



Community Profile

Mauldin city, SC (4545115)
 Mauldin city
 Geography: Place

Prepared by Esri

Mauldin city,...

Population Summary	
2010 Total Population	21,573
2020 Total Population	24,728
2020 Group Quarters	263
2023 Total Population	27,789
2023 Group Quarters	263
2028 Total Population	30,076
2023-2028 Annual Rate	1.59%
2023 Total Daytime Population	25,992
Workers	12,849
Residents	13,143
Household Summary	
2010 Households	8,754
2010 Average Household Size	2.44
2020 Total Households	10,272
2020 Average Household Size	2.38
2023 Households	11,445
2023 Average Household Size	2.41
2028 Households	12,455
2028 Average Household Size	2.39
2023-2028 Annual Rate	1.71%
2010 Families	5,725
2010 Average Family Size	3.04
2023 Families	7,529
2023 Average Family Size	3.01
2028 Families	8,193
2028 Average Family Size	3.00
2023-2028 Annual Rate	1.70%
Housing Unit Summary	
2000 Housing Units	6,563
Owner Occupied Housing Units	65.4%
Renter Occupied Housing Units	29.6%
Vacant Housing Units	5.0%
2010 Housing Units	9,323
Owner Occupied Housing Units	62.4%
Renter Occupied Housing Units	31.4%
Vacant Housing Units	6.1%
2020 Housing Units	10,809
Owner Occupied Housing Units	62.6%
Renter Occupied Housing Units	32.4%
Vacant Housing Units	5.0%
2023 Housing Units	12,160
Owner Occupied Housing Units	62.3%
Renter Occupied Housing Units	31.9%
Vacant Housing Units	5.9%
2028 Housing Units	13,148
Owner Occupied Housing Units	62.2%
Renter Occupied Housing Units	32.5%
Vacant Housing Units	5.3%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2023 Households by Income

Household Income Base	11,445
<\$15,000	5.7%
\$15,000 - \$24,999	4.4%
\$25,000 - \$34,999	6.4%
\$35,000 - \$49,999	12.5%
\$50,000 - \$74,999	21.7%
\$75,000 - \$99,999	15.4%
\$100,000 - \$149,999	19.6%
\$150,000 - \$199,999	8.7%
\$200,000+	5.6%
Average Household Income	\$95,658

2028 Households by Income

Household Income Base	12,455
<\$15,000	4.9%
\$15,000 - \$24,999	3.6%
\$25,000 - \$34,999	5.2%
\$35,000 - \$49,999	10.3%
\$50,000 - \$74,999	20.5%
\$75,000 - \$99,999	15.5%
\$100,000 - \$149,999	21.6%
\$150,000 - \$199,999	11.4%
\$200,000+	6.9%
Average Household Income	\$109,468

2023 Owner Occupied Housing Units by Value

Total	7,571
<\$50,000	3.0%
\$50,000 - \$99,999	1.0%
\$100,000 - \$149,999	8.4%
\$150,000 - \$199,999	20.5%
\$200,000 - \$249,999	28.4%
\$250,000 - \$299,999	19.3%
\$300,000 - \$399,999	11.8%
\$400,000 - \$499,999	4.6%
\$500,000 - \$749,999	2.3%
\$750,000 - \$999,999	0.6%
\$1,000,000 - \$1,499,999	0.0%
\$1,500,000 - \$1,999,999	0.1%
\$2,000,000 +	0.0%
Average Home Value	\$249,455

2028 Owner Occupied Housing Units by Value

Total	8,177
<\$50,000	2.5%
\$50,000 - \$99,999	0.8%
\$100,000 - \$149,999	7.3%
\$150,000 - \$199,999	18.4%
\$200,000 - \$249,999	26.8%
\$250,000 - \$299,999	21.3%
\$300,000 - \$399,999	13.1%
\$400,000 - \$499,999	5.7%
\$500,000 - \$749,999	3.1%
\$750,000 - \$999,999	0.8%
\$1,000,000 - \$1,499,999	0.0%
\$1,500,000 - \$1,999,999	0.1%
\$2,000,000 +	0.0%
Average Home Value	\$261,578

