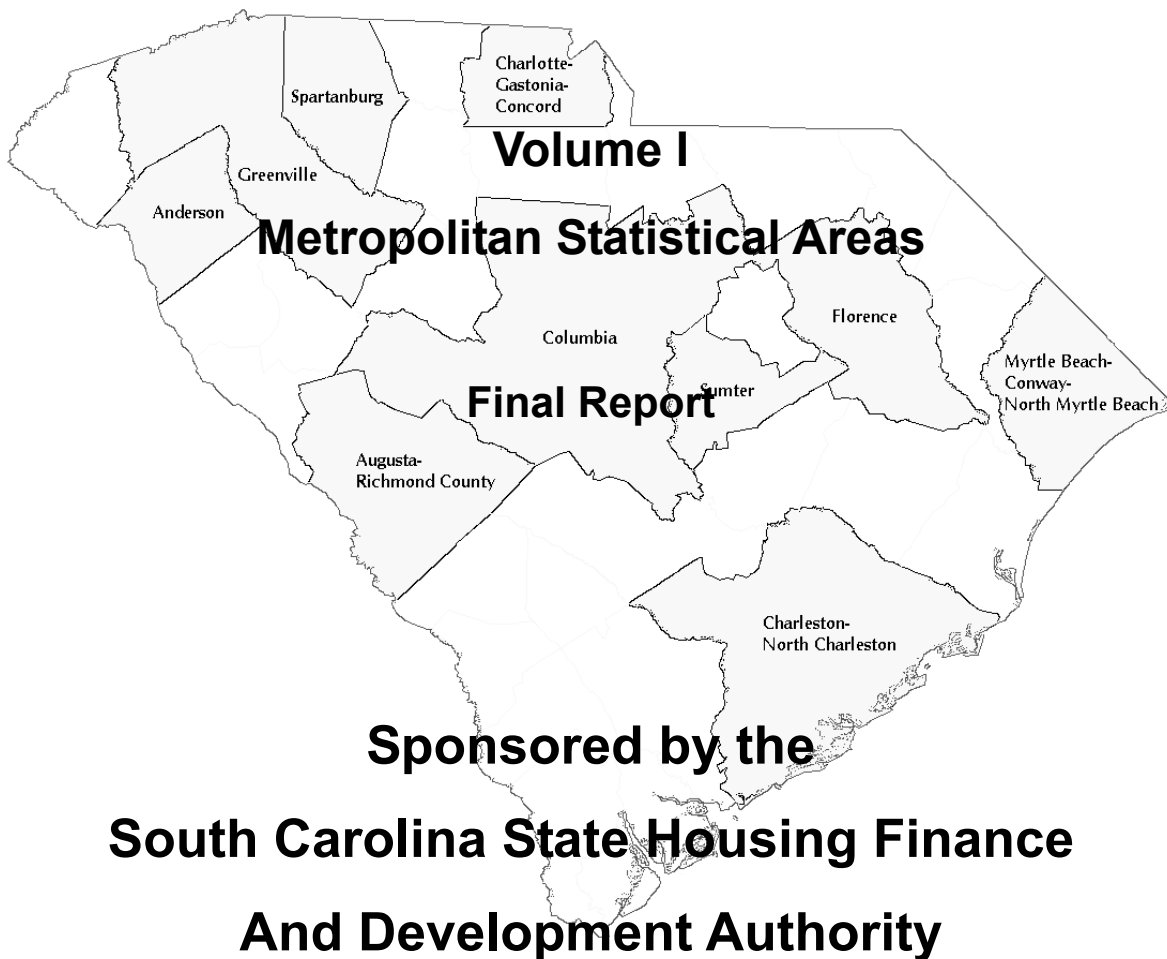


**SOUTH CAROLINA
COMPREHENSIVE HOUSING NEEDS
ASSESSMENT**

2003 Annual Update



October 2003

**South Carolina
Comprehensive Housing Needs Assessment
2003 Annual Update**

**Volume I
Metropolitan Statistical Areas**

Final Report

**Sponsored by the
South Carolina State Housing
Finance and Development Authority**

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Executive Summary Introduction

