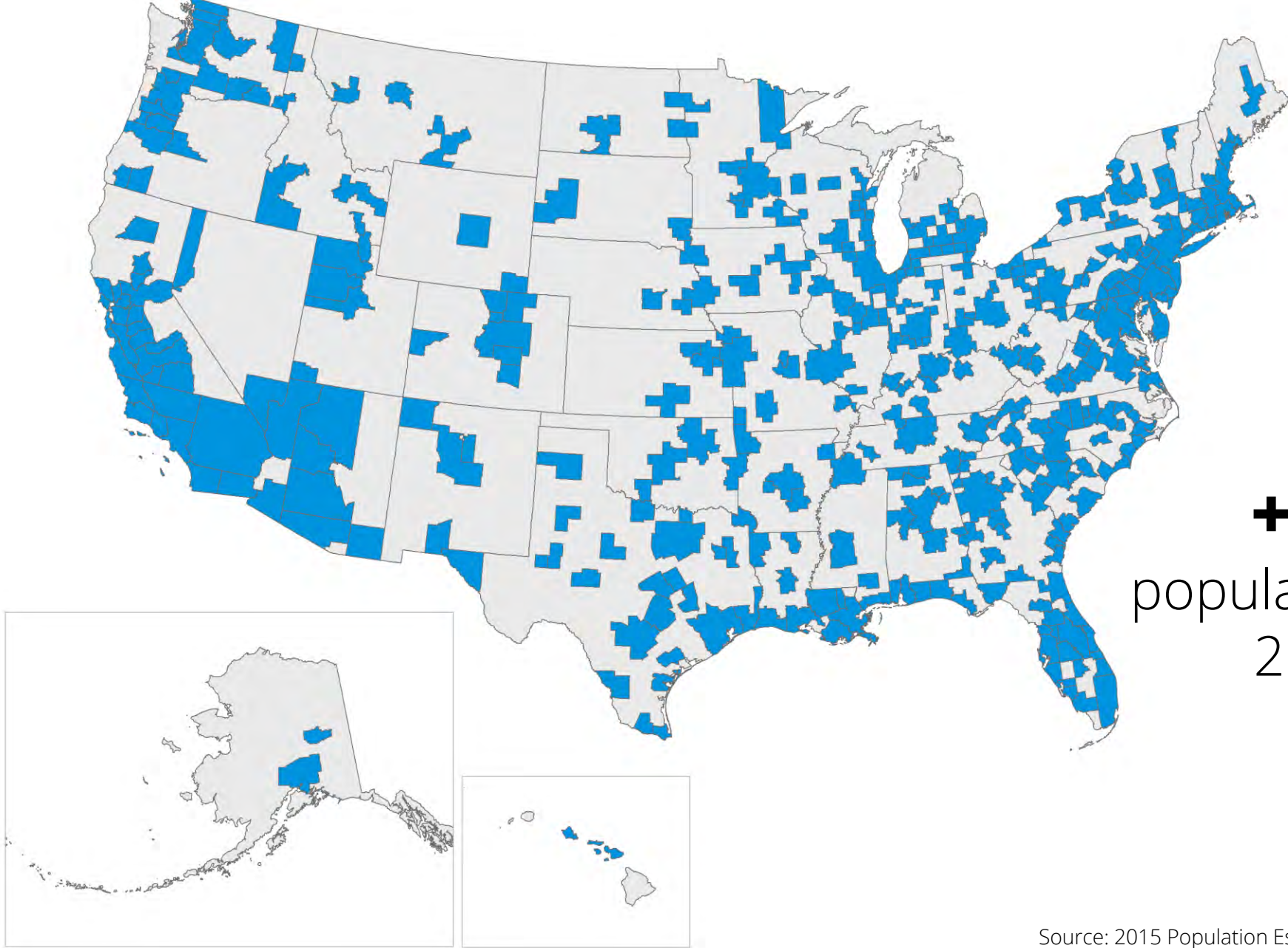
Charlotte Metropolitan Area



2.4 million
residents in 2015

Source: 2015 Population Estimates, U.S. Census Bureau

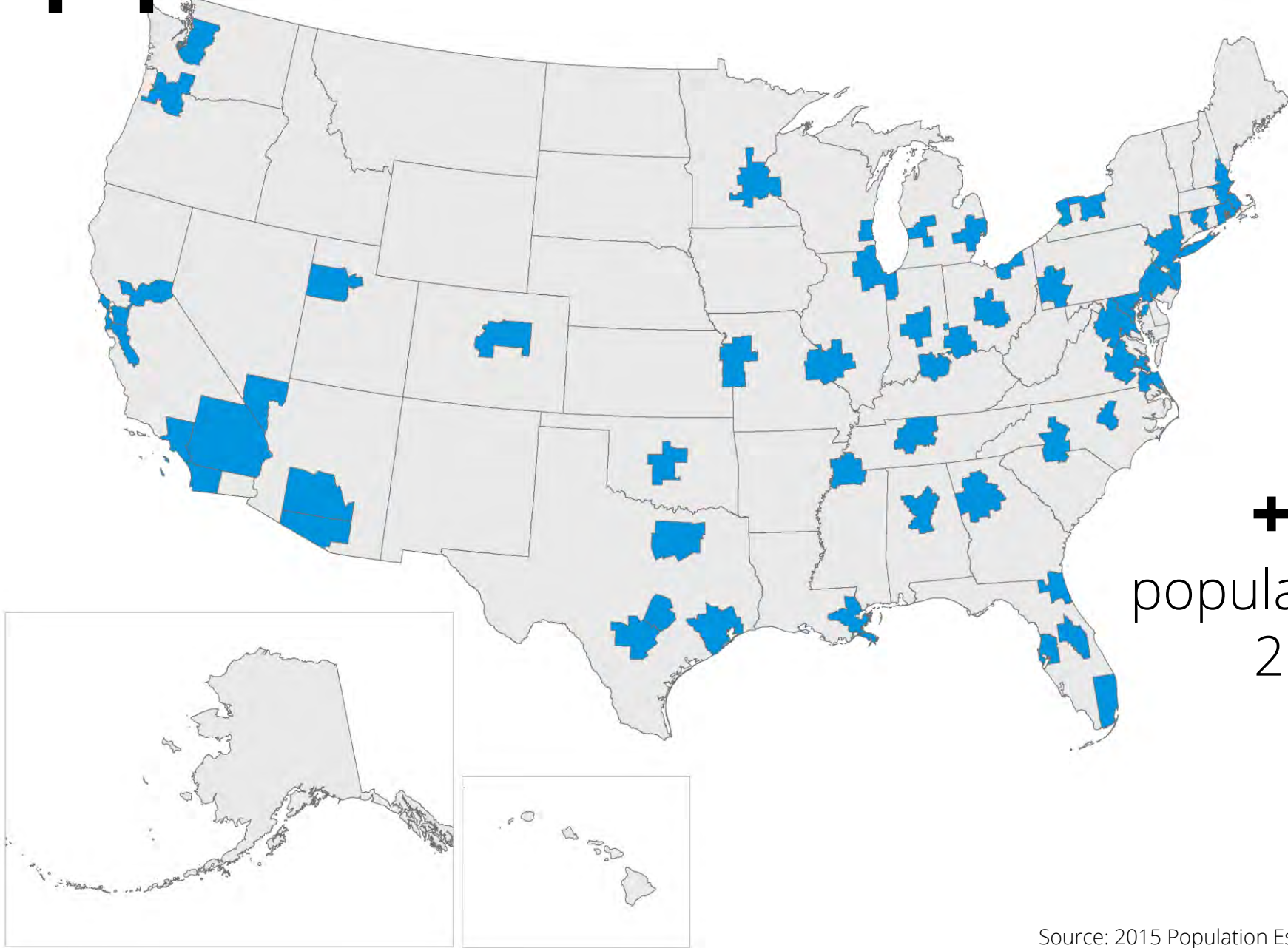
381 metro areas



+4.9%
population growth
2010-15

Source: 2015 Population Estimates, U.S. Census Bureau

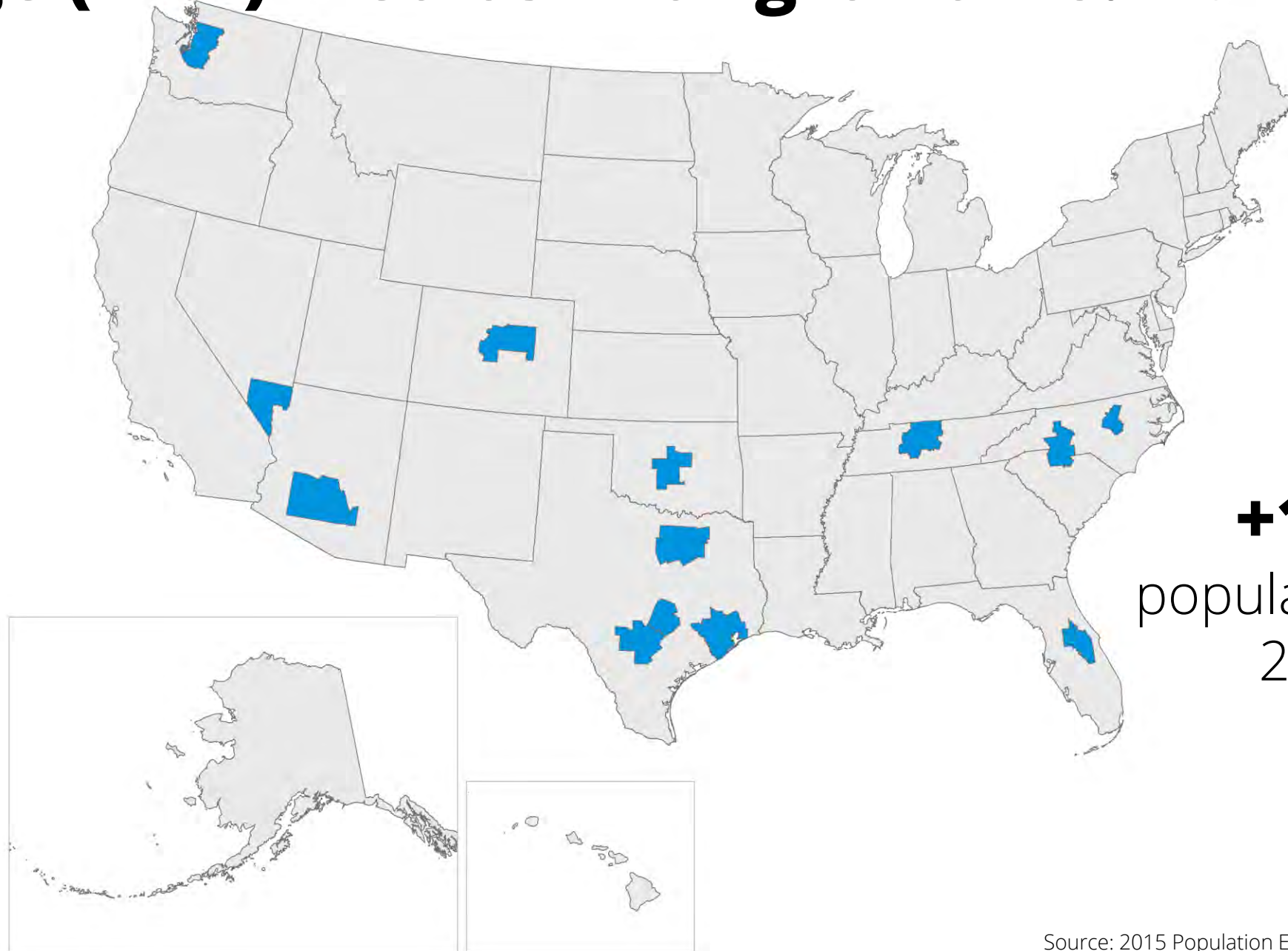
53 with population >1M



+5.6%
population growth
2010-15

Source: 2015 Population Estimates, U.S. Census Bureau

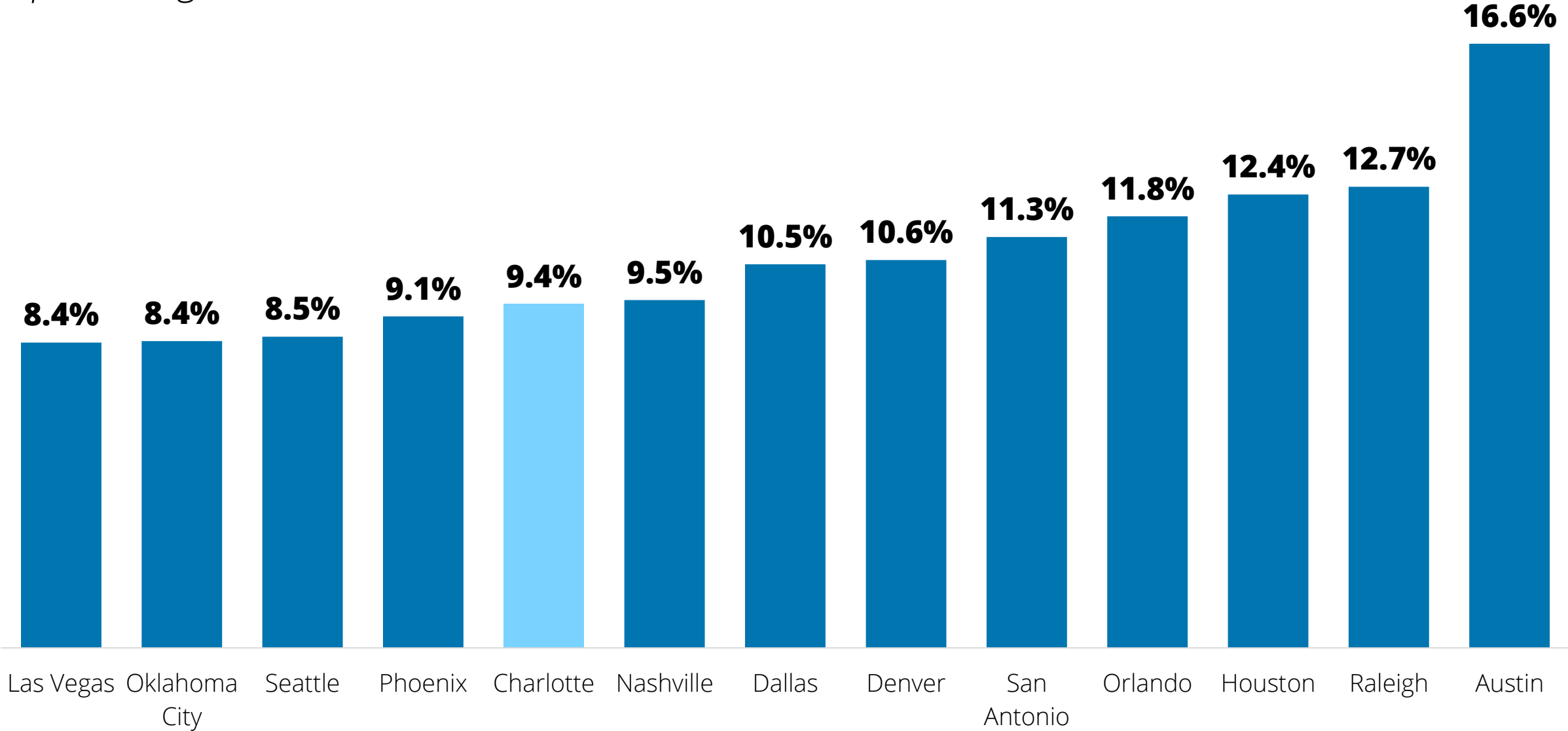
13 large (1M+) metros with growth >8.2%



+10.7%
population growth
2010-15

Charlotte 9th fastest growing large (1M+) metro

Population growth rate, 2010-2015

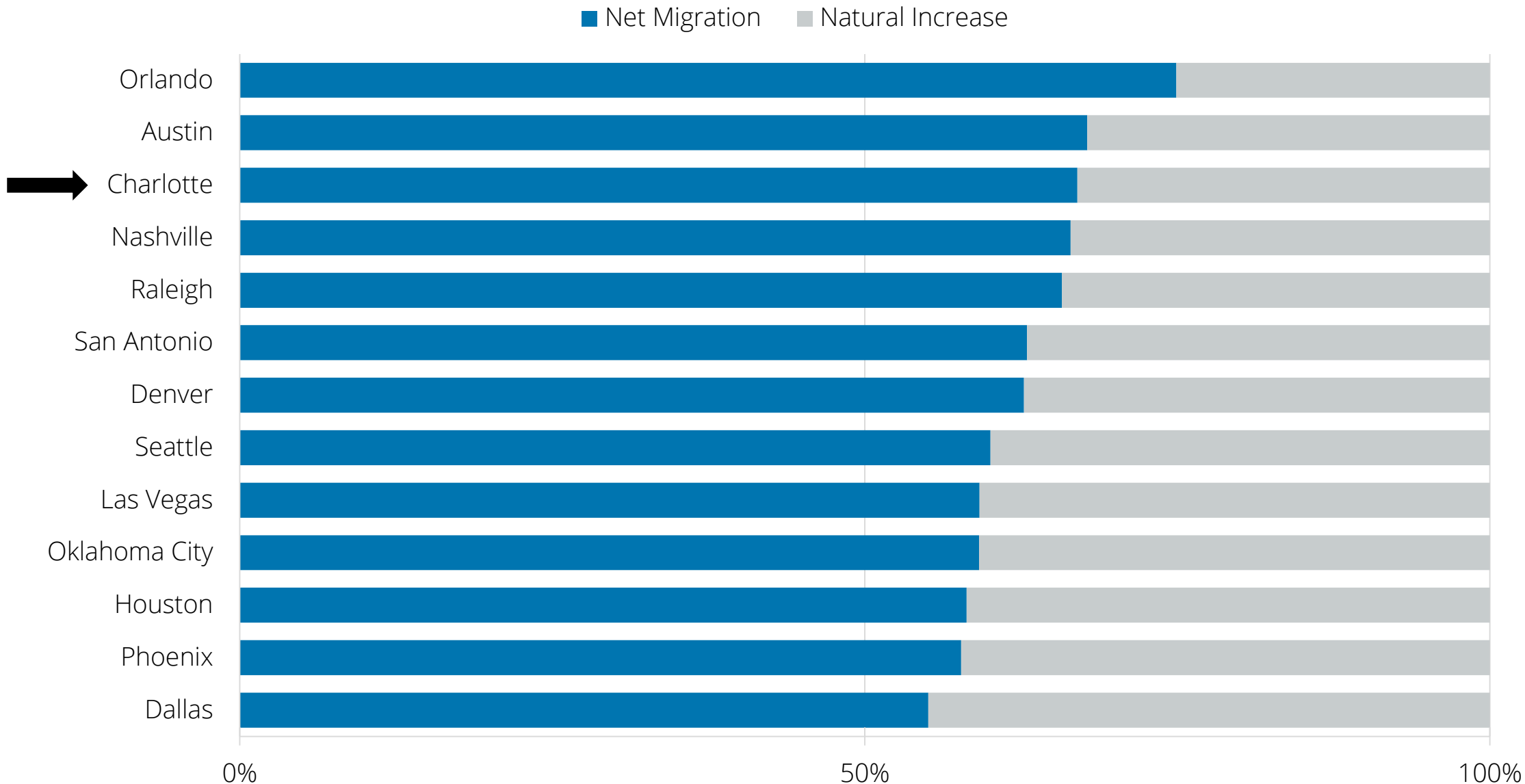


Source: 2015 Population Estimates, U.S. Census Bureau



Net migration main driver of growth across top metros

Components of population change, 2010-2015

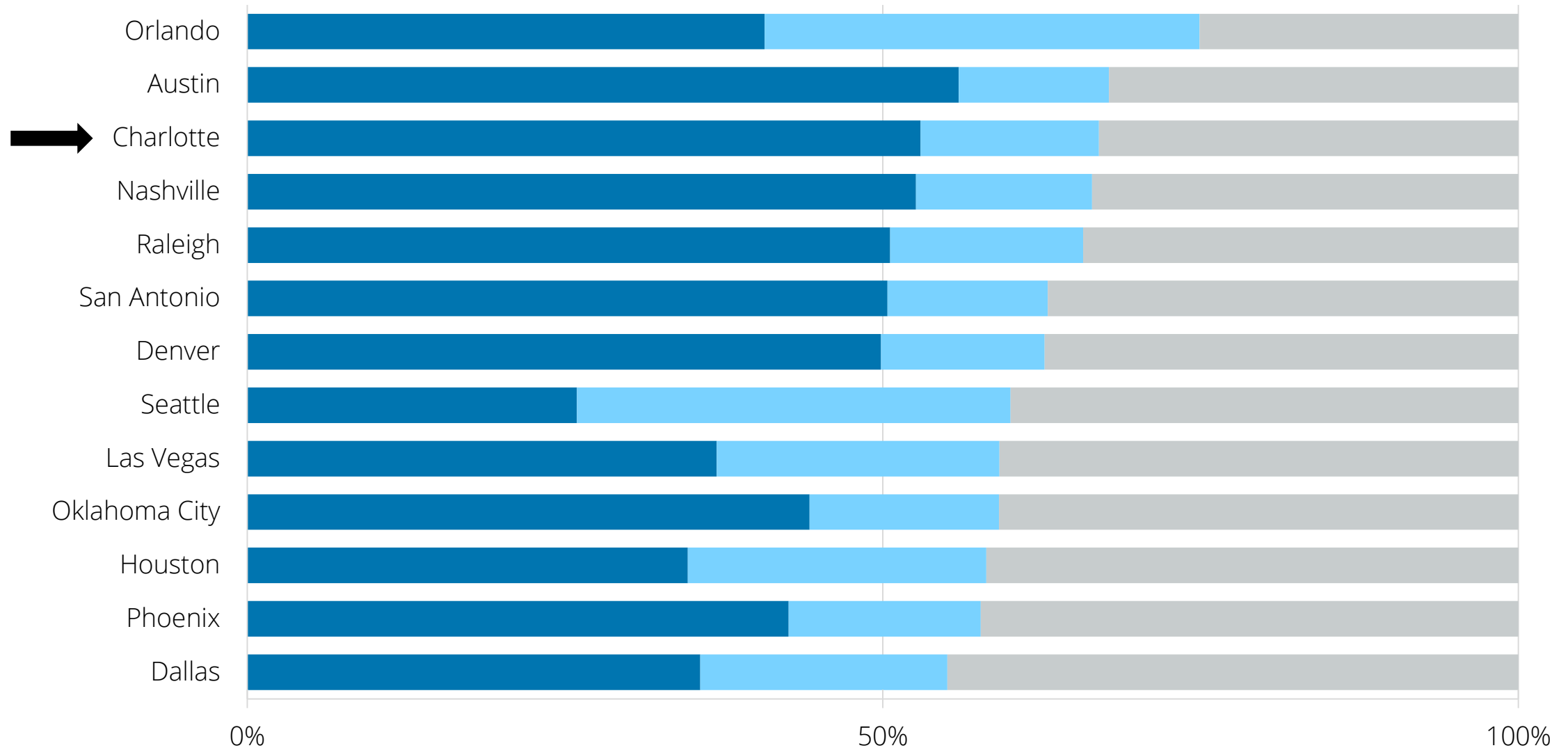


Source: 2015 Population Estimates, U.S. Census Bureau

Domestic migration 50% or more of growth in 6 metros

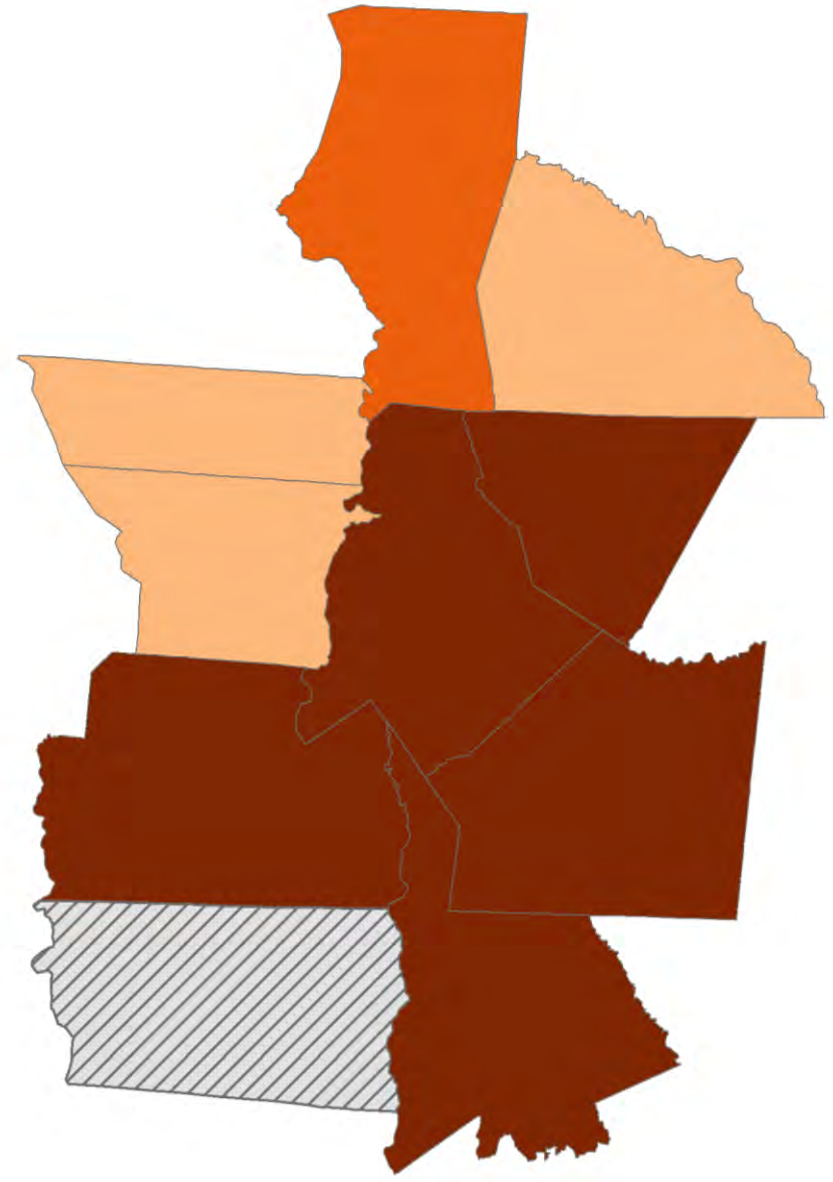
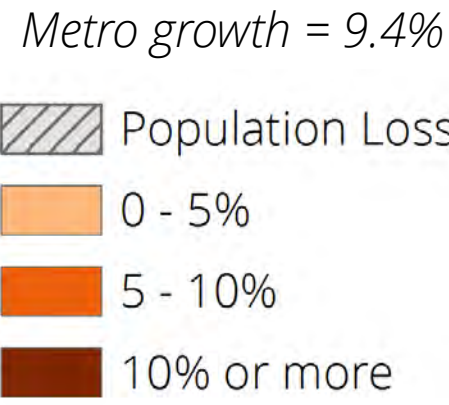
Components of population change, 2010-2015

