

# Asheville Metro Population Dynamics

Compiled by the Asheville Metro Business Research Center  
 Asheville Area Chamber of Commerce  
 November 2006

This eight-page report is a collection of objective data that deals with population change in the Asheville Metro area, particularly those moving into the area. The Asheville Metro consists of a four-county region (Buncombe, Haywood, Henderson and Madison counties).

Unfortunately there is no single agency, program or survey that provides all the information needed to identify who, how many, and from where new residents are coming from. However, there are three data sources that answer each question separately:

\* Annual population estimates from the U.S. Census Bureau determine the total net **number** of new residents into the area and their general source (natural or in-migration).

\* Annual surveys, also from the U.S. Census Bureau, that provide a demographic profile of **who** is moving into the area.

\* Annual county-to-county migration from the Internal Revenue Service, collected from tax forms, provide information detailing **where** new residents are moving from. Data for Buncombe County, the largest county in the Asheville Metro area, is included in this report.

Together these sources offer a broad, yet accurate representation of the area's new residents. Several cautions: (1) the data does not capture those who have a second-home in the area, but claim another area as their main residence (2) the data from each source is not comparable to the other sources due to differing methodologies, and (3) this information does not address out-migration.

## HOW MANY PEOPLE ARE MOVING INTO THE ASHEVILLE AREA?

Year	2000	2001	2002	2003	2004	2005
Total Population	370,421	373,772	377,855	382,386	387,366	392,831

### Sources of Population Change

	Total population		Natural increase			Net migration		
	Additional	Percent Change	Total	Births	Deaths	Total	Net international migration	Net internal domestic migration
Last Five Years 2000-2005	23,659	6.4	1,234	23,157	21,923	22,949	4,583	18,366
Most Recent Year 2005	5,465	1.4	406	4,536	4,130	5,030	745	4,285