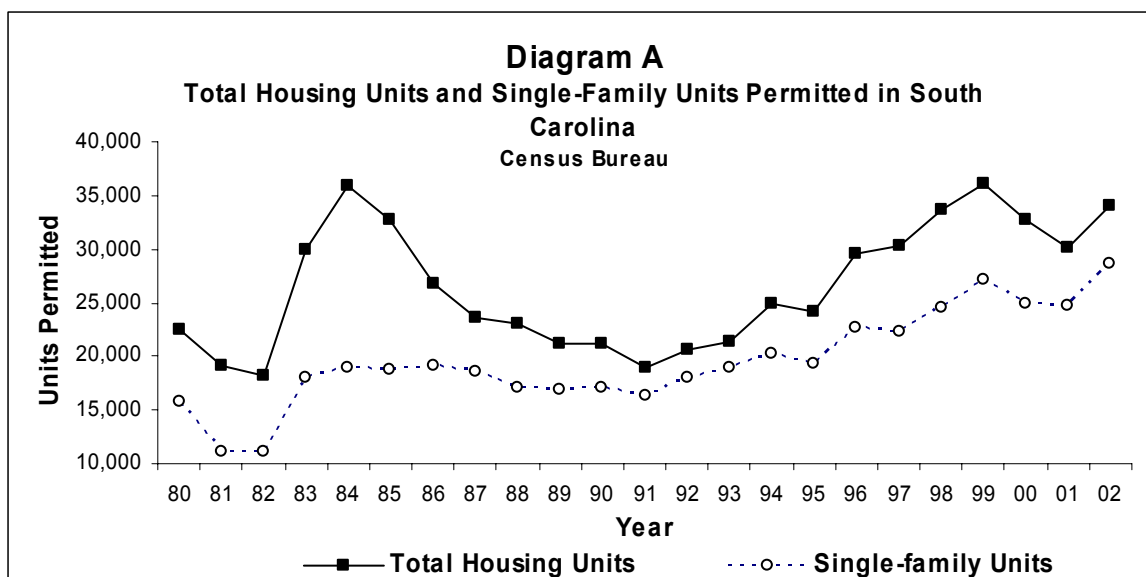
The *Comprehensive Housing Needs Assessment – 2003 Annual Update* was sponsored by the South Carolina State Housing Development and Finance Authority. The purpose is to improve, enhance, expand and make more readily available information about homeownership and rental housing needs in South Carolina. A second objective is to provide high-quality, relevant information about influencing factors in the development and use of housing in South Carolina’s communities. The goals are to enrich decision-making capacity so that housing choices are made more soundly and to improve the ability to interpret and forecast affordable housing needs at the state and local level. The results of the agency’s research efforts will assist planners, developers, lenders, state and local government, nonprofit and for-profit organizations and other providers of affordable housing and housing-related services. The information explores data from 11 geographic areas, including 10 newly defined Metropolitan Statistical Areas, as seen in Exhibit A.

Exhibit A
Counties Within the Metropolitan Statistical Areas

Metropolitan Statistical Area	Counties
Anderson MSA	Anderson
Augusta-Richmond County MSA	Aiken, Edgefield
Charleston-North Charleston MSA	Berkeley, Charleston, Dorchester
Charlotte-Gastonia-Concord MSA	York
Columbia MSA	Calhoun, Fairfield, Kershaw, Lexington, Richland, Saluda
Florence MSA	Darlington, Florence
Greenville MSA	Greenville, Laurens, Pickens
Myrtle Beach-Conway-North Myrtle Beach MSA	Horry
Spartanburg MSA	Spartanburg
Sumter MSA	Sumter
Non-MSA Areas	All other counties