■ Domestic Migration ■ International Migration ■ Natural Increase



Population growth uneven across Charlotte metro

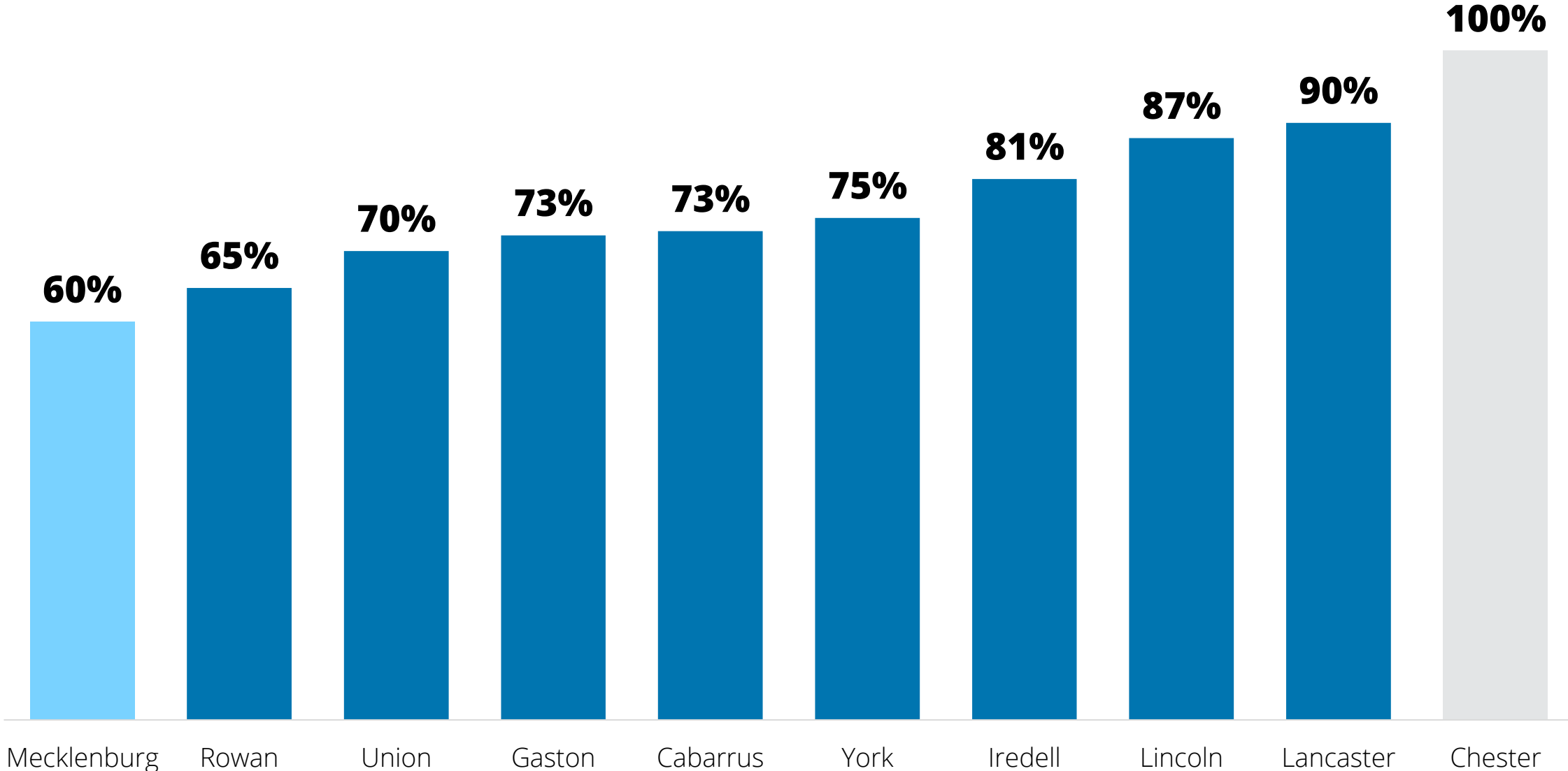
Population growth rate, 2010-2015



Source: 2015 Population Estimates, U.S. Census Bureau

Net migration main driver of county growth (or loss)

Net migration share of population change, 2010-2015



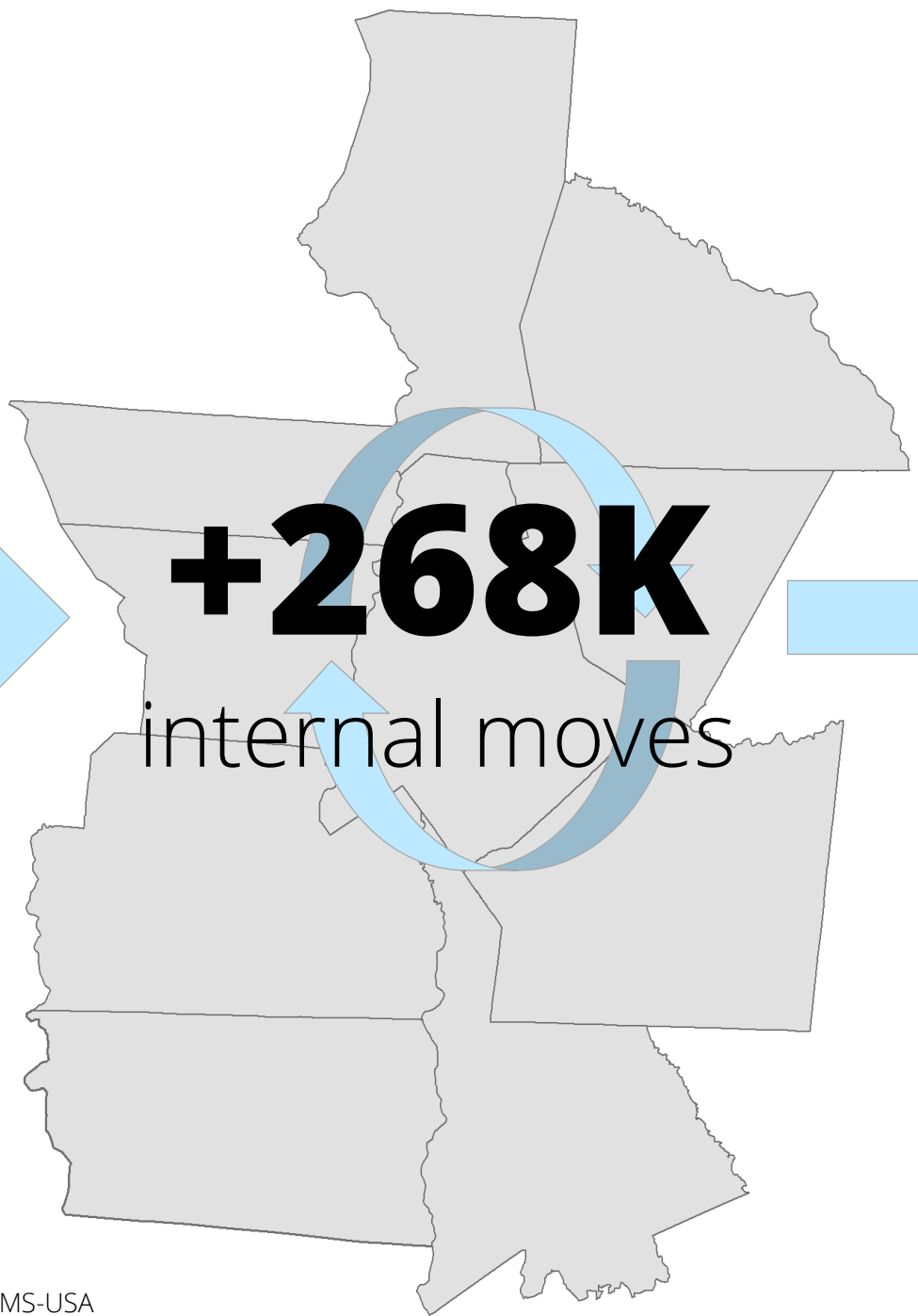
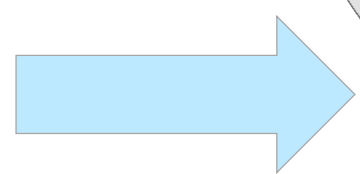
Source: 2015 Population Estimates, U.S. Census Bureau

How many net migrants did Charlotte MSA gain between 2014-15?

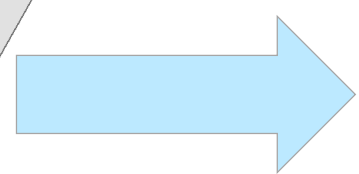
- a) 19,665 *IRS migration statistics*
- b) 33,756 *Census population estimates*
- c) 34,448 *American Community Survey*
- d) 37,558 *Census population estimates*

Net Migration + "Residual"

123K
moved in



+268K
internal moves

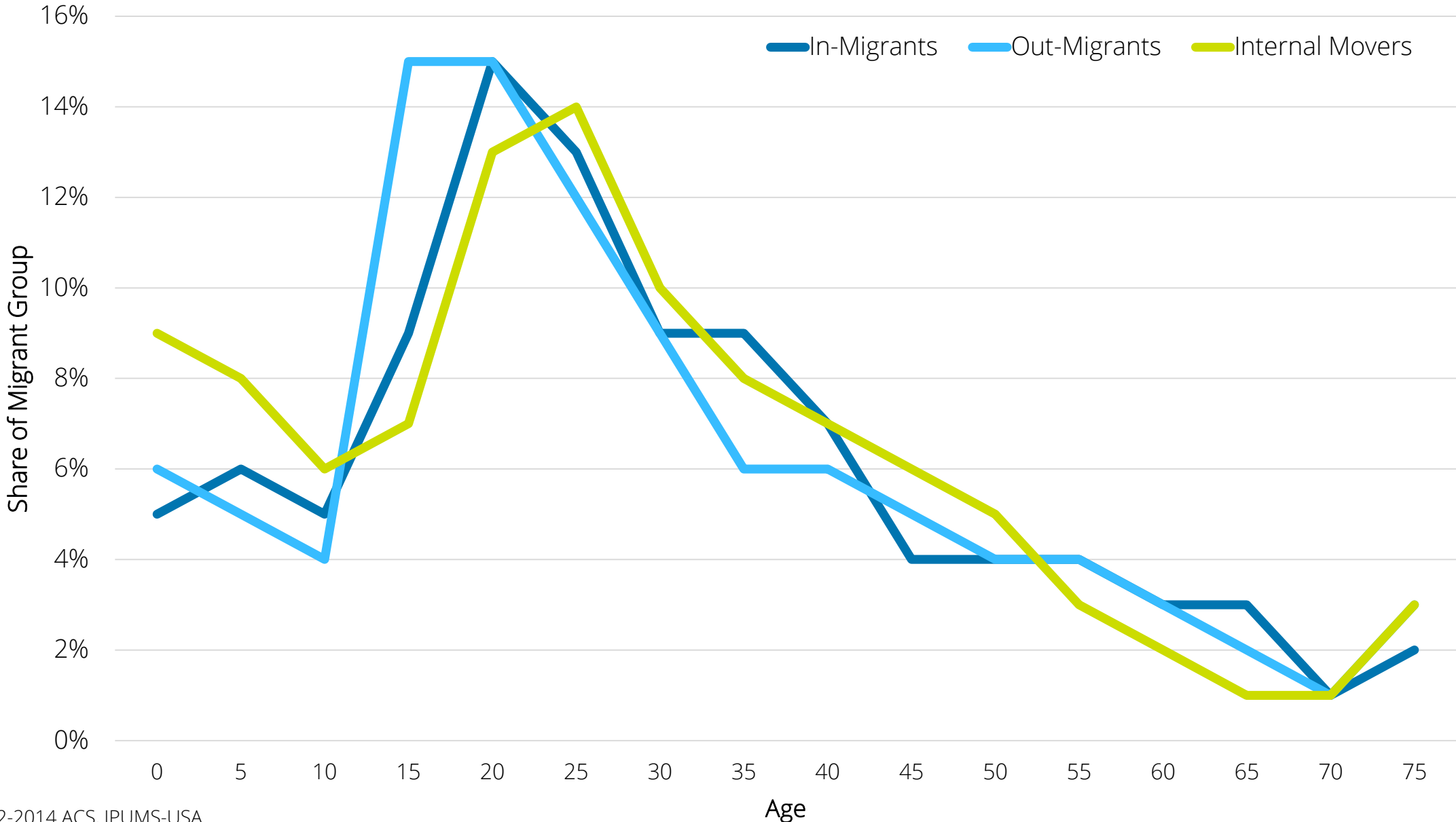


89K
moved out

Source: 2015 ACS, U.S. Census Bureau; 2012-2014 ACS, IPUMS-USA

**Who
moves?**

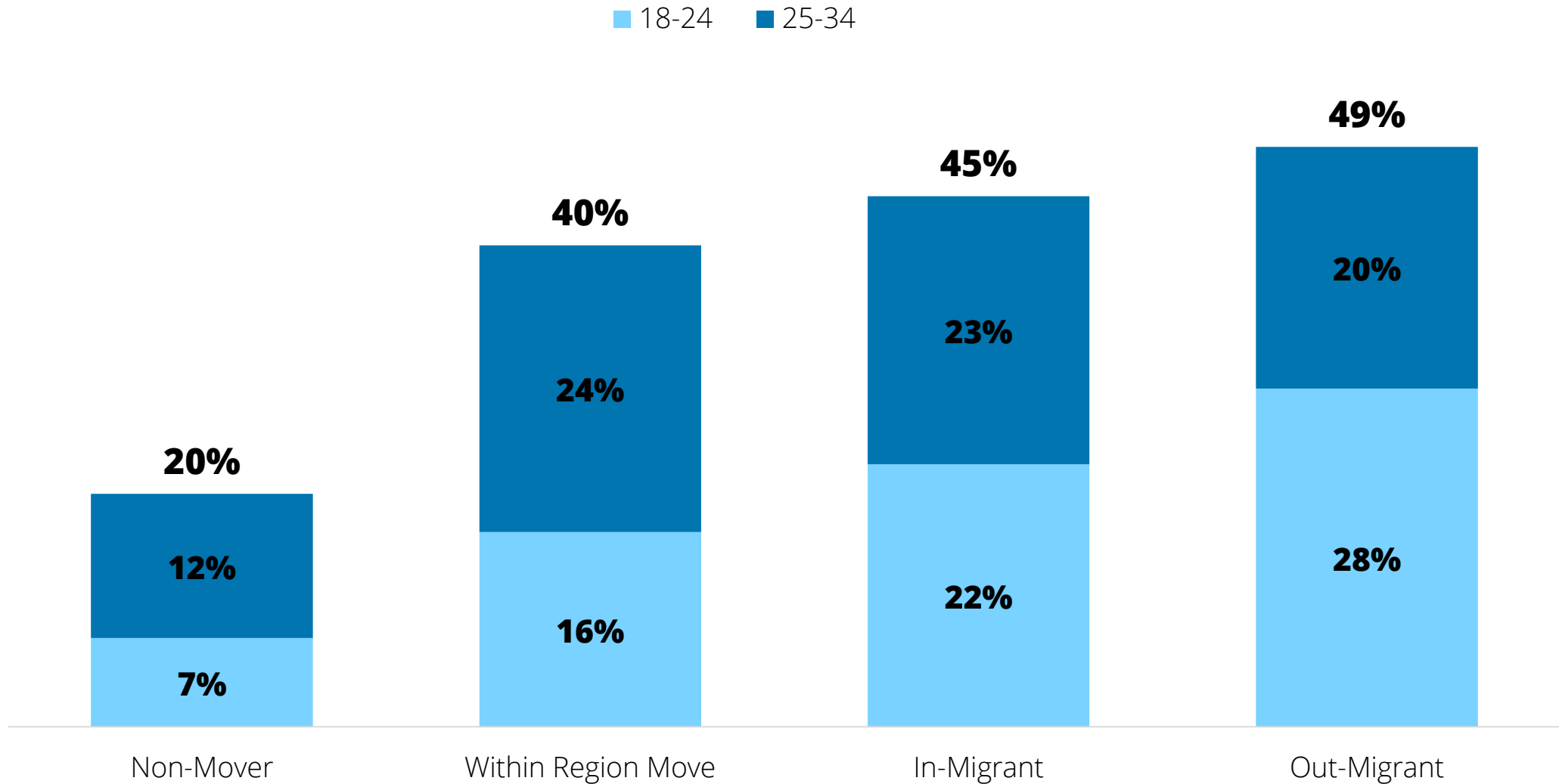
Age structure of movers similar, regardless of destination