Source: US Census Bureau

Net number of new residents from in-migration

## Change of Residence

One-Year 2004-2005 Asheville Metro

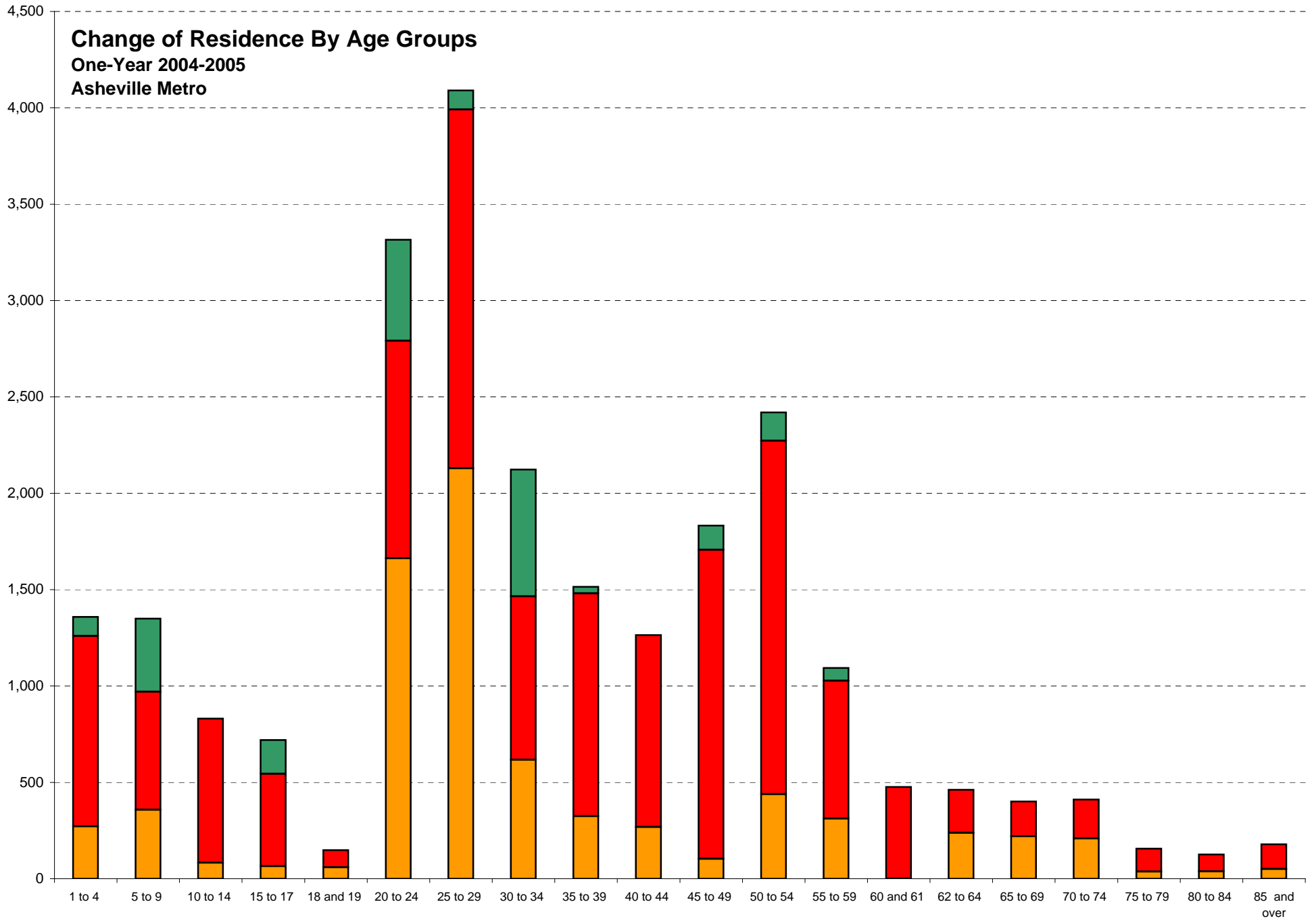
	Total Household Population	Same house 1 year ago	Moved within same county	Moved from different county within same state	Moved from different state	Moved from abroad
<b>Total Number</b>	376,112	317,462	34,379	7,487	14,475	2,309
<b>Percent of All Household Residents</b>	100.0%	84.4%	9.1%	2.0%	3.8%	0.6%
<b>Percent of Movers</b>	na	na	58.6%	12.8%	24.7%	3.9%
<b>Percent of New To Asheville</b>	na	na	na	30.8%	59.6%	9.5%
<b>Percent By Sex</b>						
Males	48.7%	48.9%	46.7%	45.0%	49.6%	50.5%
Female	51.3%	51.1%	53.3%	55.0%	50.4%	49.5%
<b>Percent By Marital Status (15 yrs +)</b>						
Never married	23.3%	19.8%	43.0%	51.0%	29.6%	63.5%
Now married	57.3%	60.4%	37.3%	31.8%	57.0%	26.6%
Divorced	10.3%	10.4%	10.5%	8.1%	9.2%	9.9%
Separated	2.3%	1.9%	5.2%	3.9%	2.4%	0.0%
Widowed	6.9%	7.5%	4.0%	5.2%	1.8%	0.0%
<b>Percent By Education Attainment (25 yrs +)</b>						
Less than high school graduate	14.8%	15.4%	12.4%	7.9%	7.8%	25.0%
High school graduate (includes equivalency)	28.0%	27.9%	34.3%	31.8%	19.4%	0.0%
Some college or associate's degree	29.6%	29.8%	30.1%	33.1%	20.4%	56.2%
Bachelor's degree	18.4%	17.3%	17.9%	25.1%	41.6%	15.3%
Graduate or professional degree	9.2%	9.6%	5.3%	2.1%	10.8%	3.5%
<b>Individual Income in the Past 12 months</b> (2005 inflation-adjusted dollars)						