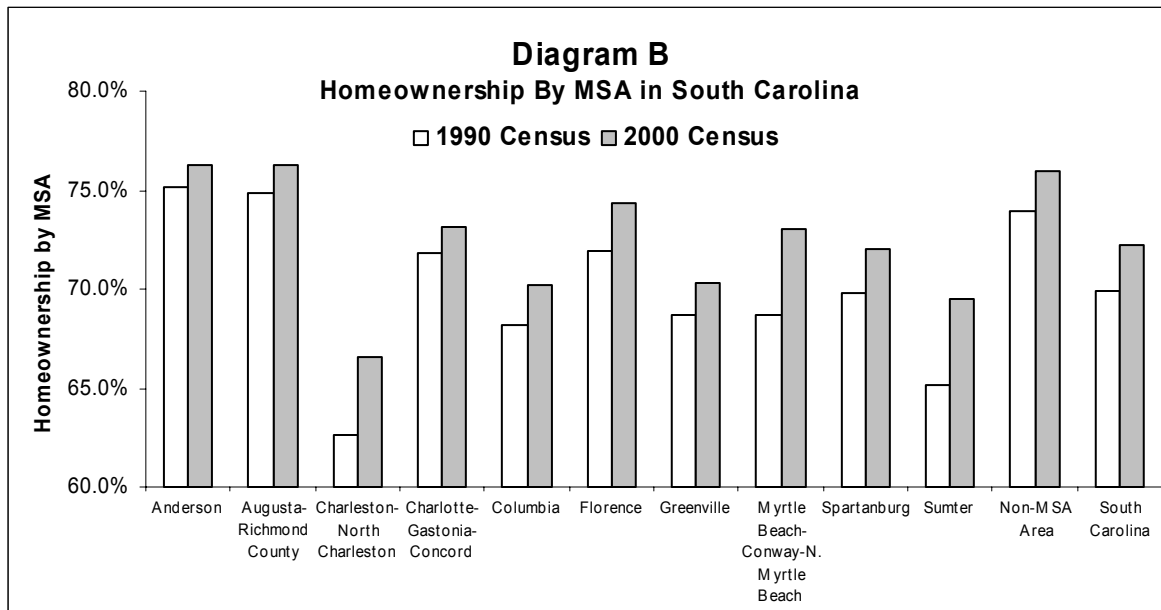
Housing in South Carolina

Housing production in South Carolina has experienced wide fluctuations during the past 23 years but has been relatively robust in the past decade or so. While there was softness in the 2000 and 2001 single-family market and declines in other housing production segments, there was a sharp increase in construction activity in 2002, with the single-family segment accounting for 96 percent of the upturn. These data are presented in Diagram A, below.



The Charleston, Columbia and Greenville MSAs and the non-MSA areas accounted for about 68 percent of all *single-family* permits issued the last four years. Furthermore, while the statewide average share of newly permitted dwellings is about 87 percent single-family homes, the geographic area with the greatest *concentration* of single-family units is the Greenville MSA. Here, about 95 percent of all 2002 permitted residential housing production was for single-family dwellings. The Augusta-Richmond County MSA had 94 percent, as did the Florence MSA. Anderson had the lowest share, with only about 74 percent of all permits for single-family units.

Of the roughly 275,800 increase in occupied housing between 1990 and 2000, about 83 percent were owner-occupied. In fact, homeownership in South Carolina rose in all MSA areas, with the statewide average climbing from 69.9 percent to 72.2 percent.¹ The Myrtle Beach and Sumter MSAs had the largest jump in homeownership, rising about 4.3 percentage points each, from 68.7 percent to 73 percent and 65.2 percent to 69.5 percent, respectively. The Charleston MSA increased strongly as well, from 68.7 percent to 73 percent. Still, the Anderson and Augusta/Richmond County MSAs had the highest homeownership rates in 2000, both with 76.3 percent. On the other hand, Charleston still had the lowest homeownership rate at 66.5 percent. These relationships are presented in Diagram B, below.



These statistics demonstrate a preference for owning homes rather than renting, a trend that is likely to continue. This inclination also helps explain the modest increase in statewide rental vacancy rates between 1990 and 2000.