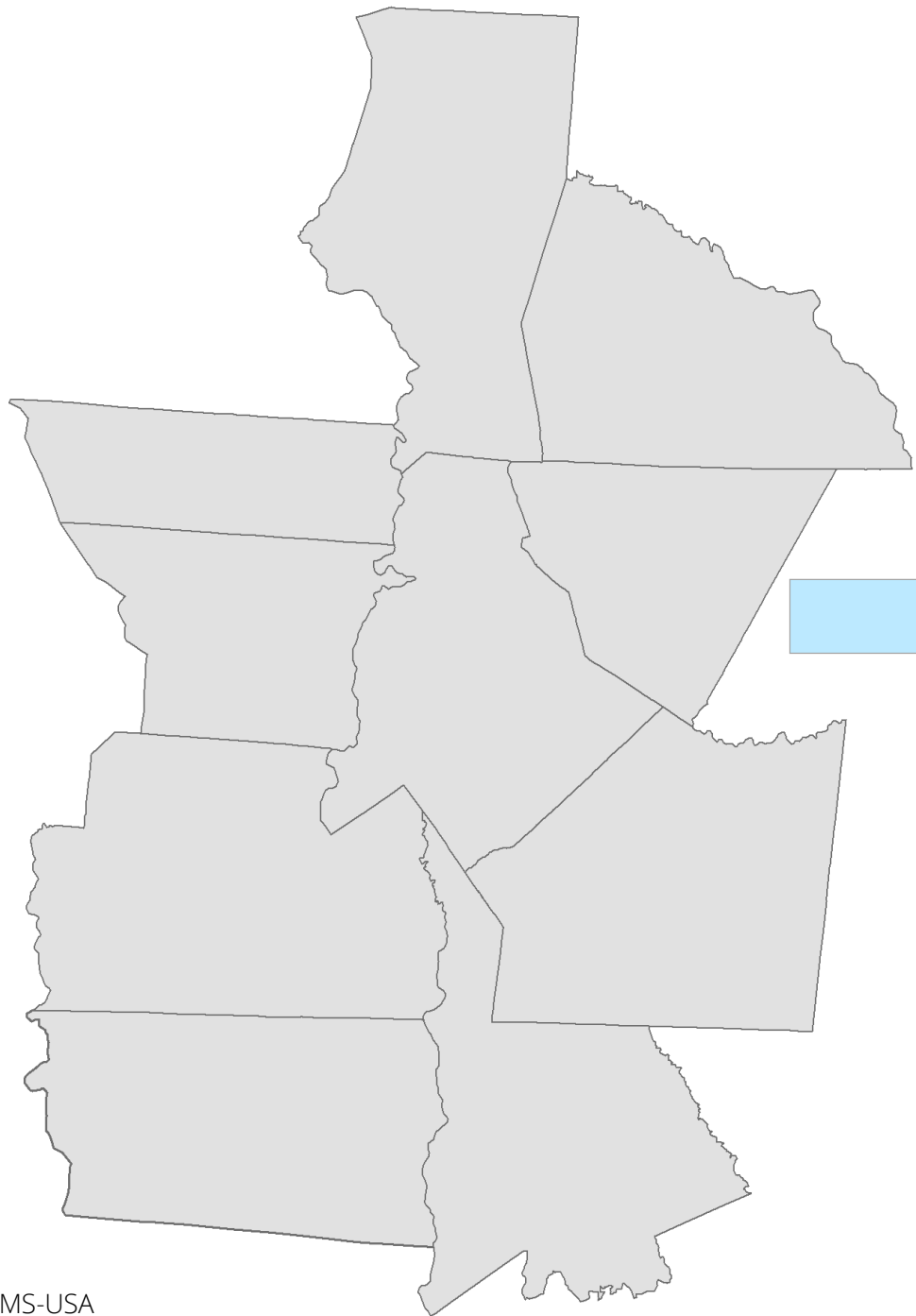


Source: 2012-2014 ACS, IPUMS-USA

Young adults (18-34) are most likely movers

Young adult share by migration status, 2012-14

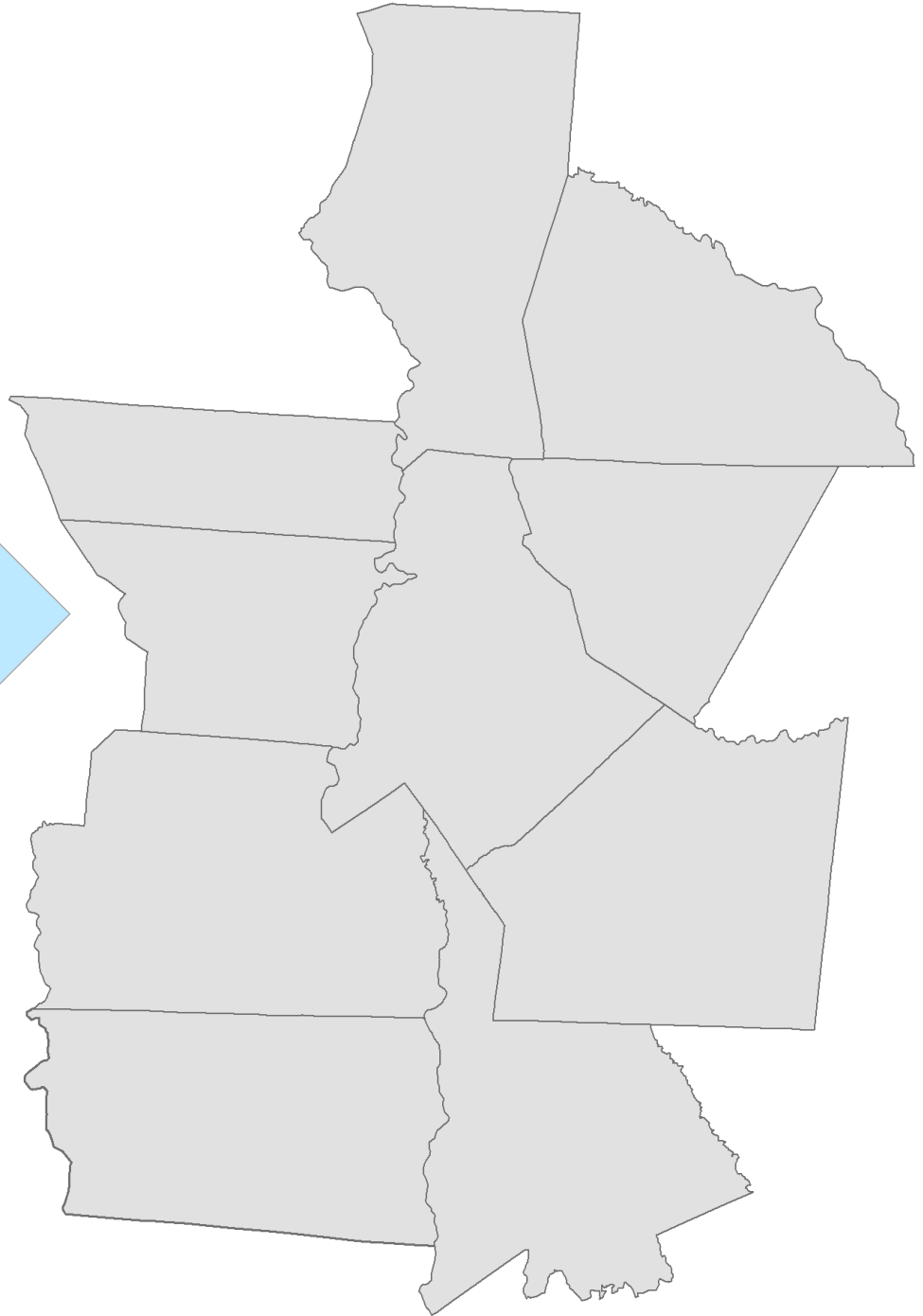




89K
moved out



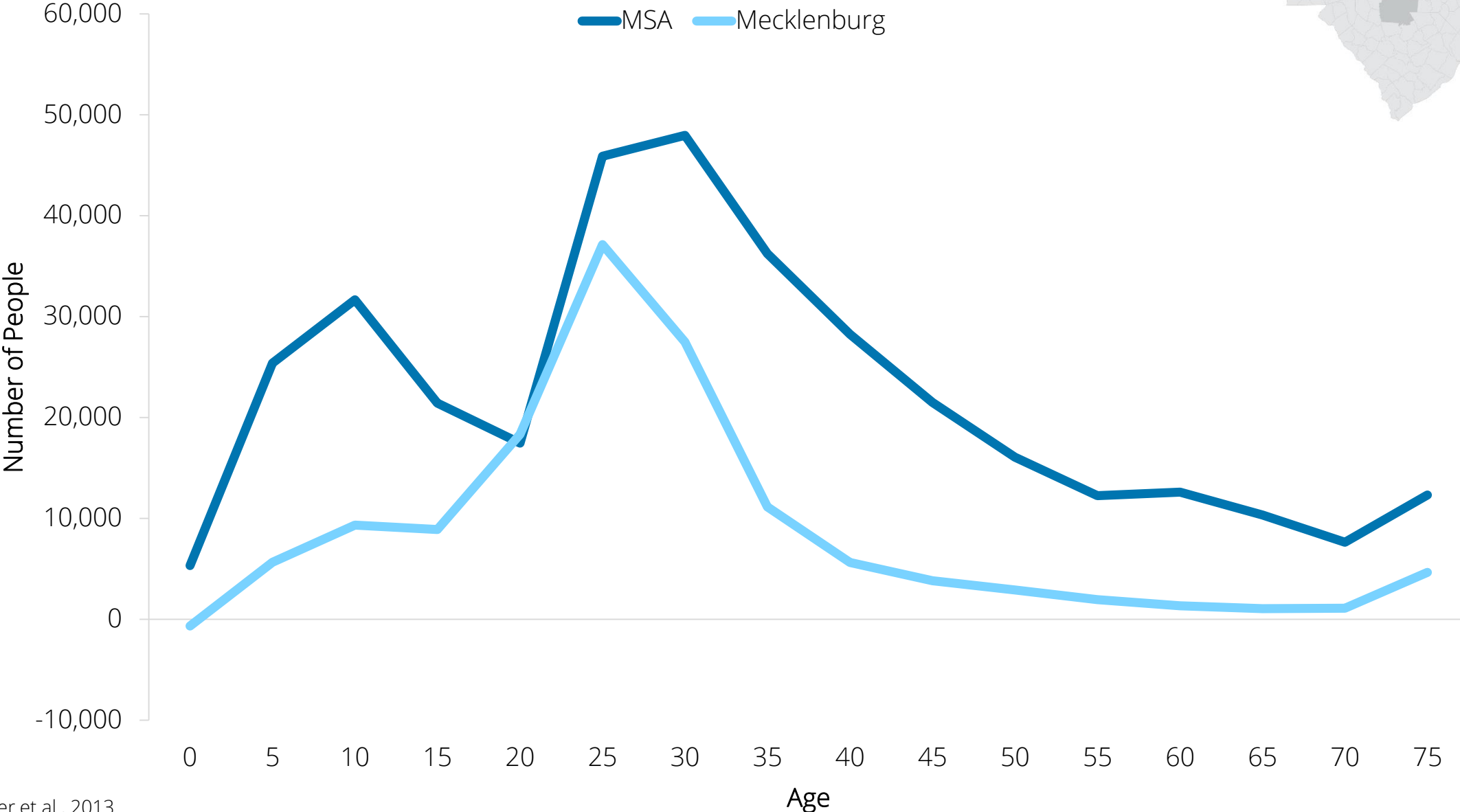
123K
moved in



Source: 2015 ACS, U.S. Census Bureau

Charlotte is an employment destination

Net migration by age, 2000-2010



Source: Winkler et al., 2013

40%

of in-migrants from other
states moved for a job

47%

of in-migrants (25-64)
have a BA/BS or more



Where do individuals move from?



25%



10%



6%

41% of in-migrants to Charlotte

Source: 2012-2014 ACS, IPUMS-USA

But what about all those...



?

