

POPULATION ESTIMATES 2009 City of Charleston

Department of Planning, Preservation & Sustainability, January 2009



2009 POPULATION ESTIMATE (Estimated figures shown will be achieved during 2009 when permitted housing units are occupied)

Area of City	2000 Census (04/01/00)	04/2000-12/2008 Persons Annexed	2000-08 New Constr. (Persons)	2000-08 Housing Loss (Persons)	TOTAL 2009 ESTIMATE
Peninsula	35,157	-	2,255	796	36,616
West Ashley	45,954	795	10,349	162	56,936
James Island	12,741	809	4,519	48	18,021
Johns Island	1,676	29	2,970	11	4,664
Daniel Is./Cainhoy	1,122	14	6,364	0	7,500
TOTALS	96,650	1,647	26,457	1,017	123,737

This estimate uses the 2000 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 8.5 %) multiplied by 2.23 (City of Charleston persons per household from the 2000 Census). Persons lost by residential demolition is calculated by number of housing demolition permits in the listed calendar year multiplied by 2.23.

BUILDING PERMIT TALLIES

SINGLE FAMILY PERMITS ISSUED BY YEAR AND AREA

YEAR	Peninsula	West Ashley	James Island	Johns Island	Daniel Is./Cainhoy	TOTAL
1998	19	220	205	48	81	573
1999	34	236	248	62	109	689
2000	43	336	142	35	148	704
2001	68	294	208	57	128	755
2002	23	360	351	108	180	1,022
2003	34	309	241	143	522	1,249
2004	104	273	184	165	412	1,138
2005	122	332	69	313	348	1,184
2006	74	384	62	184	146	850
2007	45	376	32	281	117	851
2008	16	221	33	72	91	433
TOTALS	582	3,341	1,775	1,468	2,282	9,448

MULTI-FAMILY PERMITS ISSUED BY YEAR AND AREA

YEAR	Peninsula	West Ashley	James Island	Johns Island	Daniel Is./Cainhoy	TOTAL
1998	3	396	306	0	0	705
1999	37	0	518	0	295	850
2000	65	94	410	38	0	607
2001	78	7	169	0	0	254
2002	8	259	0	0	59	326
2003	36	458	74	85	170	823
2004	71	149	7	15	191	433
2005	185	367	346	8	244	1,150
2006	61	228	28	0	129	446
2007	32	282	42	0	329	685
2008	90	554	0	0	6	650
TOTALS	666	2,794	1,900	146	1,423	6,929

DEMOLITION PERMITS BY YEAR AND AREA

YEAR	Peninsula	West Ashley	James Island	Johns Island	Daniel Is./Cainhoy	TOTAL
2002	20	1	1	0	0	22
2003	32	15	3	0	0	50
2004	20	16	3	0	0	39
2005	32	2	5	0	0	39
2006	14	11	3	0	0	28
2007	15	3	0	0	0	18
2008	13	2	1	0	0	16
TOTALS	146	50	16	0	0	212

(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
2002	0	32	28	3	0	63
2003	0	6	0	2	0	8
2004	0	13	7	10	0	30
2005	0	11	447	8	0	466
2006	0	348	154	0	10	512
2007	0	48	0	0	0	48
2008	0	33	0	6	0	39
TOTALS	0	491	636	29	10	1,166