The preference for homeownership is strong, but South Carolinians also have strong preferences for certain types of housing. Between 1990 and 2000, some 98.1 percent of owner households chose a single-family or mobile home.² A significant number of renters, 54 percent, also selected single-family housing or mobile homes for their primary residence. For example, the Sumter MSA shows 69.1 percent of renters have selected such a housing unit, and in the Non-

¹ Homeownership is defined as the percent of occupied housing units that are owner-occupied.

² These data indicated 1-unit housing, either detached or attached.

MSA areas, 68.1 percent selected this type of housing unit. These numbers emphasize the importance of this type of housing to both the homeowner and renter housing markets and the desires being expressed by housing consumers.

On the other hand, housing characteristics and conditions are different between renters and homeowners. Statewide, 24 percent of all renter households reside in structures that were built prior to 1960 as opposed to homeowners' rate of 19.6 percent. Owner-occupied housing tends to be larger than rental housing. Just over half of all owner-occupied housing units consist of five or six rooms, but a similar portion of renter households reside in smaller housing units having four or five rooms.

Between 1990 and 2000, housing conditions in the state seem to have improved. In 1990, there were 20,177 housing units that had incomplete plumbing, decreasing 10 percent by 2000 to 18,097. A significant portion of this improvement occurred in non-MSA areas. In 1990, non-MSA areas had 44.7 percent of these unsuitable units, but just 38.6 percent by 2000. Unfortunately, a few MSAs saw a jump in unsuitable housing conditions; the two most notable were the Greenville MSA, which rose by 433 units, and the Columbia MSA, which rose by 154 units.

In 1990, when renters made up 30.1 percent of the occupied housing stock, they also comprised 52 percent of occupied housing units with incomplete plumbing. The situation for renters improved somewhat by 2000, when they comprised 27.8 percent of the occupied housing stock and occupied 45.1 percent of this type of unsuitable housing.

The best improvement, though, relates to occupied units. These statistics indicate that occupied housing with unsuitable plumbing has declined dramatically over the last ten years, from 7,980 homeowners in 1990 to 5,226 in 2000. Renters have experienced an even greater decline, from 8,646 to 4,295 statewide, as seen in Table 1. This is a very positive trend indeed.

Table 1
Number of Units with Incomplete Plumbing by Tenure by MSA
South Carolina: 1990 and 2000 Census

Metropolitan Statistical Areas	1990 Census		2000 Census	
	Owner Occupied	Renter Occupied	Owner Occupied	Renter Occupied
Anderson	165	230	166	102
Augusta-Richmond County	299	275	190	109
Charleston-North Charleston	1,087	640	605	493
Charlotte-Gastonia-Concord	188	152	160	52
Columbia	1,053	829	724	664
Florence	472	783	202	263
Greenville	461	502	507	535
Myrtle Beach-Conway-N Myrtle Beach	319	371	260	204
Spartanburg	417	423	281	226
Sumter	327	252	117	124
Non-MSA Areas	3,192	4,189	2,014	1,523
South Carolina	7,980	8,646	5,226	4,295

This situation presents a complex blend of encouragement and challenge. Occupied unsuitable units have fallen, but vacant unsuitable units rose. In fact, vacant unsuitable units that lack complete plumbing increased substantially, from 3,551 in 1990 to 8,576 in 2000, a 141.5 percent

increase. When considering how best to approach this increase in unsuitable vacant housing, two actions are possible. The first is to cost effectively rehab the unit and the second is to remove it from the housing stock for health and safety reasons.

Another consideration is the householders themselves. Some are experiencing other types of difficulties such as overcrowding, which is defined at two levels. Overcrowded households contain from 1.01 to 1.50 persons per room, with severely overcrowded households having more than 1.50 persons per room. In 1990, South Carolina had 19,030 owner-occupied households with overcrowded conditions and an additional 5,763 owner-occupied households were severely overcrowded. This means that with nearly 70 percent of all households as homeowners, about 2.2 percent were overcrowded in 1990. While the non-MSA areas had 26.7 percent of all owner-occupied households, more than 39 percent of the severely overcrowded owner-occupied households were located in these non-MSA areas.