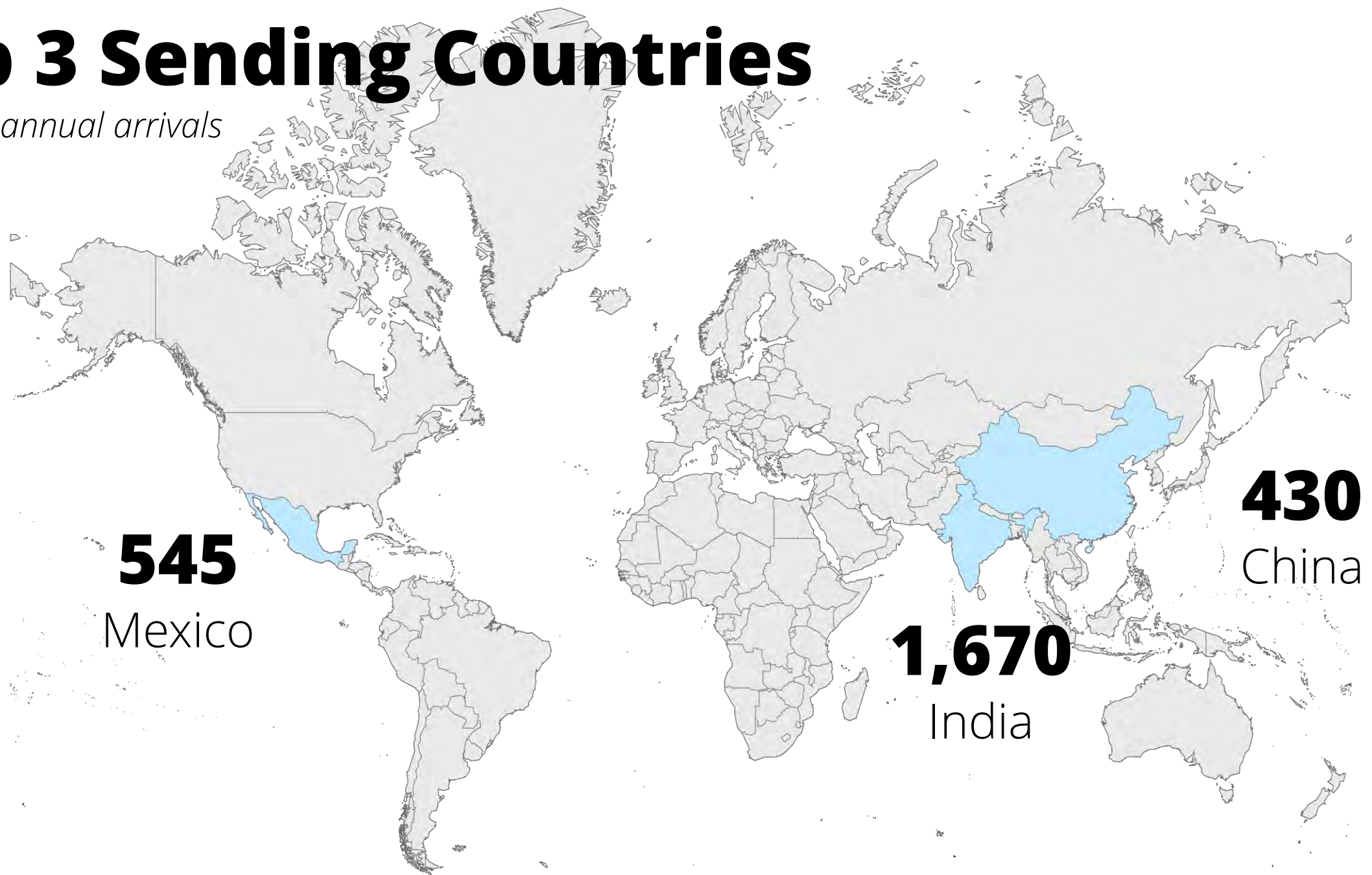
A light gray world map with black outlines of countries and continents, serving as a background for the text.

