

TRENDS IN POPULATION GROWTH

CHARLESTON REGION | 2010-2030

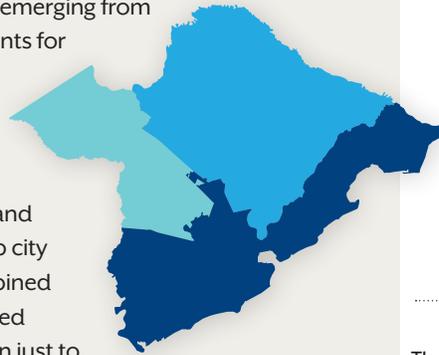
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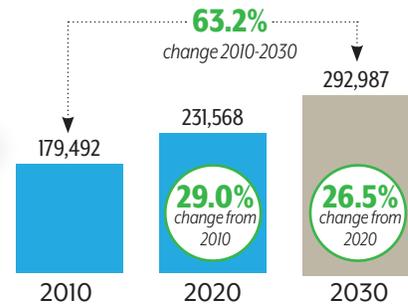
Berkeley County projected to drive region's population growth through 2030

As the 2010s began, the tri-county was emerging from the Great Recession with the ingredients for a robust economic environment to take hold. Major employers like Boeing, Volvo and Mercedes Benz launched or expanded their presence, the volume at SC Ports would begin a decade-long expansion and Charleston topped list after list for being a top city and destination. The growing economy combined with a world-renowned quality of life motivated people to come to the area to stay, rather than just to visit, leading to rapid population growth. The S.C. Revenue and Fiscal Affairs Office projects this growth to continue through 2030. Berkeley County is projected to lead the way by adding 61,419 people from 2020-2030, accounting for 58% of new residents expected to the tri-county region.



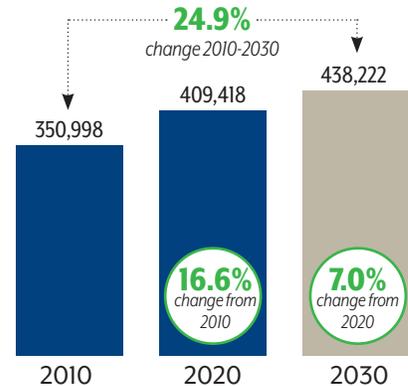
Berkeley County

Maturing master-planned communities like Nexton and Cane Bay, lower home prices and being the largest county by square mile in the region are factors that have led to rapid growth.



Charleston County

The growth rate, while still positive, is predicted to slow down with less-developable land, less attractive housing costs and higher investment risks with the coastal environment and amplified effects of climate change.



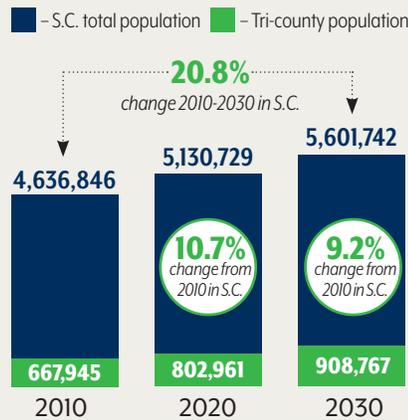
Dorchester County

Growth has been driven by lower housing prices, the attraction of living near an established town center like Summerville and proximity to employment opportunities along the I-26 corridor. With approximately one-half the land area of Berkeley County there are less expansive tracts of land to accommodate large developments, yet its rural towns are positioned for the projected increase.



Steady growth for S.C.

Overall, S.C.'s population is expected to continue growing at a steady pace through 2030. From 2010-2020 Berkeley, Charleston and Dorchester were among the top six fastest-growing counties. From 2020-2030, Berkeley County retains its ranking while Dorchester is projected to drop to tenth and Charleston to twelfth out of the state's 46 counties.



Top 10 counties in percentage change in population

Year	Rank	County	% Change
2010-2020	1.	Horry	30.8%
	2.	Berkeley	29.0%
	3.	Lancaster	25.6%
	4.	York	25.1%
	5.	Dorchester	18.2%
	6.	Charleston	16.6%
	7.	Jasper	16.5%
	8.	Greenville	16.4%
	9.	Spartanburg	15.7%
	10.	Beaufort	15.3%
2020-2030	1.	Horry	28.6%
	2.	Berkeley	26.5%
	3.	York	26.4%
	4.	Spartanburg	22.1%
	5.	Lancaster	21.8%
	6.	Pickens	17.3%
	7.	Greenville	13.4%
	8.	Jasper	12.1%
	9.	Anderson	9.9%
	10.	Dorchester	9.6%
2010-2030	1.	Horry	68.2%
	2.	Berkeley	63.2%
	3.	York	58.1%
	4.	Lancaster	53.0%
	5.	Spartanburg	41.2%
	6.	Greenville	32.1%
	7.	Jasper	30.6%
	8.	Dorchester	29.6%
	9.	Pickens	29.4%
	10.	Charleston	24.9%

Source: S.C. Revenue and Fiscal Affairs Office