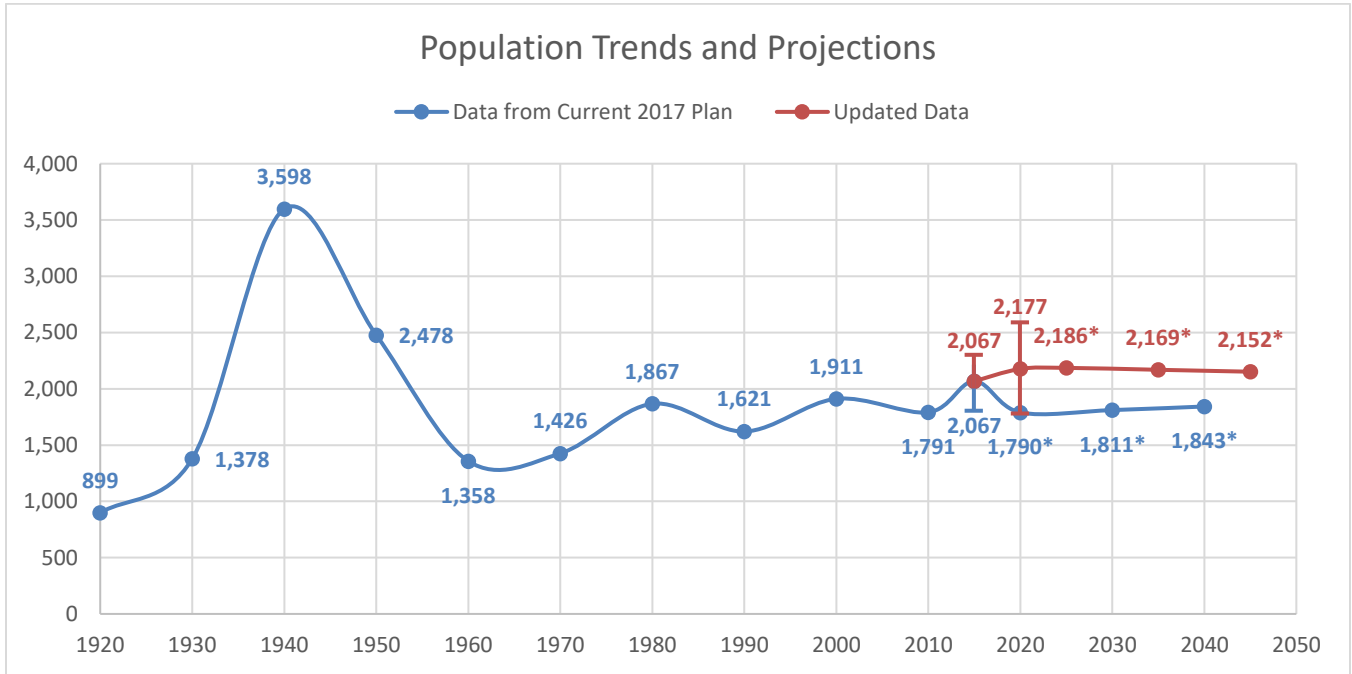


# 5-Year Update to the Adopted 2019 Sullivan's Island Comprehensive Plan

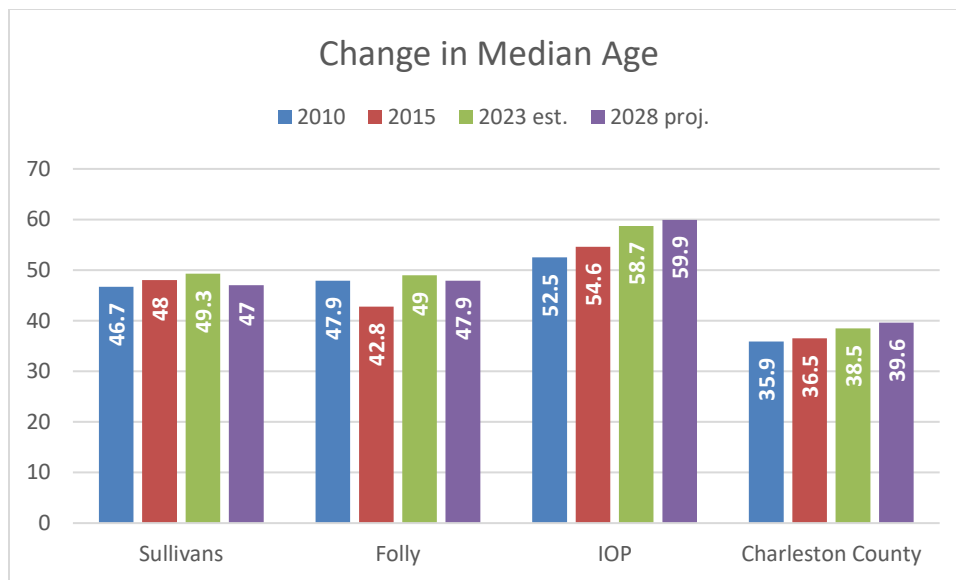
Prepared by the BCDCOG for the Town of Sullivan's Island