7% move from
another country



Top 3 Sending Countries

Average annual arrivals



545

Mexico

1,670

India

430

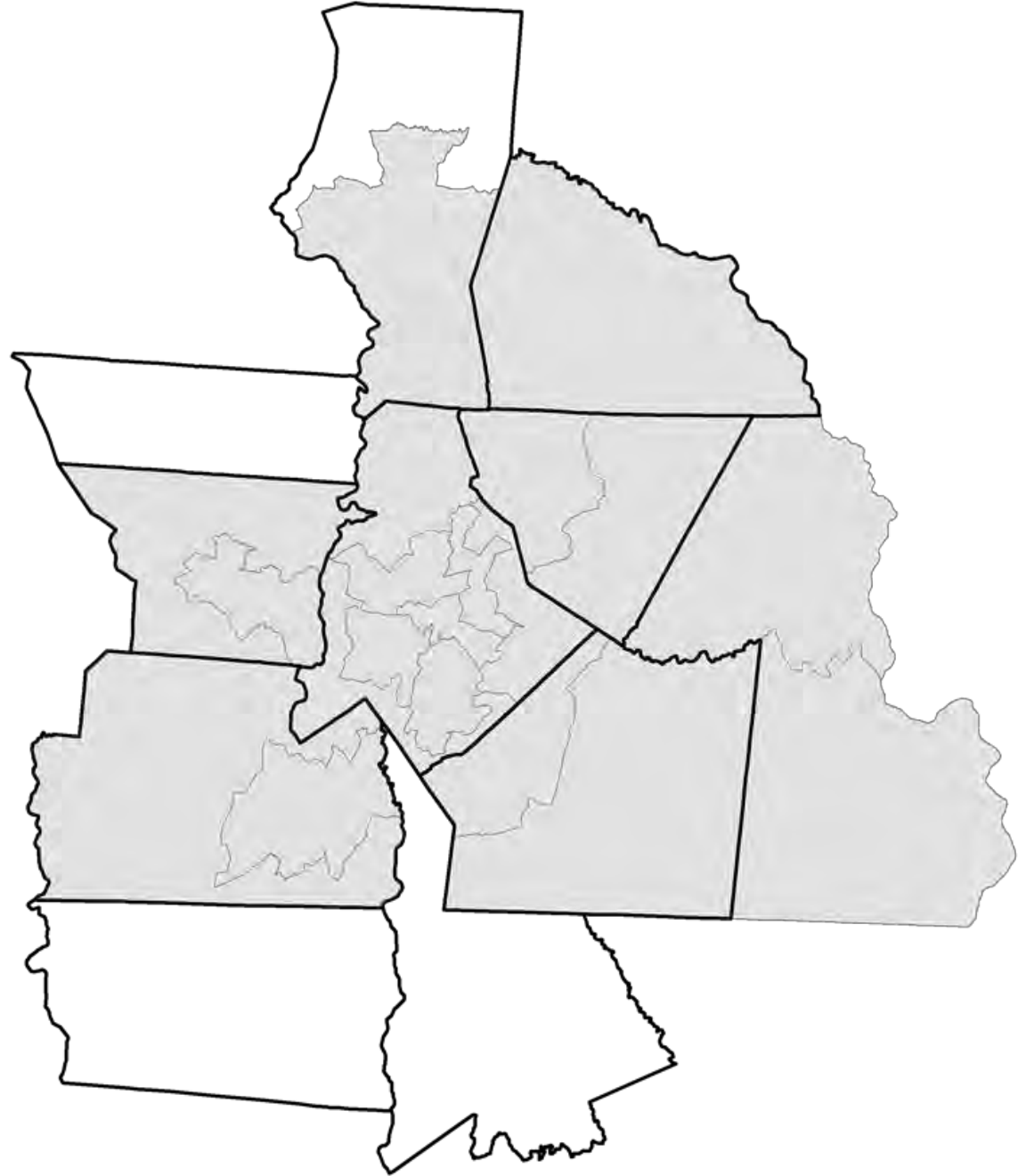
China

**Not a
PUMA**



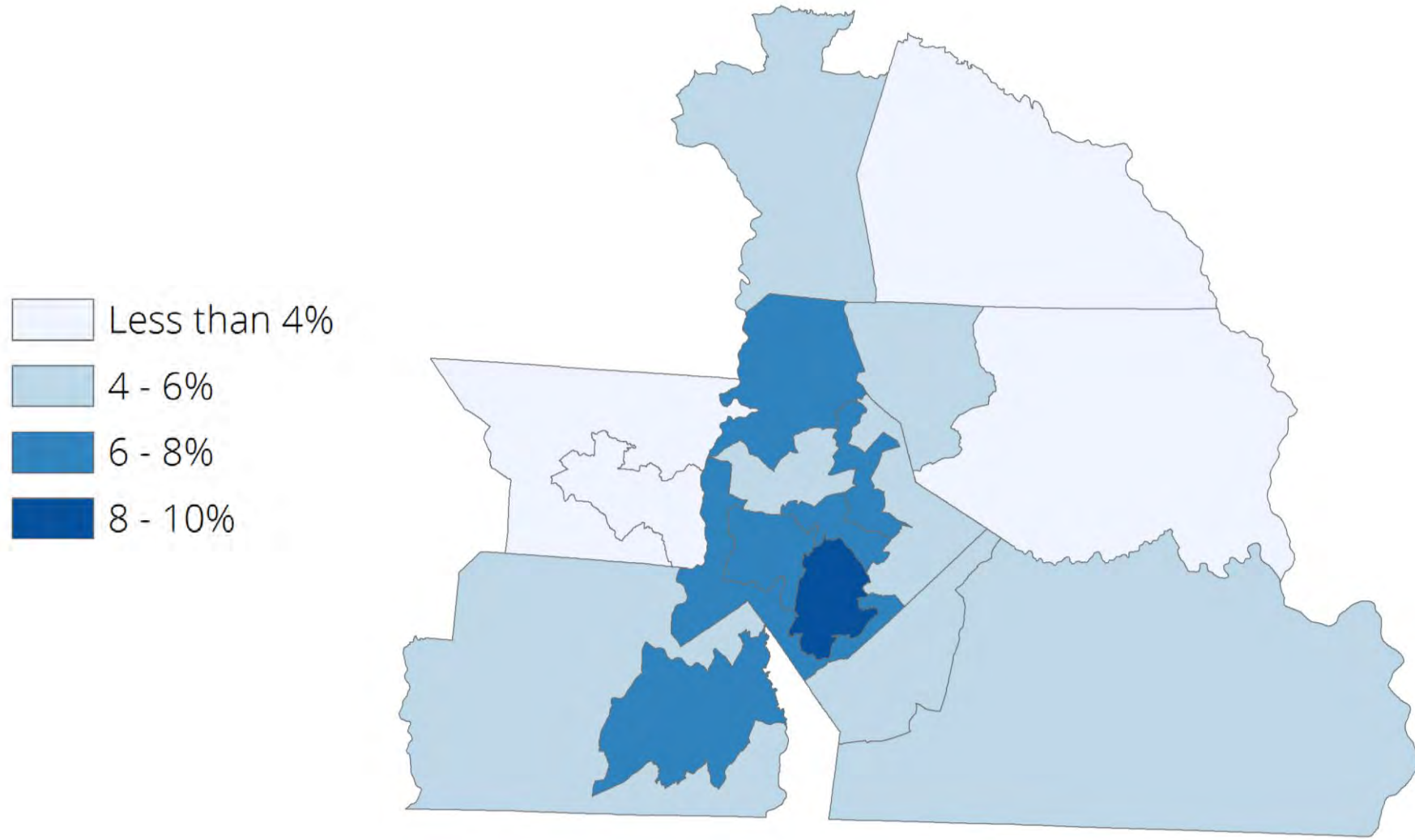
Image Source: Incacity, Flickr

PUMAs



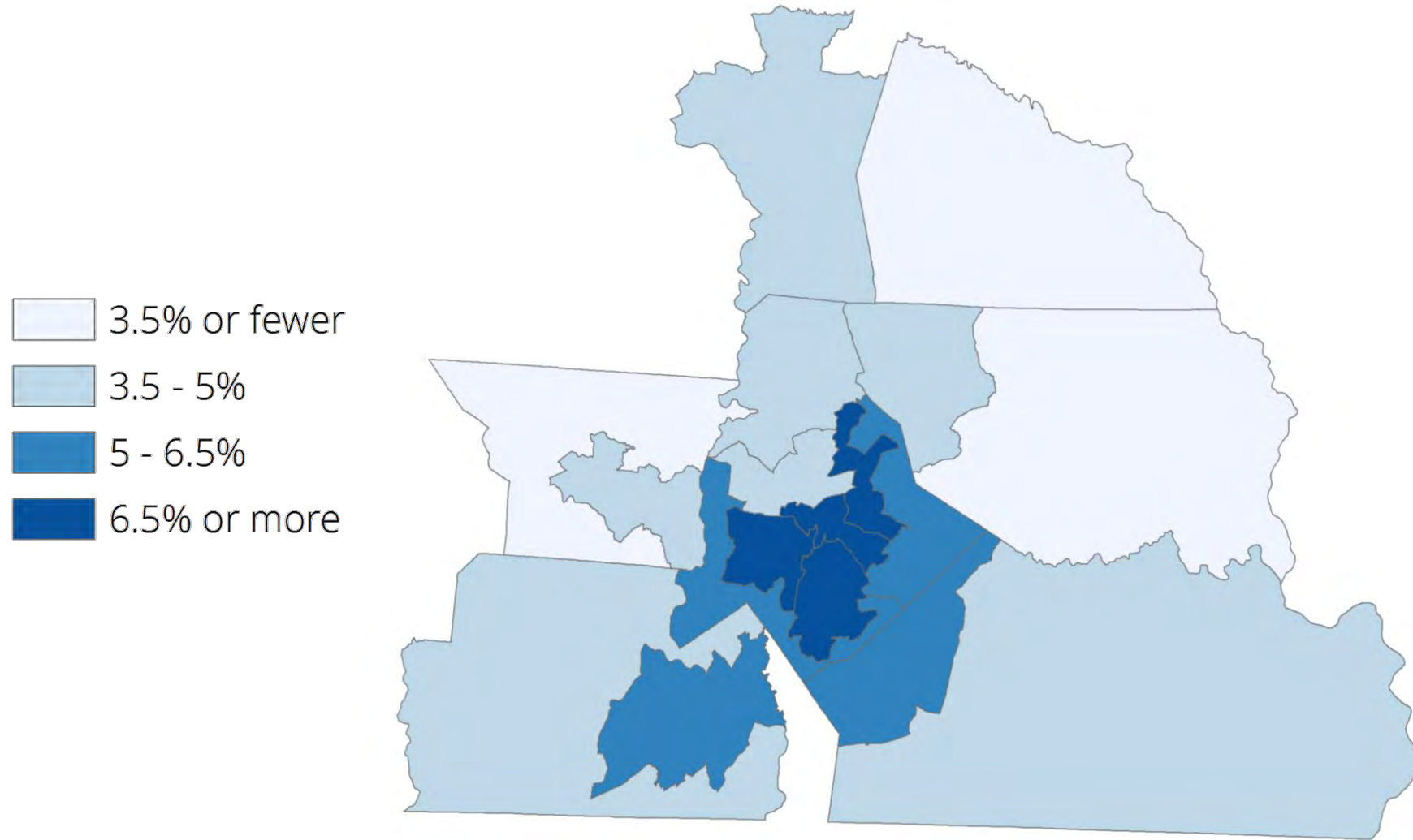
Half of in-migration is to Mecklenburg

Share of metro in-migrants by PUMA, 2012-14



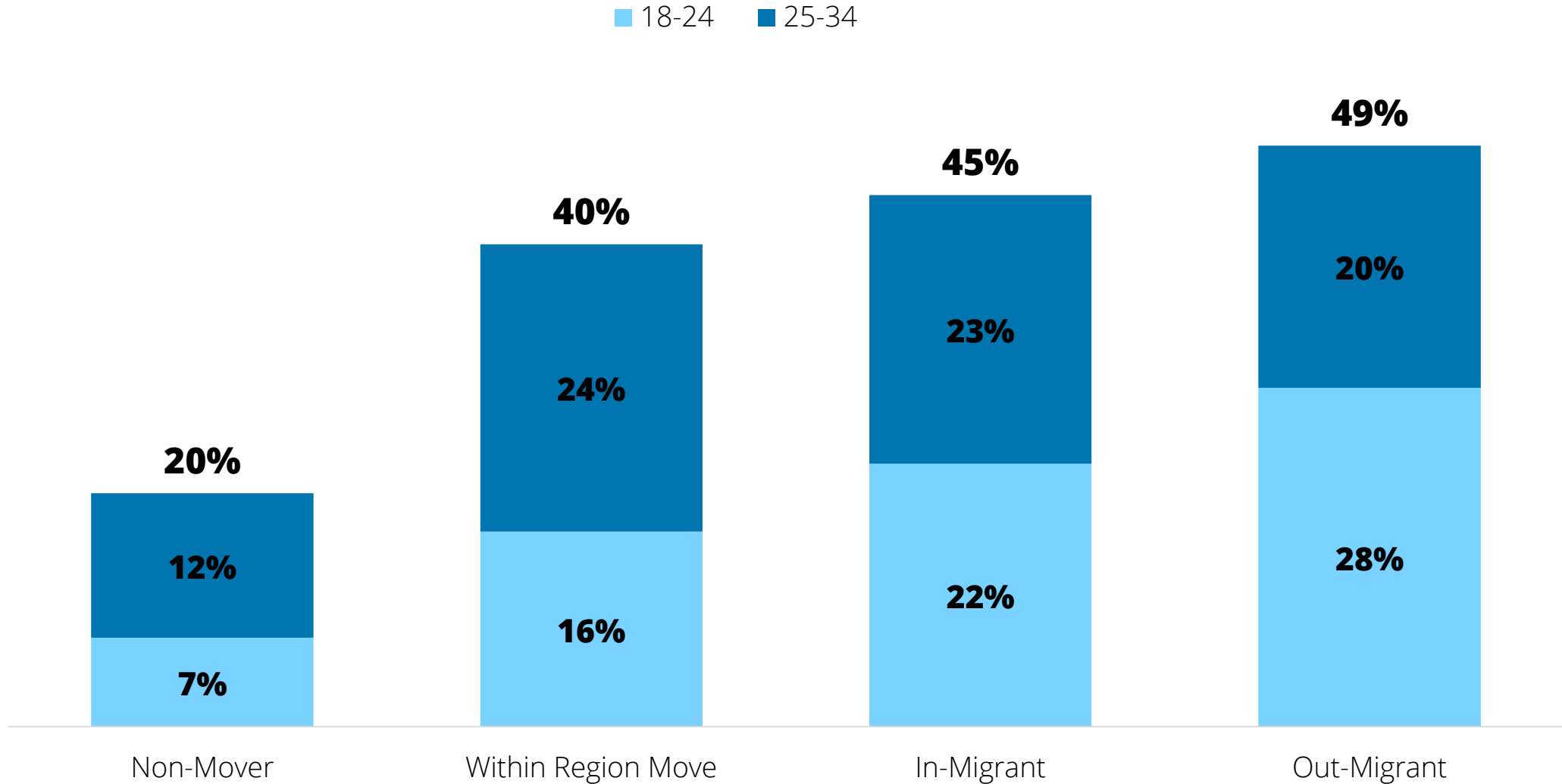
New arrivals are most concentrated in Charlotte city limits