No income	7.9%	8.2%	4.9%	5.7%	7.6%	18.7%
\$1 to \$9,999 or loss	20.2%	20.1%	22.1%	26.5%	14.4%	14.0%
\$10,000 to \$14,999	12.0%	12.0%	10.9%	19.3%	11.4%	7.3%
\$15,000 to \$24,999	20.3%	19.5%	26.5%	16.5%	22.6%	37.2%
\$25,000 to \$34,999	14.1%	13.8%	18.6%	13.8%	12.4%	9.8%
\$35,000 to \$49,999	11.7%	12.0%	7.7%	14.8%	14.5%	3.1%
\$50,000 to \$64,999	6.2%	6.7%	3.2%	1.6%	5.3%	9.9%
\$65,000 to \$74,999	1.9%	1.9%	2.7%	0.9%	2.0%	0.0%
\$75,000 or more	5.7%	5.9%	3.4%	0.8%	9.8%	0.0%
<b>Percent By Age Groups</b>						
1 to 4	4.8%	4.6%	6.2%	3.6%	6.8%	4.3%
5 to 9	5.7%	5.7%	5.2%	4.8%	4.2%	16.4%
10 to 14	6.8%	7.3%	4.5%	1.1%	5.2%	0.0%
15 to 17	3.9%	4.0%	3.8%	0.9%	3.3%	7.6%
18 and 19	1.8%	1.7%	3.2%	0.8%	0.6%	0.0%
20 to 24	5.6%	3.6%	18.3%	22.2%	7.8%	22.7%
25 to 29	6.8%	5.1%	15.9%	28.4%	12.9%	4.3%
30 to 34	6.4%	6.0%	8.1%	8.2%	5.9%	28.5%
35 to 39	6.8%	7.0%	5.9%	4.3%	8.0%	1.5%
40 to 44	7.4%	7.5%	7.4%	3.6%	6.9%	0.0%
45 to 49	7.7%	7.8%	6.3%	1.4%	11.1%	5.4%
50 to 54	7.3%	7.6%	2.7%	5.9%	12.7%	6.4%
55 to 59	6.7%	7.2%	3.8%	4.2%	4.9%	2.9%
60 and 61	2.1%	2.2%	1.2%	0.0%	3.3%	0.0%
62 to 64	3.2%	3.6%	1.2%	3.2%	1.5%	0.0%
65 to 69	4.8%	5.4%	1.2%	2.9%	1.3%	0.0%
70 to 74	4.1%	4.5%	1.6%	2.8%	1.4%	0.0%
75 to 79	3.9%	4.4%	1.1%	0.5%	0.8%	0.0%
80 to 84	2.5%	2.8%	1.0%	0.5%	0.6%	0.0%
85 and over	1.8%	1.9%	1.4%	0.7%	0.9%	0.0%
<b>Percent from US Region</b>						
Northeast					16%	
Midwest					8%	
South					68%	
West					8%	