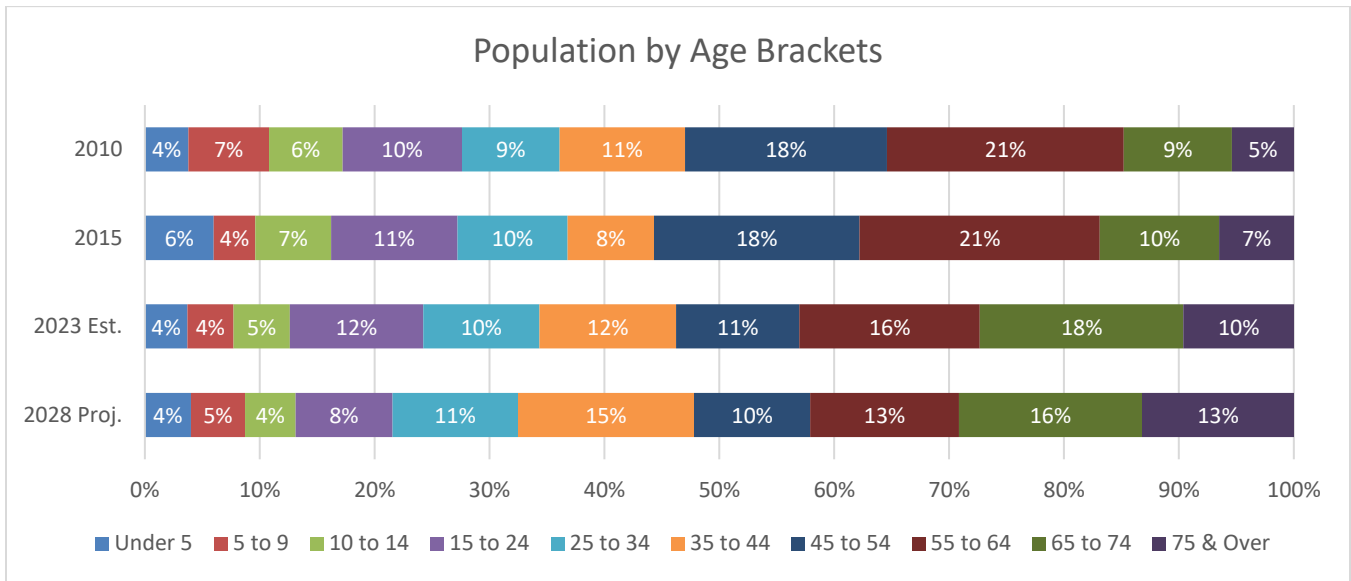
Note: Unless otherwise stated, all data between 2010 and 2020 are estimates from the American Community Survey (ACS) 5-Year Estimates. Esri's Community Analyst tool provides 2023 estimates and 2028 projections.