In-migrants as share of PUMA population 1 and older, 2012-14



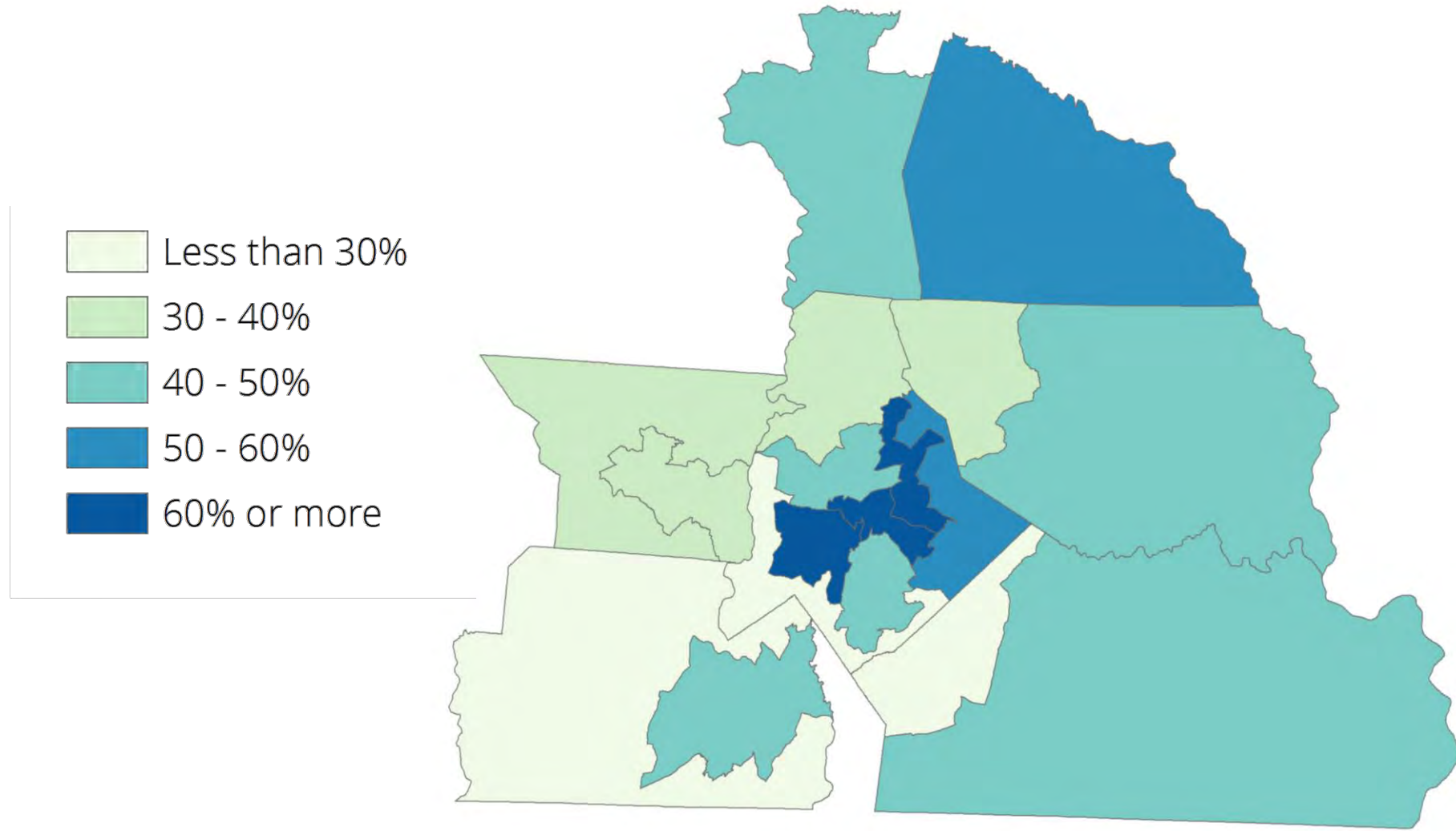
Reminder: Young adults (18-34) are most likely movers

Young adult share by migration status, 2012-14



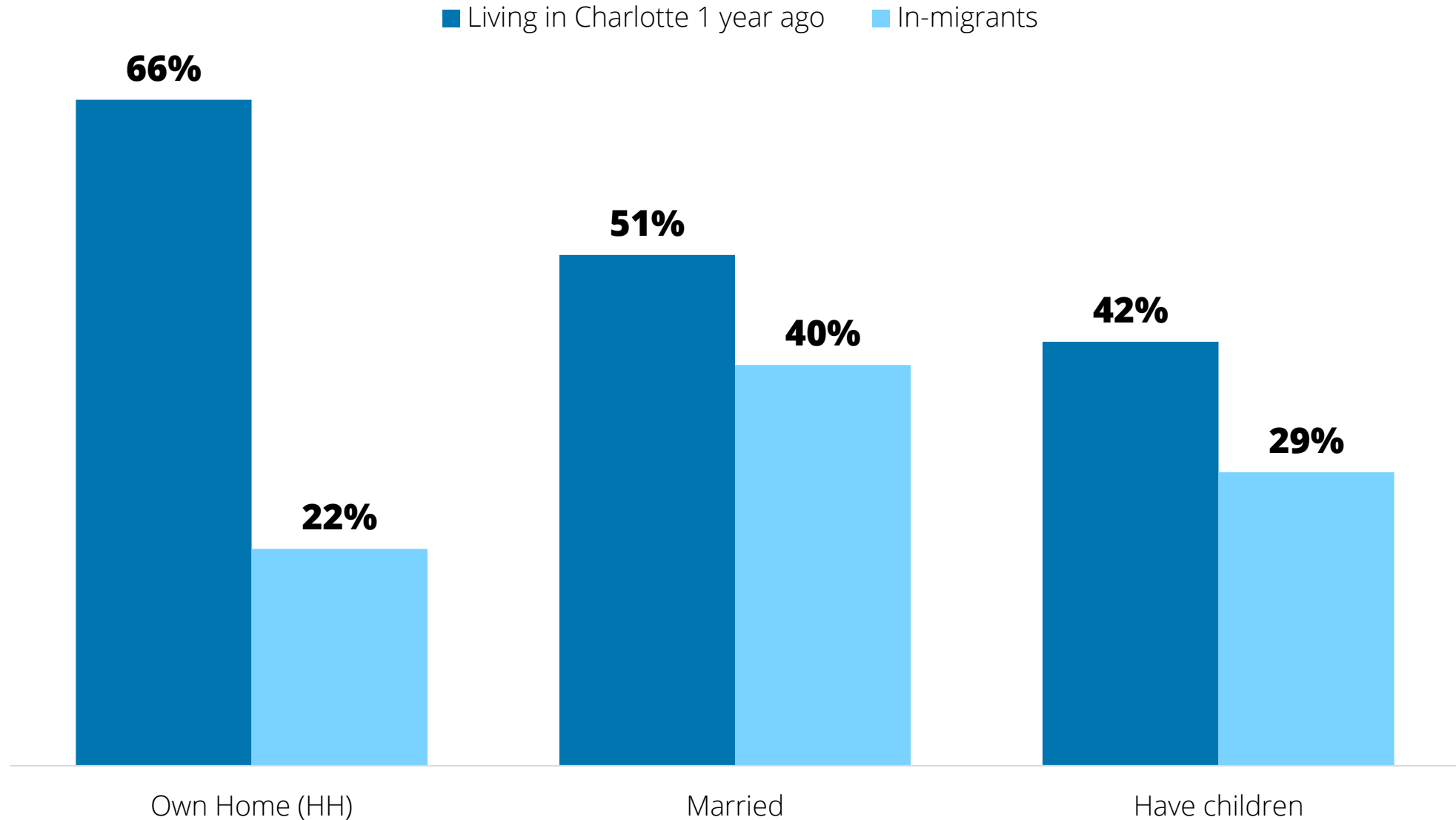
...and they are concentrated in Mecklenburg, Rowan

Young adult (18-34) share of in-migrants by PUMA, 2012-14



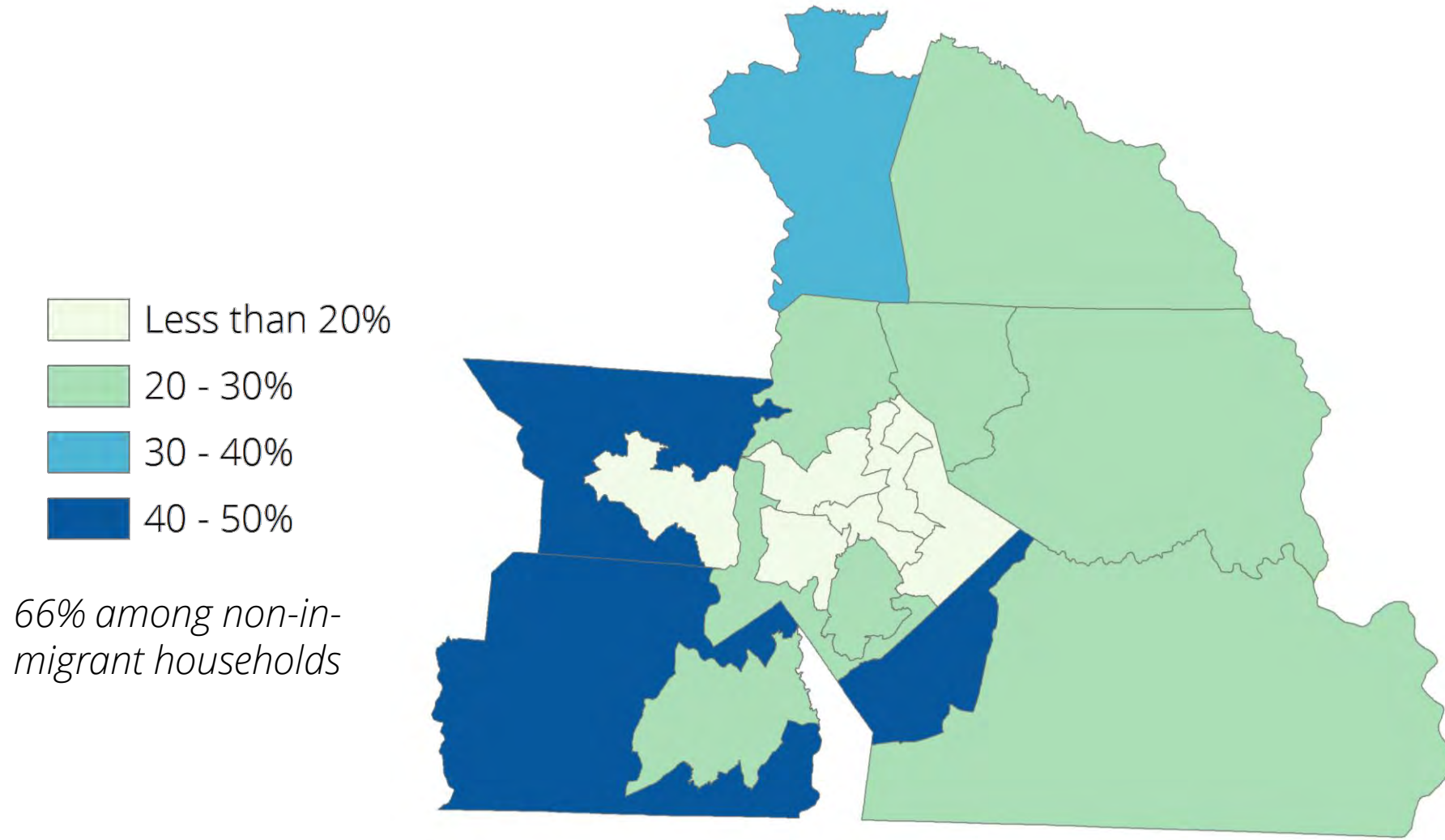
Reflecting age, in-migrants less likely to own home, have family