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

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Median Household Income	
2023	\$73,744
2028	\$82,122
Median Home Value	
2023	\$230,198
2028	\$238,961
Per Capita Income	
2023	\$39,413
2028	\$45,347
Median Age	
2010	36.9
2020	39.1
2023	39.3
2028	40.1
2020 Population by Age	
Total	24,728
0 - 4	5.5%
5 - 9	5.7%
10 - 14	6.9%
15 - 24	11.7%
25 - 34	14.5%
35 - 44	13.2%
45 - 54	13.2%
55 - 64	12.2%
65 - 74	10.1%
75 - 84	5.3%
85 +	1.6%
18 +	77.9%
2023 Population by Age	
Total	27,789
0 - 4	5.8%
5 - 9	6.4%
10 - 14	6.6%
15 - 24	11.3%
25 - 34	13.7%
35 - 44	14.7%
45 - 54	13.1%
55 - 64	12.0%
65 - 74	9.8%
75 - 84	5.1%
85 +	1.6%
18 +	77.6%
2028 Population by Age	
Total	30,076
0 - 4	5.7%
5 - 9	6.1%
10 - 14	6.6%
15 - 24	11.0%
25 - 34	13.2%
35 - 44	14.4%
45 - 54	13.1%
55 - 64	11.7%
65 - 74	10.1%
75 - 84	6.0%
85 +	2.1%
18 +	77.9%
2020 Population by Sex	

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Males	11,565
Females	13,163
2023 Population by Sex	
Males	13,242
Females	14,547
2028 Population by Sex	
Males	14,335
Females	15,741
2010 Population by Race/Ethnicity	
Total	21,573
White Alone	68.3%
Black Alone	23.0%
American Indian Alone	0.2%
Asian Alone	3.4%
Pacific Islander Alone	0.1%
Some Other Race Alone	2.8%
Two or More Races	2.2%
Hispanic Origin	7.5%
Diversity Index	55.1
2020 Population by Race/Ethnicity	
Total	24,728
White Alone	60.6%
Black Alone	23.8%
American Indian Alone	0.3%
Asian Alone	3.3%
Pacific Islander Alone	0.2%
Some Other Race Alone	4.0%
Two or More Races	7.9%
Hispanic Origin	9.5%
Diversity Index	64.2
2023 Population by Race/Ethnicity	
Total	27,789
White Alone	59.3%
Black Alone	23.2%
American Indian Alone	0.3%
Asian Alone	4.1%
Pacific Islander Alone	0.1%
Some Other Race Alone	4.6%
Two or More Races	8.4%
Hispanic Origin	10.4%
Diversity Index	66.2
2028 Population by Race/Ethnicity	
Total	30,076
White Alone	58.2%
Black Alone	22.4%
American Indian Alone	0.3%
Asian Alone	4.6%
Pacific Islander Alone	0.2%
Some Other Race Alone	5.0%
Two or More Races	9.4%
Hispanic Origin	11.7%
Diversity Index	68.1

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2020 Population by Relationship and Household Type	
Total	24,728
In Households	98.9%
Householder	41.5%
Opposite-Sex Spouse	18.3%
Same-Sex Spouse	0.2%
Opposite-Sex Unmarried Partner	2.0%
Same-Sex Unmarried Partner	0.1%
Biological Child	26.2%
Adopted Child	0.7%
Stepchild	1.1%
Grandchild	2.4%
Brother or Sister	1.0%
Parent	1.1%
Parent-in-law	0.2%
Son-in-law or Daughter-in-law	0.2%
Other Relatives	1.2%
Foster Child	0.1%
Other Nonrelatives	2.5%
In Group Quarters	1.1%
Institutionalized	1.0%
Noninstitutionalized	0.1%
2023 Population 25+ by Educational Attainment	
Total	19,426
Less than 9th Grade	2.1%
9th - 12th Grade, No Diploma	2.6%
High School Graduate	17.0%
GED/Alternative Credential	4.4%
Some College, No Degree	20.6%
Associate Degree	13.1%
Bachelor's Degree	25.1%
Graduate/Professional Degree	15.1%
2023 Population 15+ by Marital Status	
Total	22,563
Never Married	34.1%
Married	50.2%
Widowed	4.4%
Divorced	11.3%
2023 Civilian Population 16+ in Labor Force	
Civilian Population 16+	15,413
Population 16+ Employed	96.0%
Population 16+ Unemployment rate	4.0%
Population 16-24 Employed	11.3%
Population 16-24 Unemployment rate	12.6%
Population 25-54 Employed	66.5%
Population 25-54 Unemployment rate	2.0%
Population 55-64 Employed	16.0%
Population 55-64 Unemployment rate	6.3%
Population 65+ Employed	6.2%
Population 65+ Unemployment rate	1.4%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2023 Employed Population 16+ by Industry