## DEMOGRAPHIC AND HOUSEHOLD TRENDS

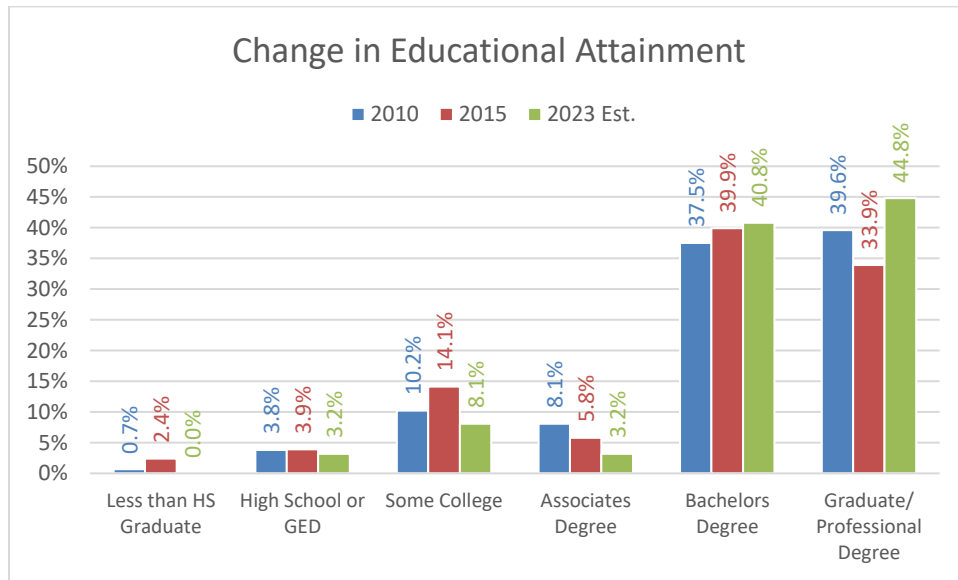


Note: 2020 has both a projected number from last plan and an estimated number from the ACS. The 2015 ACS MoE is +/- 180 and the 2020 ACS MoE is +/- 418. Numbers with an asterisk are/were projections from the BCDCOGs Travel Demand Modal (TDM).



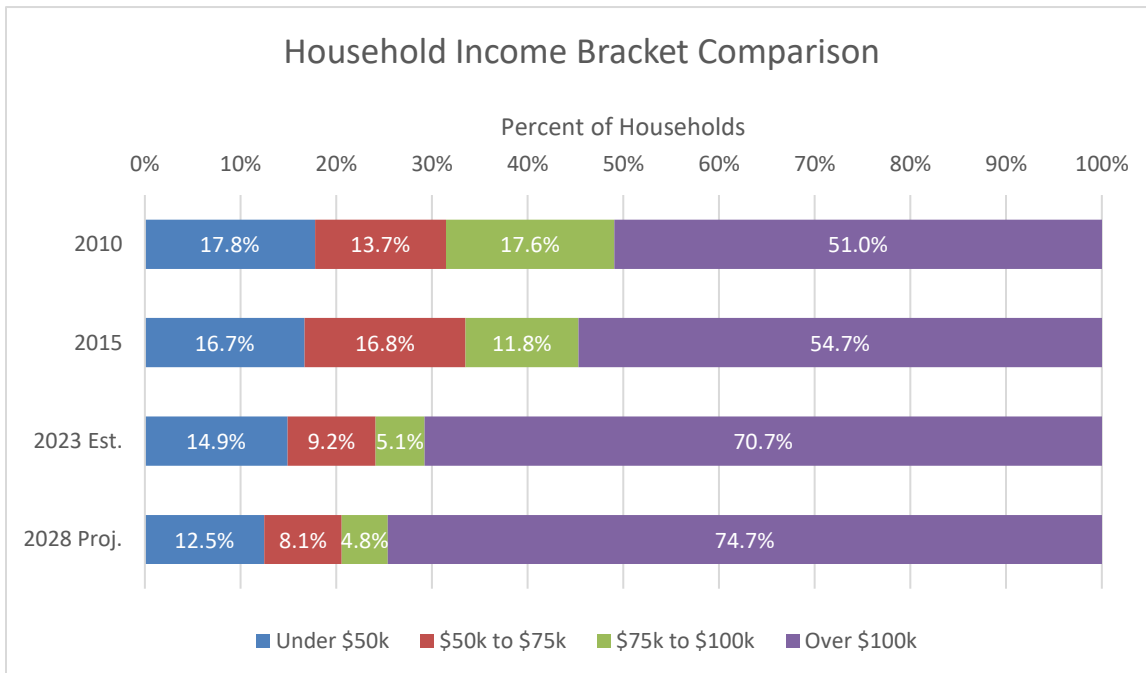
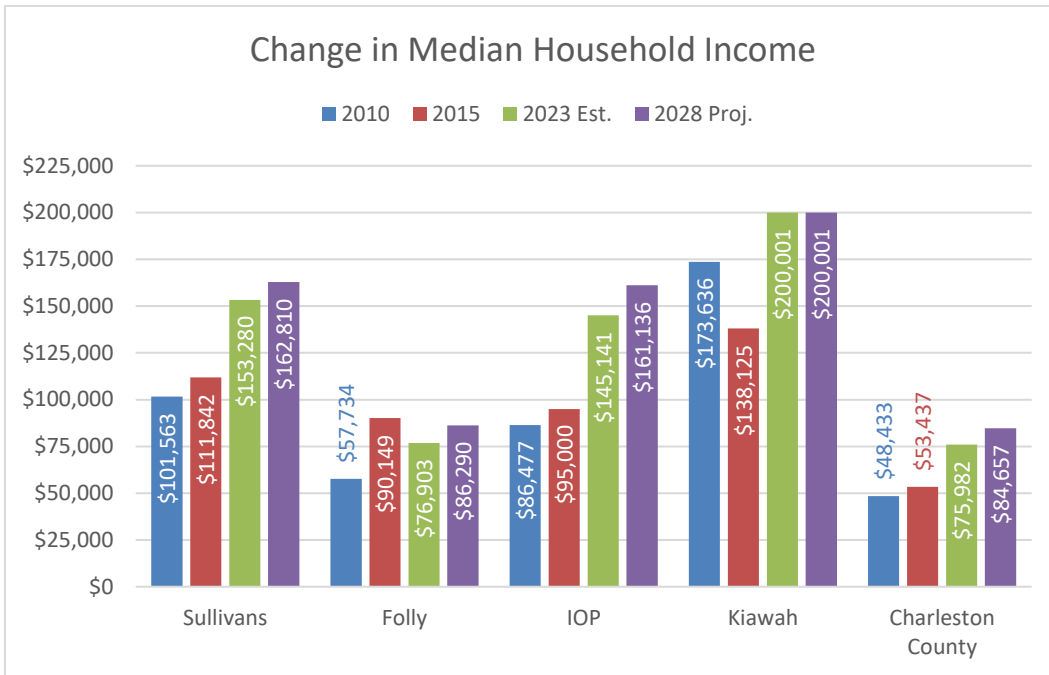