Source: 2005 American Community Survey

NOTE: Data are limited to the household population and exclude the population living in institutions, college dormitories, and other group quarters.

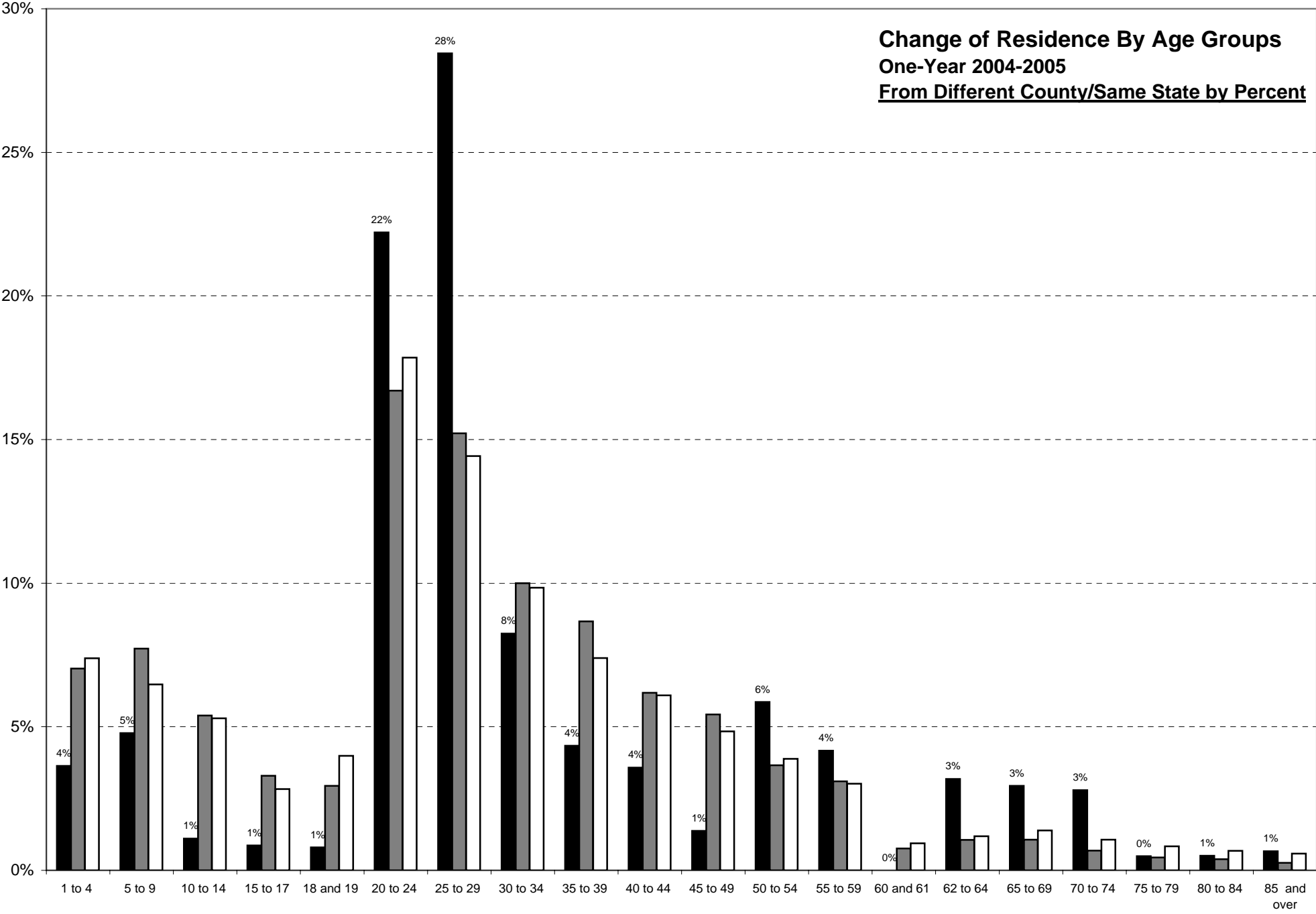
Compiled by: Asheville Metro Business Research Center September 2006