Between 1990 and 2000, owner-occupied overcrowding declined slightly, falling from 19,030 to 17,414. Unfortunately, there appears to be more severe owner-occupied overcrowding than in 1990: 6,104 in 2000 vs. 5,763 in 1990. Four MSAs have contributed significantly to this housing problem. Charleston, Greenville, Myrtle Beach, and Spartanburg increased 105, 305, 78 and 180, respectively. As seen in Table 2, this is a discouraging trend.

Table 2
Incidence of Overcrowding by MSA
South Carolina: 1990 and 2000 Census

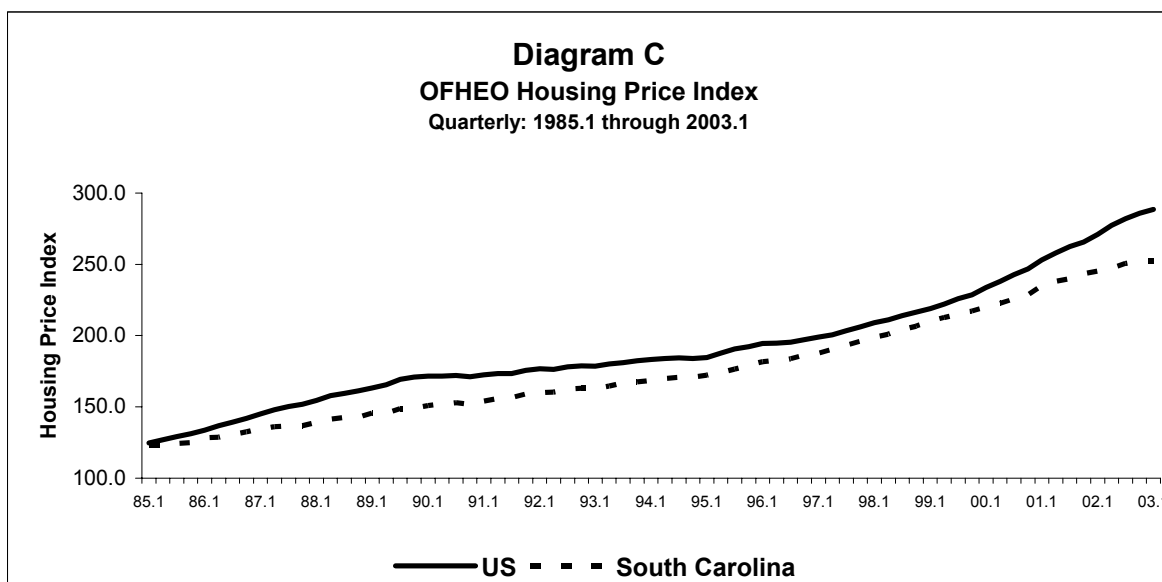
Metropolitan Statistical Areas	Owners				Renters: 2000 Census			
	1990 Census		2000 Census		1990 Census		2000 Census	
	1.01 to 1.5	1.51 or more	1.01 to 1.5	1.51 or more	1.01 to 1.5	1.51 or more	1.01 to 1.5	1.51 or more
Anderson	575	99	585	75	614	173	445	179
Augusta-Richmond County	823	208	664	251	699	167	693	259
Charleston-North Charleston	2,010	713	2,165	818	2,674	1,234	2,504	1,473
Charlotte-Gastonia-Concord	691	236	620	193	616	196	750	365
Columbia	2,598	832	2,297	642	2,513	1,042	2,751	1,588
Florence	1,268	488	1,056	406	987	414	759	392
Greenville	1,591	291	1,845	596	1,955	461	2,075	1,077
Myrtle Beach-Conway-N Myrtle Beach	696	280	735	358	604	194	791	459
Spartanburg	978	166	922	346	1,113	310	1,262	453
Sumter	695	200	542	168	651	260	491	154
Non-MSA Areas	7,105	2,250	5,983	2,251	4,895	2,105	4,573	2,327
South Carolina	19,030	5,763	17,414	6,104	17,321	6,556	17,094	8,726