Population by Race & Ethnicity	2010	2015	2023 Est.	2028 Proj.
White Alone	98.4%	97.6%	93.8%	93.4%
Black Alone	0.8%	0.5%	0.5%	0.4%
Some Other Race Alone	0.3%	1.1%	1.3%	1.3%
Two or More Races	0.6%	1.2%	4.5%	4.8%
Hispanic Origin	1.1%	1.9%	2.6%	2.8%

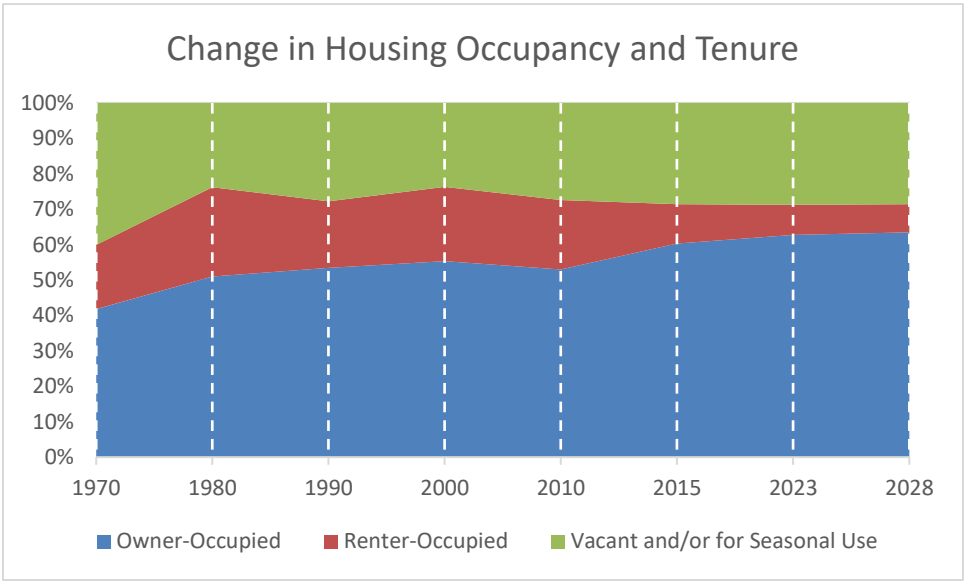
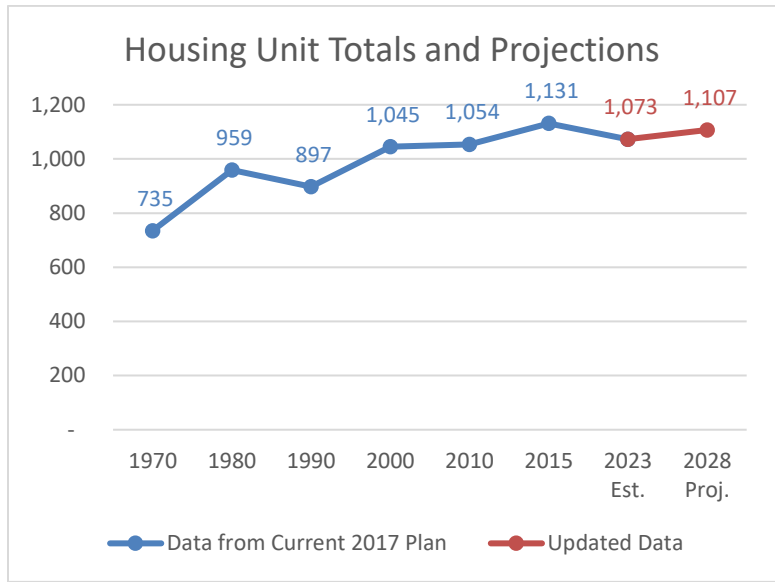