**Change of Residence By Age Groups**  
**One-Year 2004-2005**  
**Asheville Metro**



Different County/Same State
  Different State
  Abroad

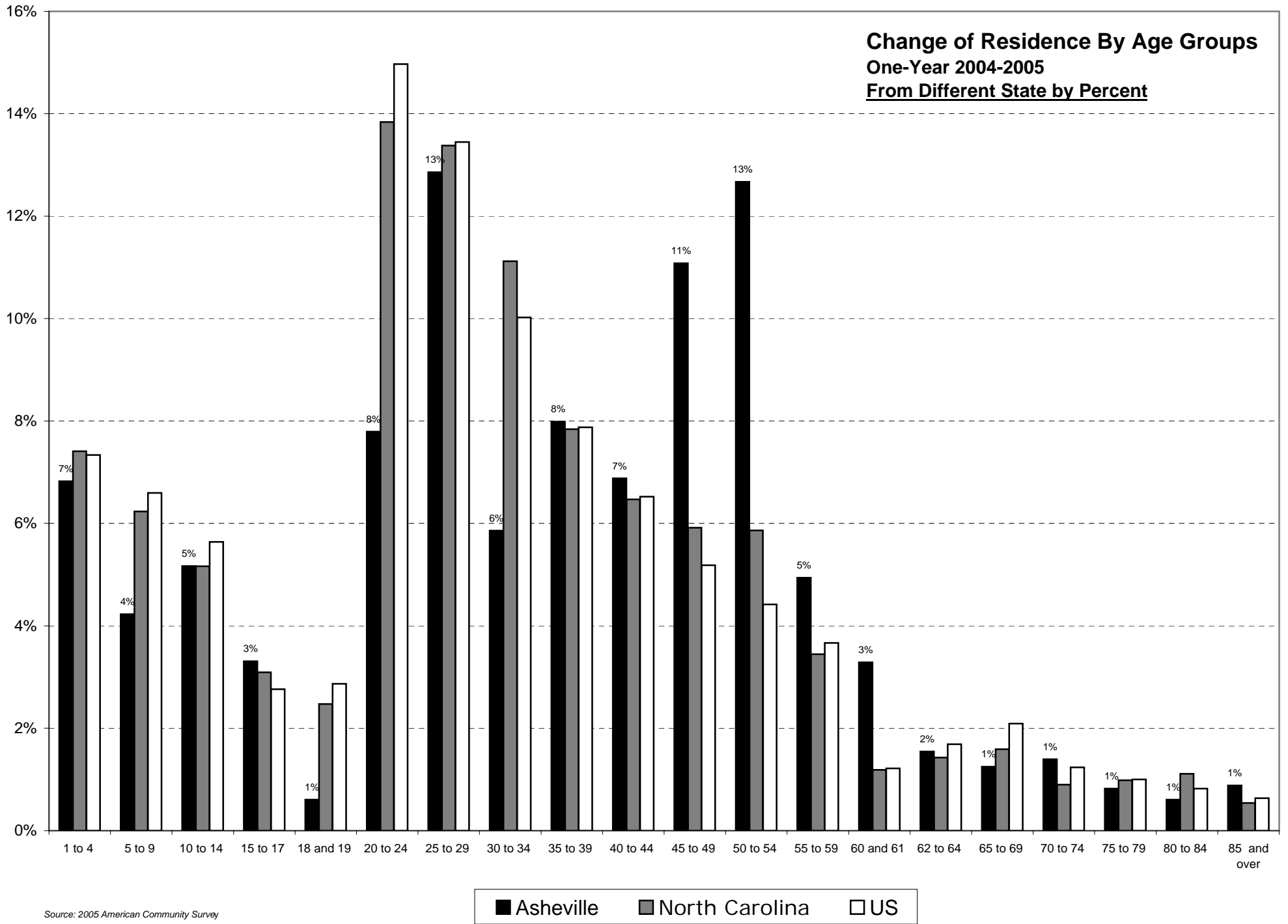
**Change of Residence By Age Groups**  
**One-Year 2004-2005**  
**From Different County/Same State by Percent**