Overcrowding in renter households, those with 1.01 to 1.50 persons per household, fell slightly during the last decade, from 17,321 to 17,094. However, severely overcrowded renter households increased substantially in that period, from 6,556 to 8,726. The Florence and Sumter MSAs had modest declines in severe renter overcrowding, while the non-MSA areas of the state saw modest increase. Unfortunately, the trend shows severe renter overcrowding spreading to many other areas. There is one notable highlight: the number of overcrowded households with incomplete plumbing fell significantly in this period.

The 2000 Census reports that the median value of owner-occupied housing in South Carolina was \$94,900. However, newer homes are significantly more costly. The real value of single-family construction, excluding the cost of the land and lot infrastructure, has continued to

increase, from \$74,820 in 1980 to \$130,150 in 2002. Furthermore, costs of new construction vary significantly by MSA. Interestingly, the non-MSA areas had the highest real value of construction in 2002, exceeding \$173,000 per single-family unit. The Charleston and Charlotte MSAs each had the next highest value of new construction, with \$153,850 and \$147,180 respectively. The area with the lowest value of construction in 2002 was the Spartanburg MSA, with just \$90,440.

Upward pressure on housing prices is occurring but these pressures are not as great as current national trends. The Housing Price Index released by the Office of Federal Housing Enterprise Oversight indicates otherwise. Over the last 18 years, national housing price trends have risen more quickly than those in South Carolina, as seen in Diagram C, below. Consequently, housing costs in South Carolina are moderating, in relation to the U.S.



This does not mean that all households in the state are having an easy time buying and keeping a house. There are numerous households experiencing cost burdens. Cost burden refers to the percentage of household income, from 30 to 50 percent, spent on housing. A severe cost burden is experienced when a household spends more than 50 percent of its income on housing.

Statewide, some 16 percent of renter households, or 67,360, spend 50 percent or more of their income on housing. The Sumter MSA has the smallest percentage of households severely cost burdened, and Charleston has the highest, 17.9 percent of renter households. The non-MSA areas had the greatest number of severely cost burdened renter households, at 13,506. Those households that spend from 30 to 50 percent of their income on housing represent another 17.3 percent of all renter households. Again, the Sumter MSA has the smallest share of cost burdened households, with 13.9 percent. The Charleston MSA has the highest, with 19.1 percent. Overall, one-third, or 33.3 percent, of all renter households in South Carolina are either cost burdened or severely cost burdened.

Statewide, there are 56,665 homeowner households that spend 50 percent or more of their income on housing. This represents 7.2 percent of all selected homeowner households. Of those households that have a mortgage, 11 percent are severely burdened and are at risk of losing their

homes. Of those that do not have a mortgage, just 4 percent face a severe cost burden. However, for these homeowners, it is likely that their dwelling is suffering from deferred maintenance and may fall into disrepair. This indicates a need for cost effective housing preservation.

Between 1990 and 2000, the share of homeowners facing either a cost burden or severe cost burden rose from 17.4 percent to 19.4 percent of all homeowner households, as noted in Table 3, below. In the Charleston MSA, the share of homeowners facing either of these two types of cost burdens has risen from 21.4 to 22.3 percent of all homeowners. While housing costs are rising more slowly than national trends, housing costs as a percent of income seem to be rising in South Carolina. This results in placing undue risks on both renter and homeowner households, as well as the long-term integrity of the state's housing stock.