	2010	2015	2023 Est.	2028 Proj.
Total Households	765	808	764	790
Av. Household Size	2.34	2.56	2.54	2.54
Families	482	539	454	467
Percent Families	63.0%	66.7%	59.4%	59.1%

**Income Trends**

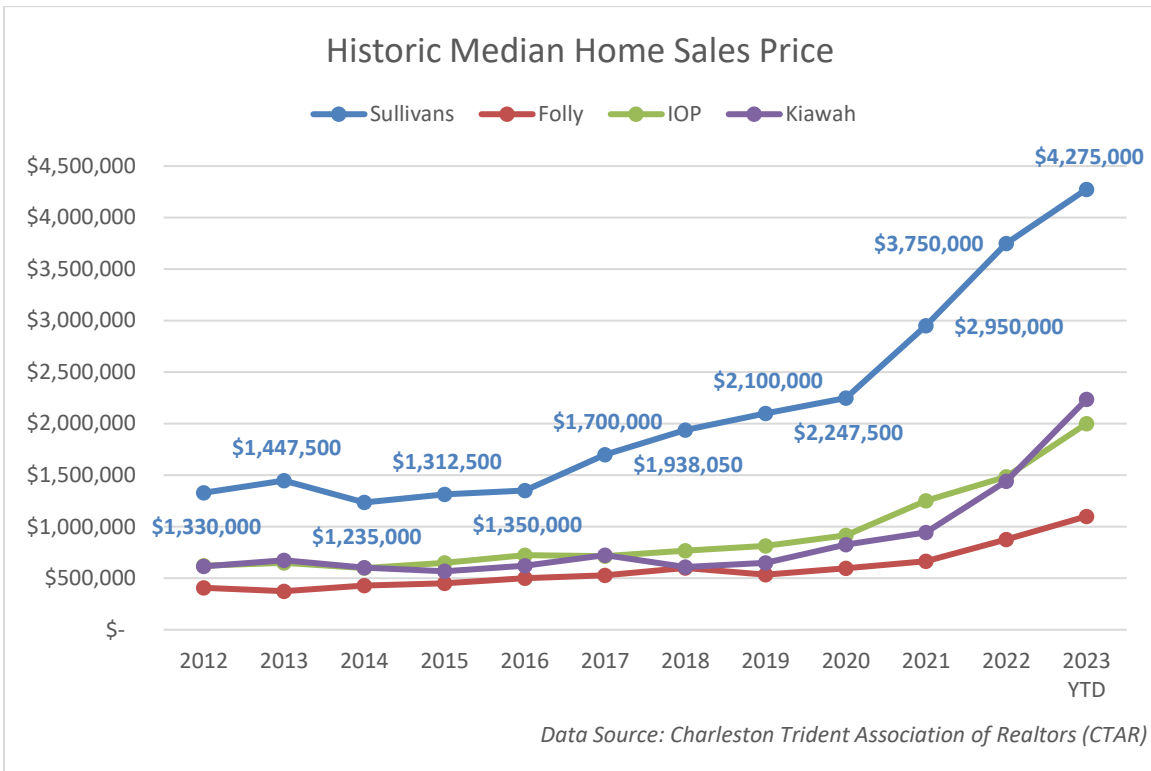


**Housing Trends**



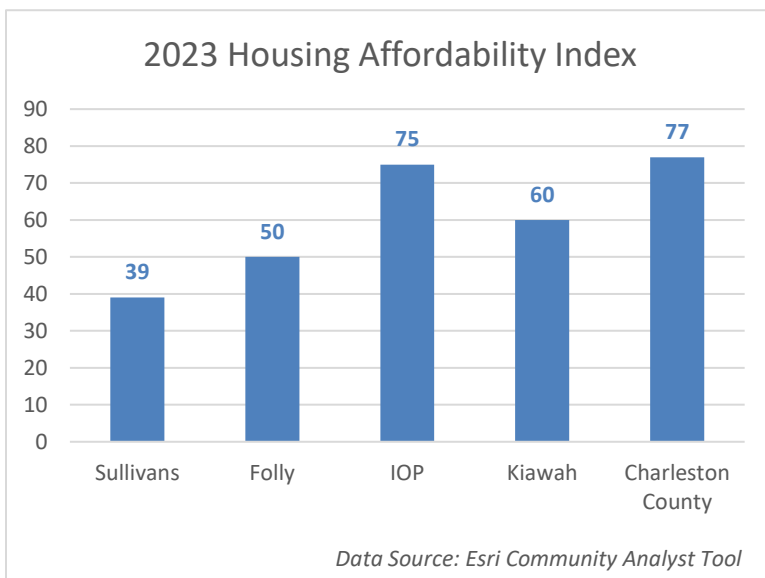
Median Home Value				
	2010	2015	2023 Est.	2028 Proj.
Sullivans Island	\$1,000,000+	\$1,110,000	\$1,763,889	\$1,814,607
Folly Beach	\$748,300	\$546,100	\$672,066	\$683,373
Isle of Palms	\$913,500	\$801,500	\$853,606	\$860,656
Kiawah Island	\$1,000,000+	\$1,131,900	\$1,414,444	\$1,442,946