Source: 2005 American Community Survey

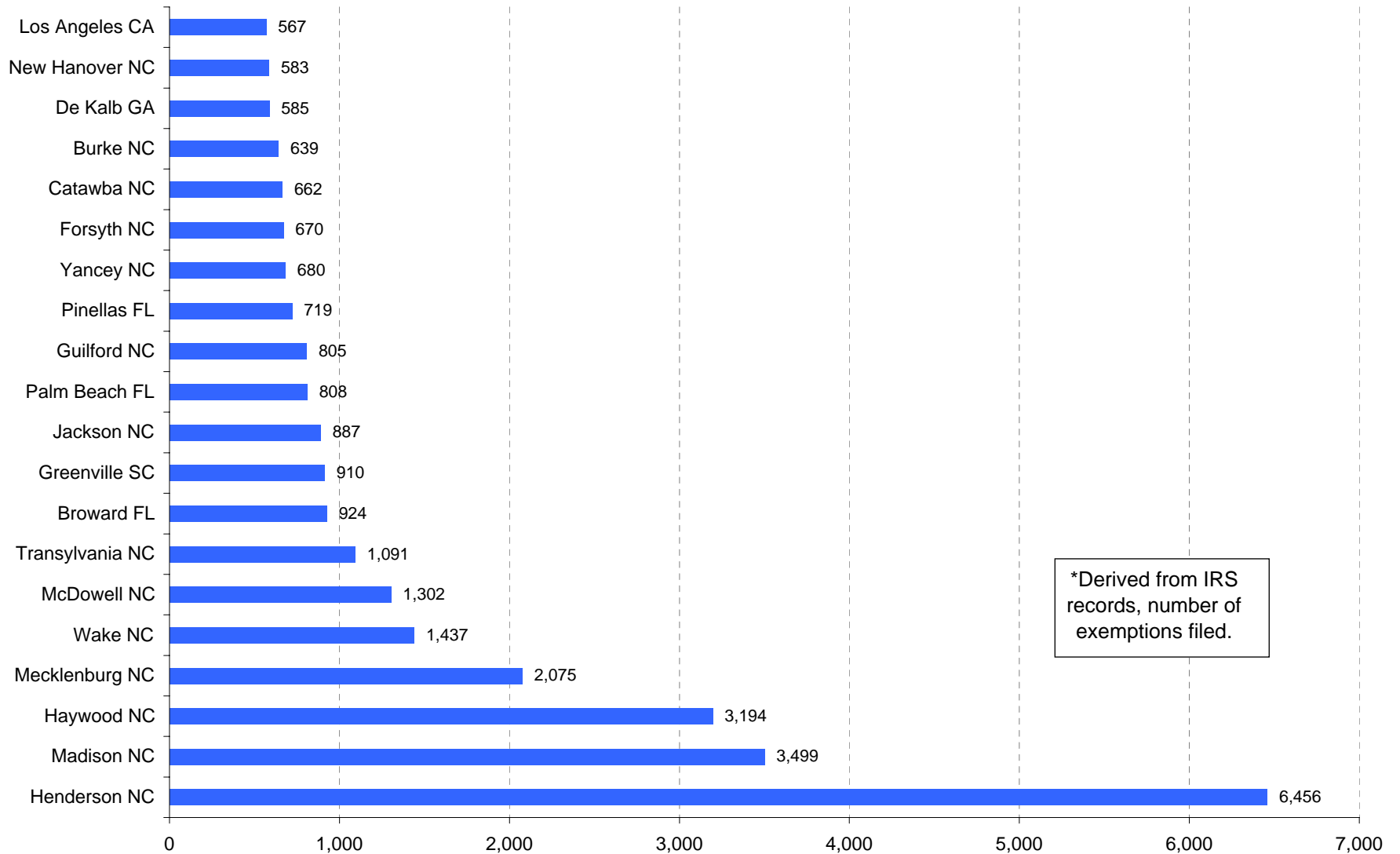
■ Asheville    ■ North Carolina    □ US

**Change of Residence By Age Groups  
One-Year 2004-2005  
From Different State by Percent**



Source: 2005 American Community Survey

**Total In-Migrants Buncombe County\***  
**Top Counties**  
**1997-2005**



\*Derived from IRS records, number of exemptions filed.

**Buncombe In-Migration By County  
Top Counties**

State	County or Source	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	Total 1997-2005	AVG Annual
NC	Buncombe County Non-Migrants	152,619	154,524	156,997	157,214	159,677	161,415	162,499	156,193		
NC	Buncombe County Total Migration-US & Foreign	10,124	10,255	10,497	11,924	10,456	10,330	10,741	10,953	85,280	10,660
NC	Buncombe County Total Migration-US	10,025	10,144	10,377	11,840	10,348	10,237	10,627	10,886	84,484	10,561
NC	Buncombe County Total Migration-Different State	5,942	6,148	6,189	7,296	6,279	6,148	6,426	6,600	51,028	6,379
NC	Buncombe County Total Migration-Same State	4,083	3,996	4,188	4,544	4,069	4,089	4,201	4,286	33,456	4,182
DS	Other Flows - Different State*	3,249	3,540	3,459	3,664	3,356	3,318	3,584	3,497	27,667	3,458
DS	Other Flows - South*	1,425	1,773	1,632	1,799	1,638	1,587	1,698	1,534	13,086	1,636
NC	Henderson County	765	745	825	799	700	805	828	989	6,456	807
DS	Other Flows - Midwest*	655	754	637	683	587	746	702	682	5,446	681
DS	Other Flows - Northeast*	682	582	661	640	613	554	684	770	5,186	648
DS	Other Flows - West*	487	431	529	542	518	431	500	511	3,949	494
NC	Madison County	455	435	454	446	420	449	457	383	3,499	437
NC	Haywood County	361	469	416	382	374	368	405	419	3,194	399
SS	Other Flows - Same State	285	338	293	269	304	288	282	322	2,381	298
NC	Mecklenburg County	299	271	267	315	241	229	234	219	2,075	259
NC	Wake County	196	143	156	194	177	185	218	168	1,437	180
NC	McDowell County	159	156	139	164	174	150	196	164	1,302	163
NC	Transylvania County	149	132	138	146	132	155	141	98	1,091	136
FL	Broward County	114	129	106	141	126	111	111	86	924	116
SC	Greenville County	140	99	126	129	125	92	101	98	910	114
NC	Jackson County	80	140	102	107	118	106	111	123	887	111
FL	Palm Beach County	112	97	136	116	83	78	109	77	808	101
NC	Guilford County	90	97	99	105	90	135	93	96	805	101
NC	Buncombe County Tot Migration-Foreign	99	111	120	84	108	93	114	67	796	100
FL	Pinellas County	111	75	86	121	92	83	73	78	719	90
NC	Yancey County	82	65	96	83	83	76	90	105	680	85
NC	Forsyth County	79	74	65	81	75	113	71	112	670	84
NC	Catawba County	71	74	89	120	96	77	78	57	662	83
NC	Burke County	79	69	118	91	98	75	47	62	639	80
GA	De Kalb County	65	43	67	113	87	76	56	78	585	73
NC	New Hanover County	56	73	63	107	70	78	72	64	583	73
CA	Los Angeles County	55	47	66	85	67	72	84	91	567	71
GA	Fulton County	61	57	72	103	84	48	57	79	561	70
TN	Knox County	76	56	48	101	92	59	46	71	549	69
SC	Charleston County	60	70	62	71	58	52	75	90	538	67
FL	Orange County	71	77	51	63	61	76	61	65	525	66
NC	Watauga County	54	52	44	71	70	67	58	90	506	63
NC	Durham County	63	42	47	64	70	58	70	66	480	60
FL	Hillsborough County	51	77	66	64	34	62	76	49	479	60
NC	Gaston County	51	74	80	65	48	24	47	63	452	57
IL	Cook County	41	60	52	70	39	71	60	39	432	54
NC	Cumberland County	46	56	60	94	65	21	33	56	431	54
NC	Rutherford County	46	35	58	74	33	56	50	71	423	53