Total	14,797
Agriculture/Mining	0.3%
Construction	5.1%
Manufacturing	17.0%
Wholesale Trade	1.9%
Retail Trade	7.9%
Transportation/Utilities	4.6%
Information	1.5%
Finance/Insurance/Real Estate	5.7%
Services	53.5%
Public Administration	2.6%

2023 Employed Population 16+ by Occupation

Total	14,797
White Collar	67.0%
Management/Business/Financial	18.7%
Professional	32.6%
Sales	8.3%
Administrative Support	7.4%
Services	14.1%
Blue Collar	18.9%
Farming/Forestry/Fishing	0.0%
Construction/Extraction	2.8%
Installation/Maintenance/Repair	4.1%
Production	6.8%
Transportation/Material Moving	5.2%

2020 Households by Type

Total	10,272
Married Couple Households	44.4%
With Own Children <18	16.7%
Without Own Children <18	27.7%
Cohabiting Couple Households	5.1%
With Own Children <18	1.6%
Without Own Children <18	3.4%
Male Householder, No Spouse/Partner	17.5%
Living Alone	11.7%
65 Years and over	2.7%
With Own Children <18	1.5%
Without Own Children <18, With Relatives	2.9%
No Relatives Present	1.3%
Female Householder, No Spouse/Partner	33.0%
Living Alone	17.9%
65 Years and over	7.6%
With Own Children <18	6.8%
Without Own Children <18, With Relatives	7.3%
No Relatives Present	1.1%

2020 Households by Size

Total	10,272
1 Person Household	29.6%
2 Person Household	34.1%
3 Person Household	15.8%
4 Person Household	11.7%
5 Person Household	5.3%
6 Person Household	2.1%
7 + Person Household	1.2%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2020 Households by Tenure and Mortgage Status

Total	10,272
Owner Occupied	65.9%
Owned with a Mortgage/Loan	49.9%
Owned Free and Clear	16.0%
Renter Occupied	34.1%

2023 Affordability, Mortgage and Wealth

Housing Affordability Index	135
Percent of Income for Mortgage	18.7%
Wealth Index	75

2020 Housing Units By Urban/ Rural Status

Total	10,809
Urban Housing Units	100.0%
Rural Housing Units	0.0%

2020 Population By Urban/ Rural Status

Total	24,728
Urban Population	100.0%
Rural Population	0.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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Top 3 Tapestry Segments	
1.	Middleburg (4C)
2.	Workday Drive (4A)
3.	Bright Young Professionals
2023 Consumer Spending	
Apparel & Services: Total \$	\$22,377,629
Average Spent	\$1,955.23
Spending Potential Index	89
Education: Total \$	\$17,260,347
Average Spent	\$1,508.11
Spending Potential Index	84
Entertainment/Recreation: Total \$	\$38,858,034
Average Spent	\$3,395.20
Spending Potential Index	90
Food at Home: Total \$	\$68,416,011
Average Spent	\$5,977.81
Spending Potential Index	88
Food Away from Home: Total \$	\$38,224,287
Average Spent	\$3,339.82
Spending Potential Index	90
Health Care: Total \$	\$76,509,004
Average Spent	\$6,684.93
Spending Potential Index	91
HH Furnishings & Equipment: Total \$	\$30,569,595
Average Spent	\$2,671.00
Spending Potential Index	90
Personal Care Products & Services: Total \$	\$9,876,571
Average Spent	\$862.96
Spending Potential Index	90
Shelter: Total \$	\$249,853,934
Average Spent	\$21,830.84
Spending Potential Index	88
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$33,062,516
Average Spent	\$2,888.82
Spending Potential Index	92
Travel: Total \$	\$23,453,337
Average Spent	\$2,049.22
Spending Potential Index	91
Vehicle Maintenance & Repairs: Total \$	\$13,661,243
Average Spent	\$1,193.64
Spending Potential Index	91

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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