Charleston County	\$242,100	\$243,000	\$425,935	\$451,097

Note: Between 2010 and 2015, ACS adjusted their income tiers from capping at \$1M to capping at \$2M.



Median Sales Price					
	2012	2017	2022	% Change (2012-17)	% Change (2012-22)
Sullivan's Island	\$1,330,000	\$1,700,000	\$3,750,000	28%	182%
Folly Beach	\$408,000	\$527,500	\$875,000	29%	114%
Isle of Palms	\$622,000	\$715,000	\$1,484,500	15%	139%
Kiawah Island	\$615,000	\$725,000	\$1,442,500	18%	135%

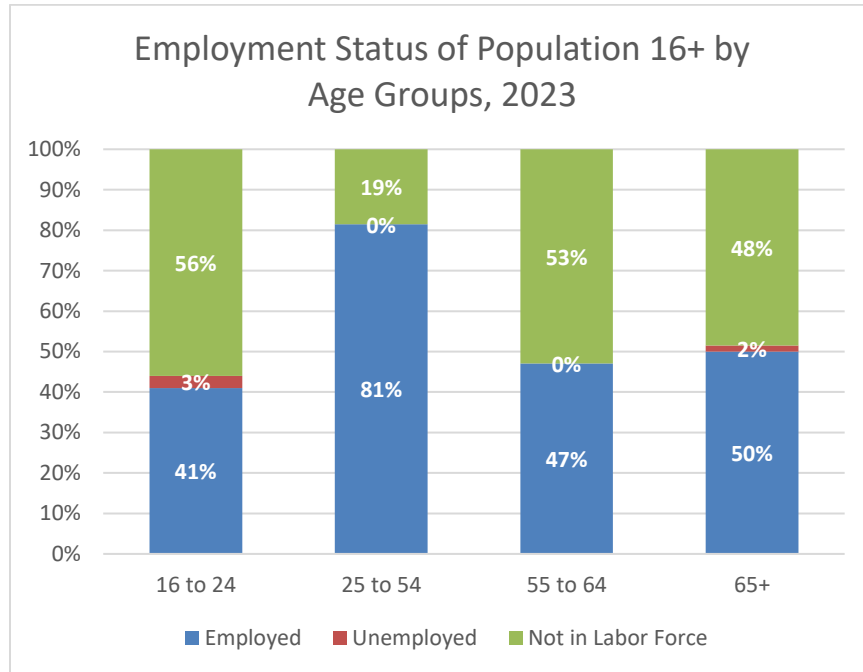
*Data Source: Charleston Trident Association of Realtors (CTAR)*