Share of households with selected characteristics by migration status, 2012-14



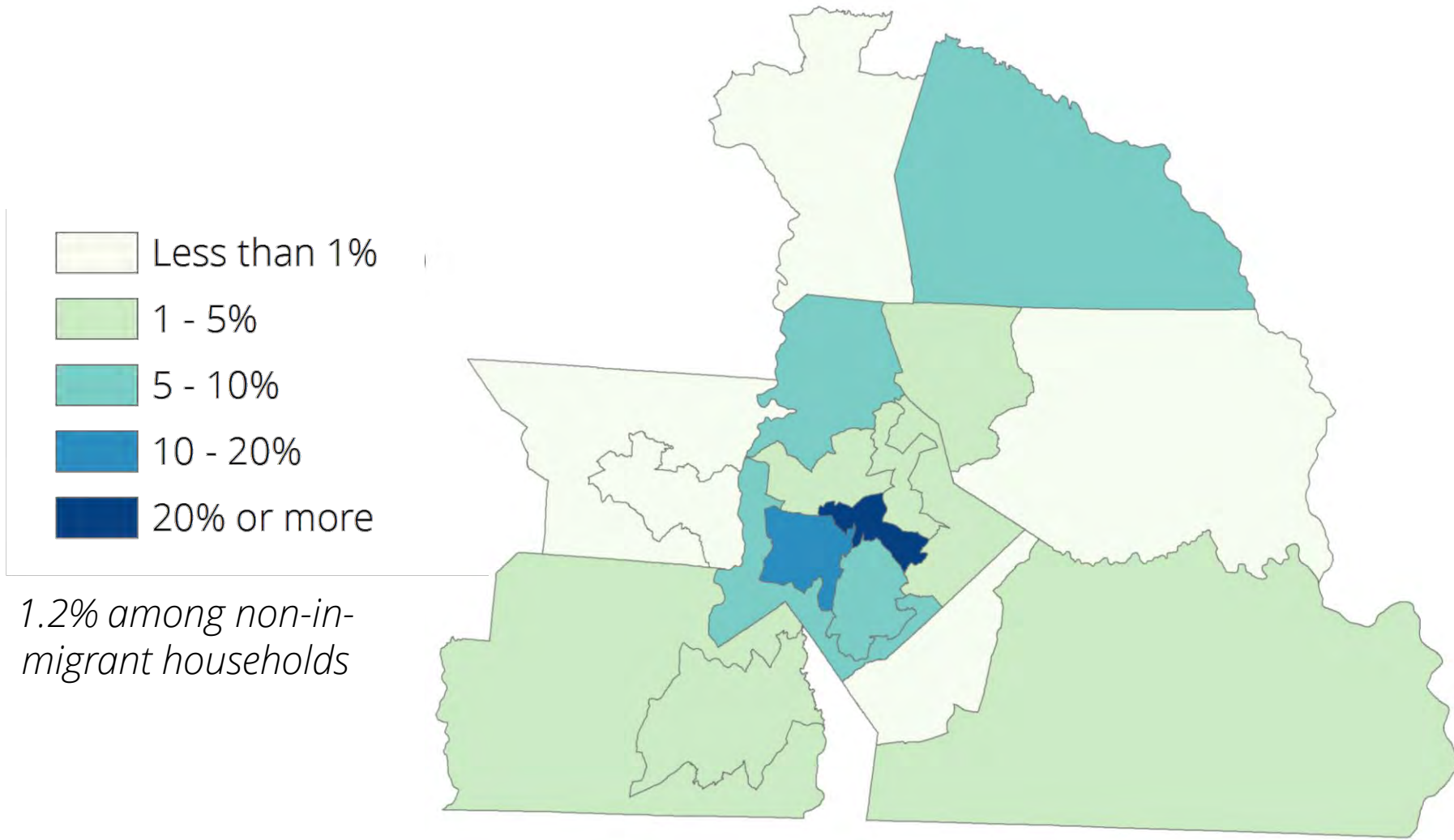
Homeownership higher outside central city, but still below 66%

Homeownership rate of in-migrant households by PUMA, 2012-14



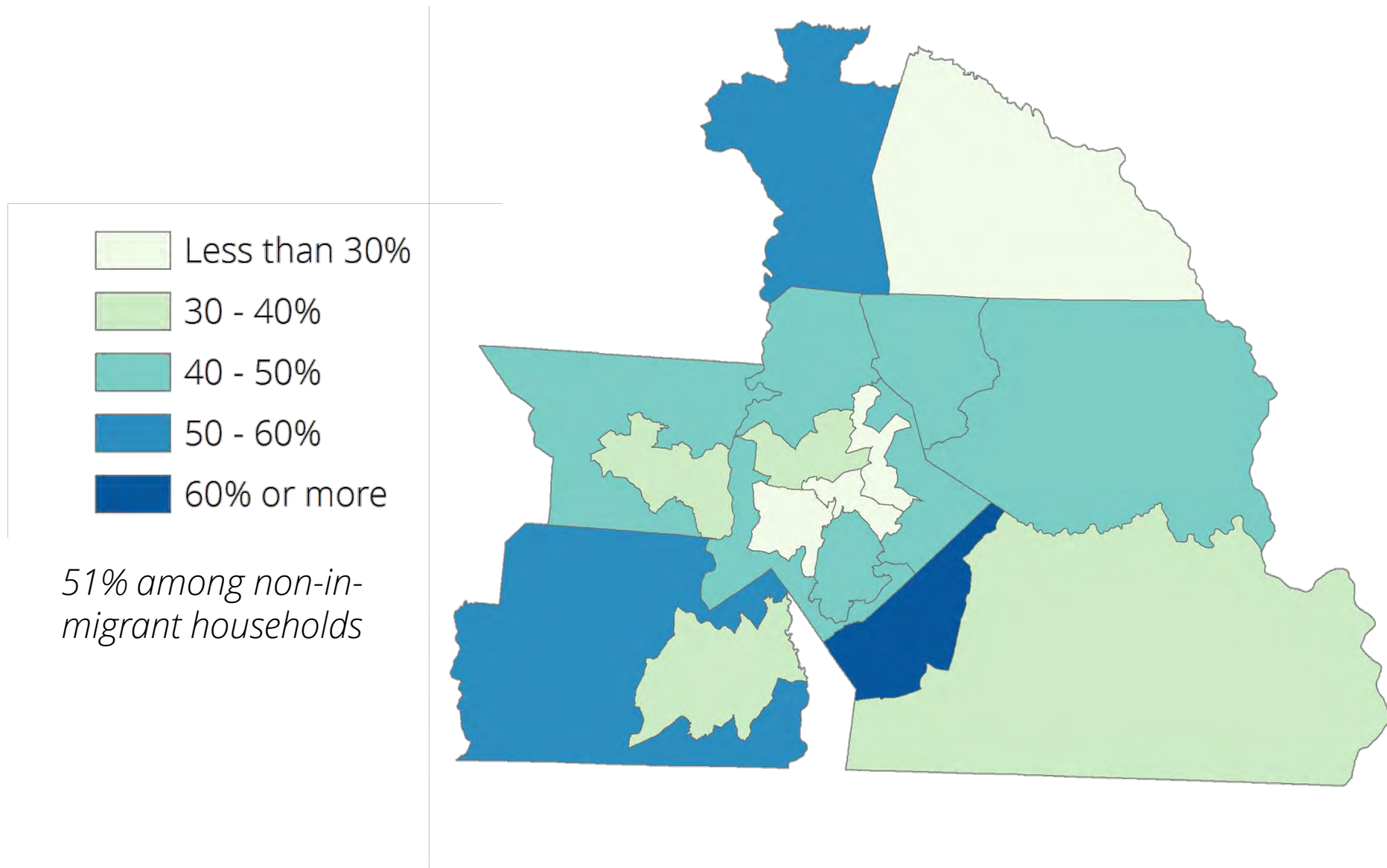
4.6% of in-migrants live in large apartment complexes

Share of in-migrant households living in apartment complexes with >50 units by PUMA, 2012-14



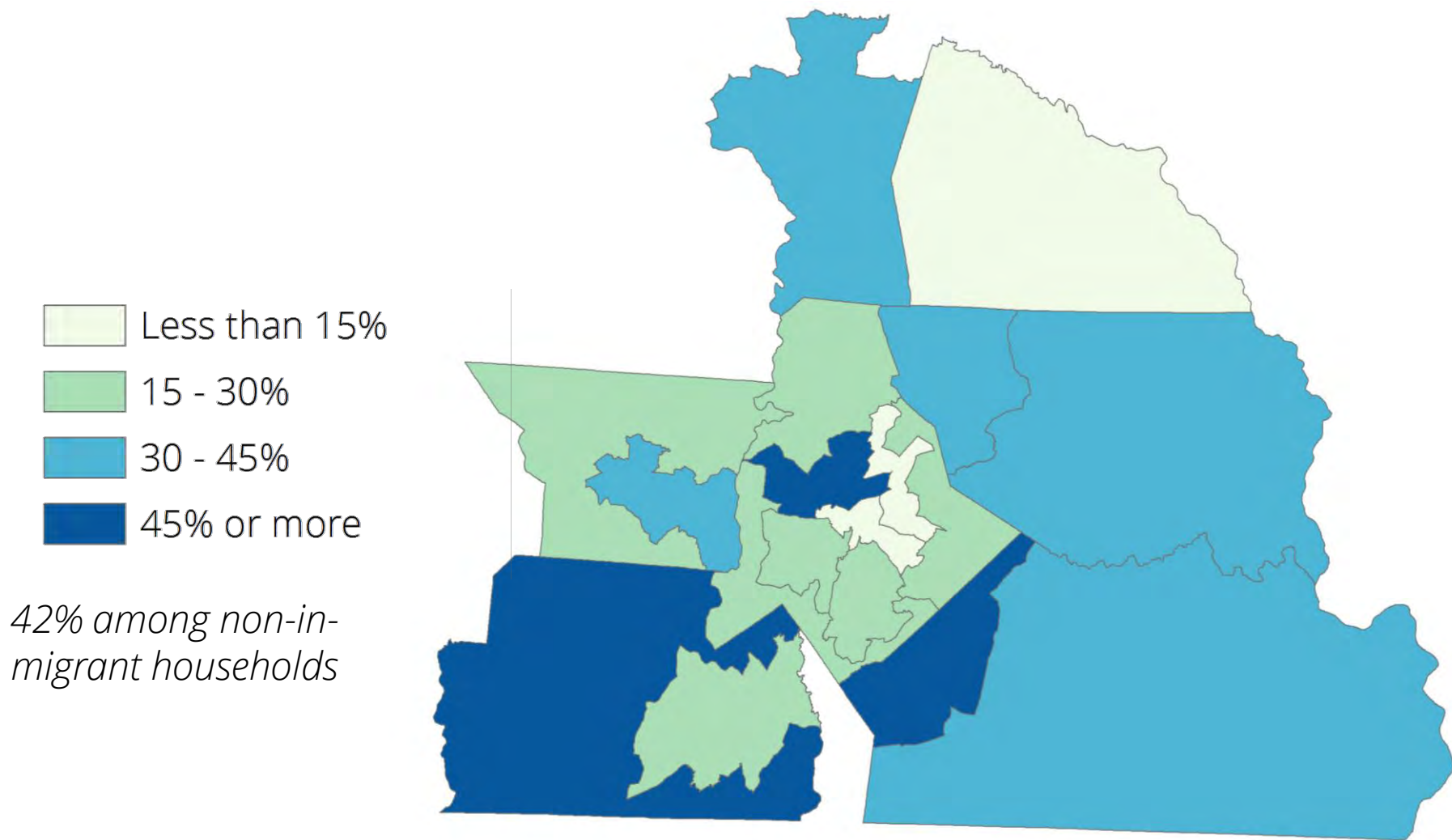
Married in-migrants more likely in Union, York, and Iredell