**Buncombe In-Migration By County  
Top Counties**

State	County or Source	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	Total 1997-2005	AVG Annual
NC	Macon County	44	40	52	70	56	63	45	48	418	52
SC	Spartanburg County	54	65	53	43	43	52	45	63	418	52
FR	Foreign - Other flows*	na	55	69	48	69	50	72	35	398	57
FL	Brevard County	58	70	39	59	37	50	47	30	390	49
FL	Duval County	50	42	46	71	49	60	28	43	389	49
GA	Cobb County	35	37	63	50	57	47	31	50	370	46
FL	Volusia County	43	61	48	46	26	62	35	34	355	44
GA	Gwinnett County	37	60	41	51	46	43	22	54	354	44
NC	Cabarrus County	71	48	41	48	41	41	40	18	348	44
FL	Lee County	64	50	29	40	29	47	44	45	348	44
FR	Foreign - APO/FPO ZIPs	40	56	51	36	39	43	42	32	339	42
NC	Orange County	35	54	54	35	36	46	44	35	339	42
TX	Harris County	33	36	38	61	46	49	45	30	338	42
CA	San Diego County	34	32	36	36	42	42	52	64	338	42
VA	Fairfax County	30	35	46	34	35	55	37	56	328	41
NC	Polk County	49	22	27	43	35	47	43	44	310	39
SC	Richland County	32	44	40	33	44	25	21	56	295	37
TN	Shelby County	29	32	47	45	41	27	35	32	288	36
NC	Iredell County	37	33	40	26	44	29	27	51	287	36
FL	Sarasota County	51	34	29	45	27	33	34	30	283	35
AZ	Maricopa County	24	20	48	32	48	38	37	34	281	35
FL	Polk County	38	32	34	40	29	30	33	44	280	35
NC	Cleveland County	42	26	38	39	32	24	50	26	277	35
NY	Suffolk County	22	25	36	44	41	32	36	38	274	34
SC	Lexington County	40	38	32	43	26	20	37	36	272	34
NC	Caldwell County	33	29	27	28	18	27	52	47	261	33
FL	Miami Dade County	na	na	na	na	41	76	76	66	259	65
WA	King County	30	34	30	46	33	26	31	25	255	32
FL	Seminole County	na	42	36	29	40	41	25	38	251	36
TN	Washington County	22	31	28	31	37	38	38	21	246	31
SC	Horry County	16	24	41	44	22	22	33	44	246	31
TN	Sullivan County	23	26	41	27	23	35	40	30	245	31
CA	Orange County	36	30	35	26	30	27	22	29	235	29
SC	Anderson County	33	33	44	42	28	na	23	30	233	33
NC	Pitt County	22	43	27	38	33	26	20	23	232	29
NC	Swain County	30	21	27	31	39	24	37	23	232	29
TN	Davidson County	34	28	35	30	25	33	16	21	222	28

\*Other Flows are aggregations from areas in which the in-migration is less than 12 exemptions per County