According to the National Association of Realtors, "the *Housing Affordability Index* measures whether or not a typical family earns enough income to qualify for a mortgage loan on a typical home at the national and regional levels based on the most recent price and income data." An Index of 100 indicates an affordability equivalent to the national average.

**Labor Force Trends**

	2010	2015	2023 Est.
Total Population 16+	1,659	1,676	1,672
Employed	1,090	1,027	1,009
Unemployed	15	43	14
Unemployment Rate	1.4%	4.0%	1.4%
Participation Rate	66.6%	63.8%	61.2%



*Note: The percent Unemployed is not the same as the Unemployment Rate.*

Labor Force by Occupation	Employed	% of Total	Location Quotient
<b>Total</b>	<b>1,009</b>	<b>100%</b>	<b>-</b>
Management	183	18.1%	1.51
Business/Financial	49	4.9%	0.83
Computer/Mathematical	132	13.1%	3.27
Architecture/Engineering	38	3.8%	1.58
Life/Physical/Social Sciences	19	1.9%	1.46
Community/Social Service	35	3.5%	1.84
Legal	70	6.9%	5.75
Education/Training/Library	81	8.0%	1.29
Arts/Design/Entertainment	22	2.2%	1.00
Healthcare Practitioner	105	10.4%	1.68
Sales and Sales Related	101	10.0%	1.16
Office/Administrative Support	27	2.7%	0.26
Farming/Fishing/Forestry	0	0%	0.00
Construction/Extraction	12	1.2%	0.24
Installation/Maintenance/Repair	0	0%	0.00
Production	0	0%	0.00
Transportation/Material Moving	15	1.5%	0.19
Healthcare Support	8	0.8%	0.26
Protective Services	0	0%	0.00
Food Preparation/Serving	47	4.7%	0.90
Building Maintenance	61	6.0%	1.82
Personal Care/Service	4	0.4%	0.16

*Data Source: Esri's Community Analyst Tool*

2023	
Total Number of Businesses	87
Total Number of Employees	659
Total Sales	\$ 64,062,000

*Data Source: Esri’s Community Analyst Tool*

Industries by NAICS Code	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0%	0	0%
Mining	0	0%	0	0%
Utilities	0	0%	0	0%
Construction	5	5.9%	36	5.5%
Manufacturing	0	0%	0	0%
Wholesale Trade	1	1.2%	5	0.8%
Retail Trade	6	7.1%	22	3.3%
Transportation & Warehousing	1	1.2%	2	0.3%
Information	5	5.9%	35	5.3%
Finance & Insurance	3	3.5%	17	2.6%
Real Estate, Rental, & Leasing	8	9.4%	23	3.5%
Professional, Scientific, and Tech Services	7	8.2%	29	4.4%
Legal Services	1	1.2%	3	0.5%
Management of Companies and Enterprises	1	1.2%	2	0.3%
Administrative, Support, and Waste Mgmt. Services	1	1.2%	4	0.6%
Educational Services	2	2.4%	48	7.3%
Health Care and Social Assistance	6	7.1%	80	12.1%
Arts, Entertainment, and Recreation	3	3.5%	33	5.0%
Accommodation and Food Services	11	12.9%	185	28.0%
Accommodation	1	1.2%	15	2.3%
Food Services and Drinking Places	10	11.8%	170	25.8%
Other Services (except Public Administration)	13	15.3%	62	9.4%
Public Administration	7	8.2%	77	11.7%
Unclassified Establishments	5	5.9%	0	0.0%

*Data Source: Esri’s Community Analyst Tool*



**Top Employers within the Town include:**

Durst Family Medicine

Fort Sumter and Fort Moultrie National Historical Park Visitor Center

Home Team BBQ

Poe's Tavern

Sullivan's Island Elementary School

Sullivan's Island Local Government

Sullivan's Restaurant

*Note: Top Employers are ordered alphabetically and only include employers with 20+ employees.*

*Data Source: Esri's Community Analyst Tool*