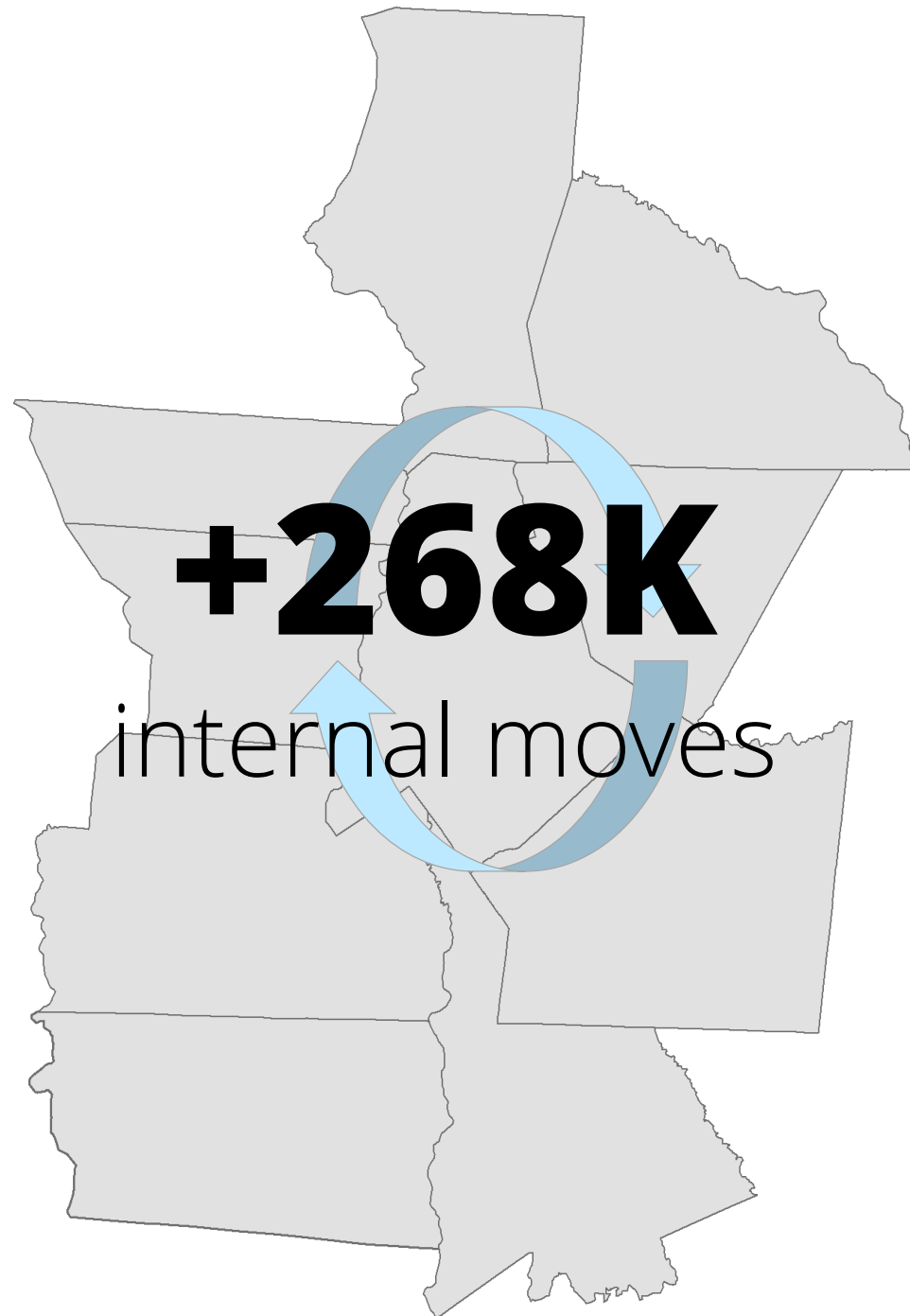
Share of married in-migrant household by PUMA, 2012-14



Presence of children reflects different household structures

Share of in-migrant households with children by PUMA, 2012-14





83%

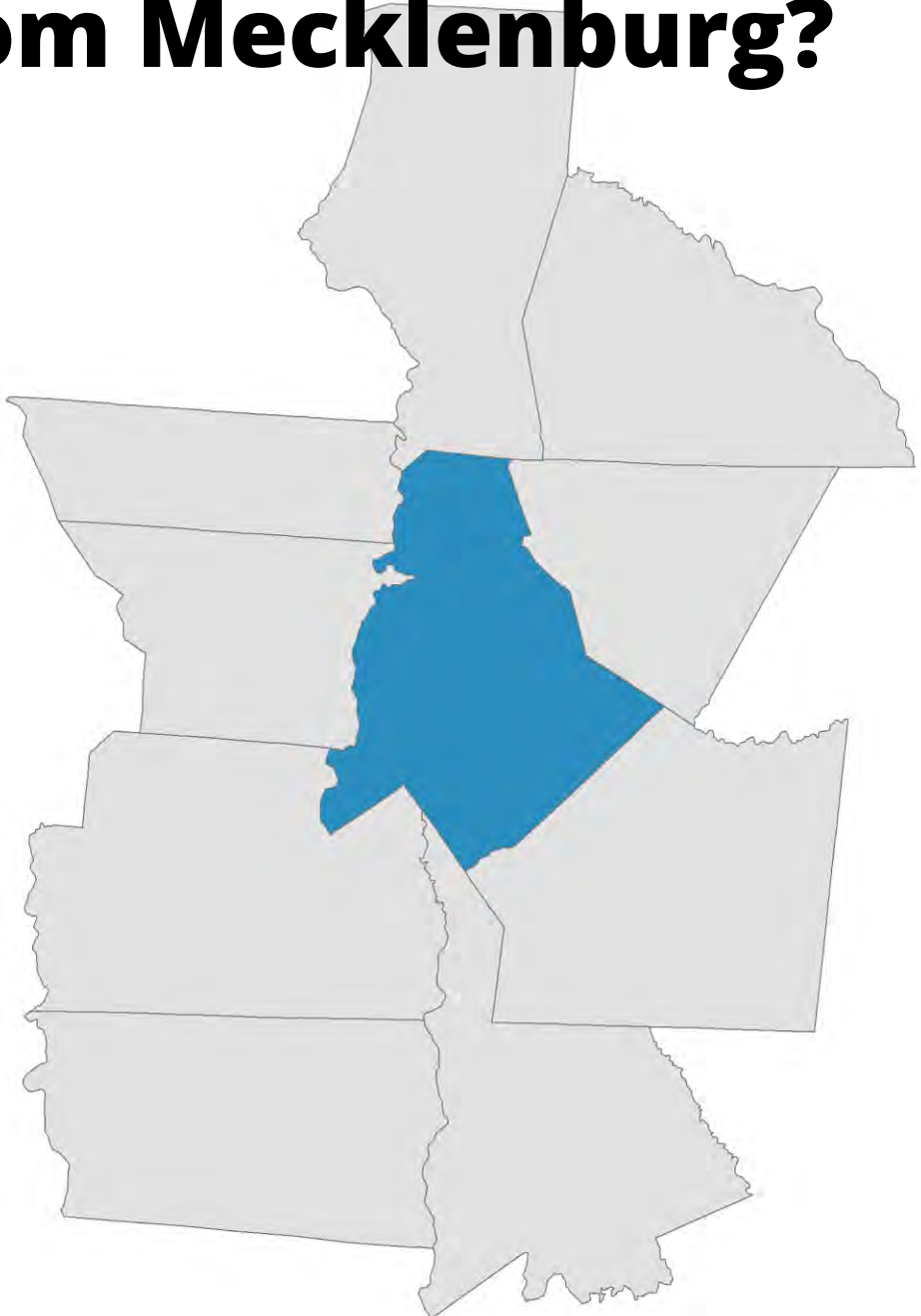
of internal moves are
within the same county

Intra-county moves:

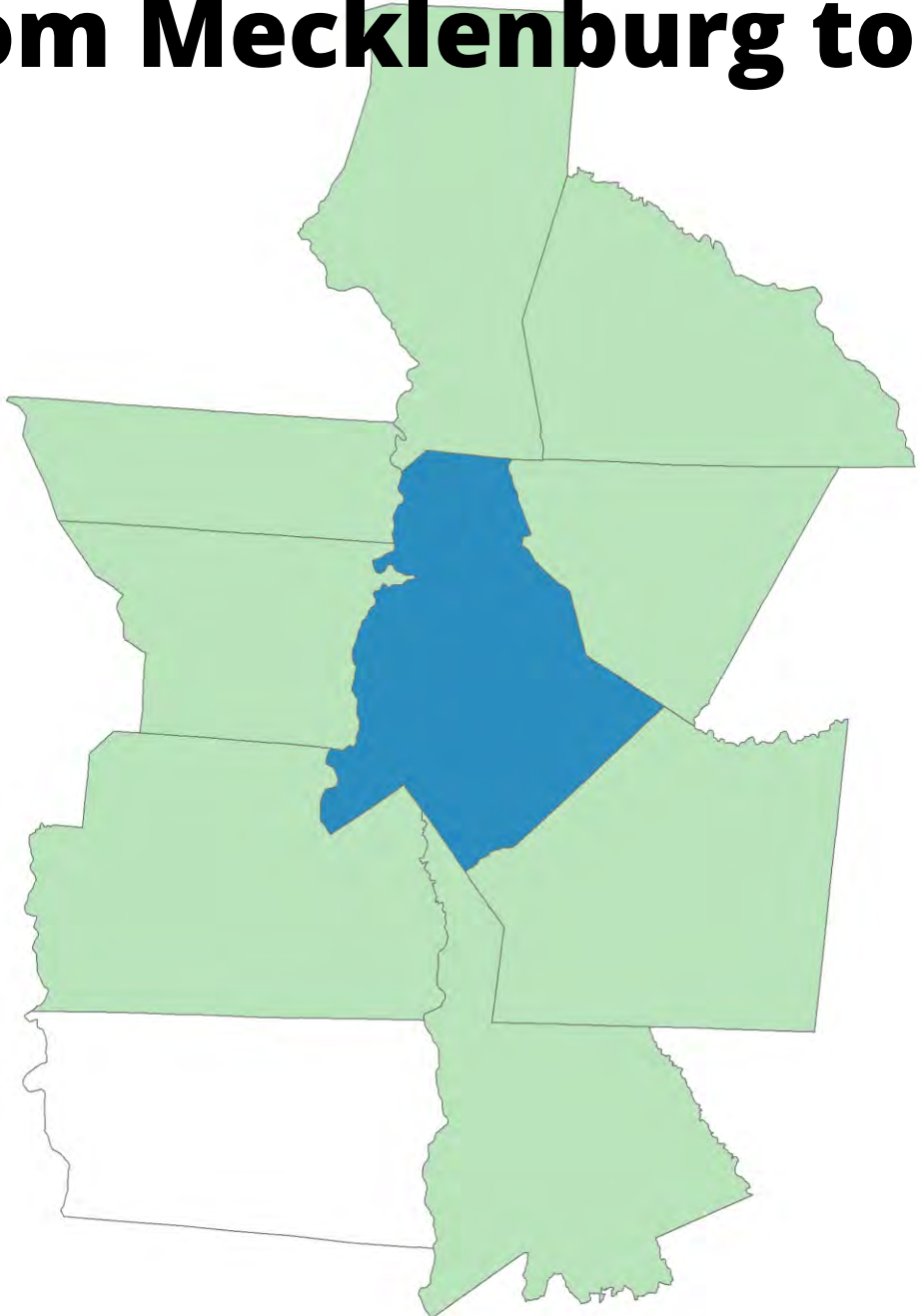
22% for cheaper housing

18% for better housing
or neighborhood

Net out-flows from Mecklenburg?



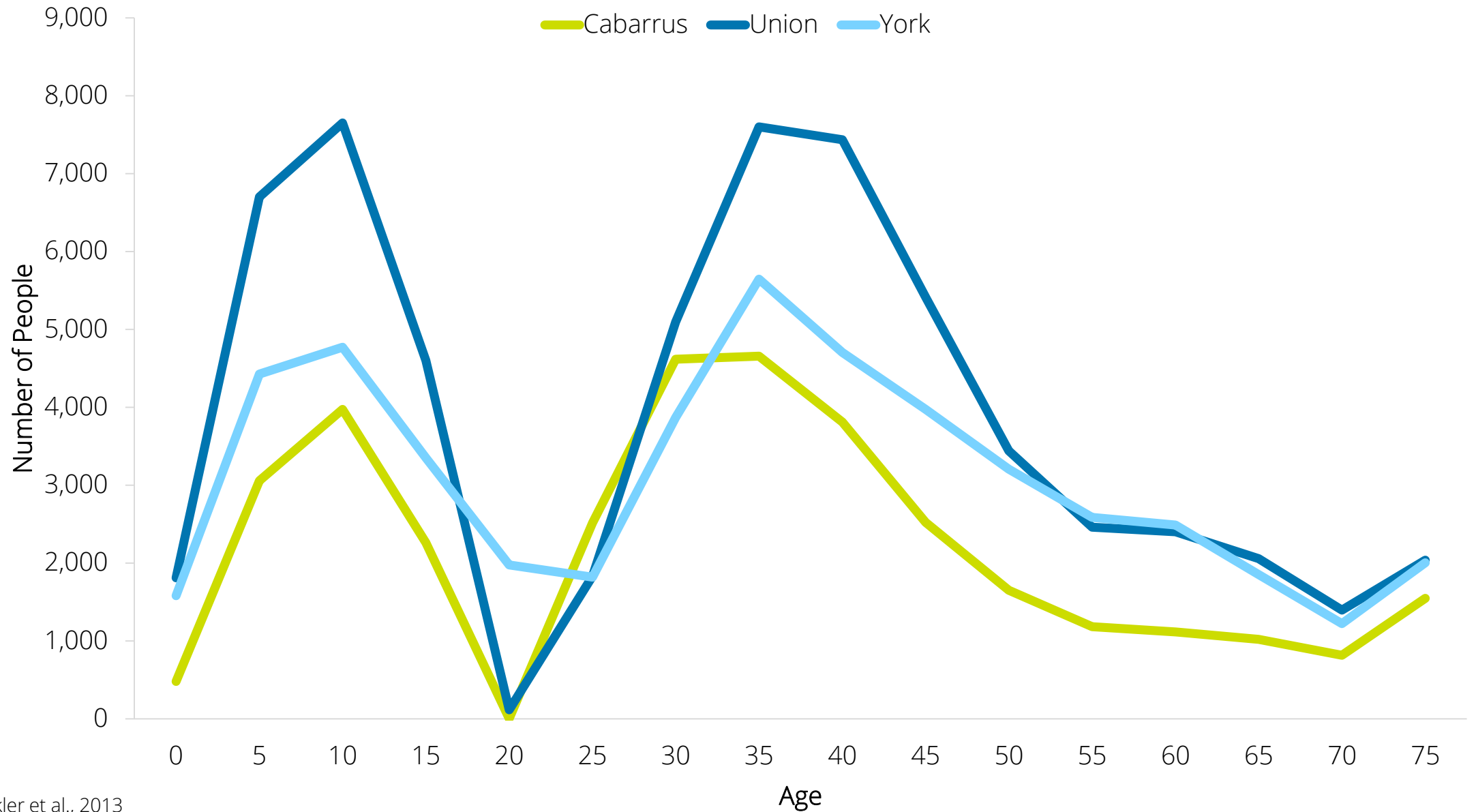
Net out-flows from Mecklenburg to neighbors



Source: 2013-14 IRS SOI

Neighboring counties are family suburb destinations

Net migration by age, 2000-2010



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