Table 3
Households with Cost Burden by Tenure by MSA
South Carolina: 2000 Census

Metropolitan Statistical Area	Renters			Owners		
	30 to 49.9 percent	50 percent or more	Total	30 to 49.9 percent	50 percent or more	Total
Anderson	2,501	2,434	4,935	4,018	2,185	6,203
Augusta-Richmond County	2,432	2,411	4,843	3,724	2,120	5,844
Charleston-North Charleston	13,255	12,386	25,641	14,612	9,218	23,830
Charlotte-Gastonia-Concord	2,851	2,362	5,213	4,053	1,968	6,021
Columbia	13,344	11,508	24,852	17,021	8,652	25,673
Florence	2,942	3,218	6,160	4,031	2,740	6,771
Greenville	11,020	10,631	21,651	13,166	7,497	20,663
Myrtle Beach-Conway-N Myrtle Beach	4,390	3,245	7,635	5,253	2,772	8,025
Spartanburg	4,613	4,158	8,771	6,438	3,537	9,975
Sumter	1,590	1,501	3,091	1,929	1,267	3,196
Non-MSA Areas	13,945	13,506	27,451	21,823	14,709	36,532
South Carolina	72,883	67,360	140,243	96,068	56,665	152,733

Economic Influences in South Carolina

Between 1991 and 2002, the labor force in South Carolina swelled by nearly 200,000, reaching 1,968,479 people either working or seeking work. Unfortunately, the total number of employed persons peaked in 2000, when 1,900,817 were working. Since that time, most MSAs have shed jobs, with the non-MSA areas losing the most, 18,750, in the two-year period. Interestingly, the Charleston, Columbia, and Myrtle Beach MSAs have been able to eke out a small increase, as seen in Table 4, at right.

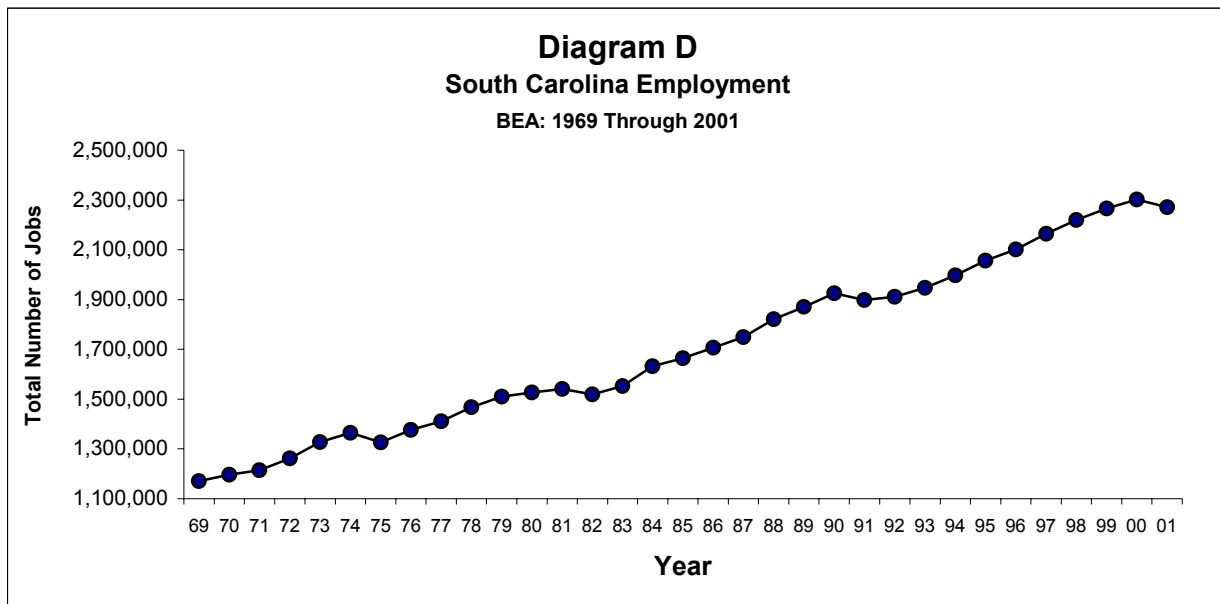
The net effect of an increasing labor force and a decline in the

Table 4
Employment Statistics in South Carolina by MSA
BLS Selected Years: 1991-2002

Metropolitan Statistical Area	1991	1996	2000	2001	2002
Anderson	71,643	77,454	81,890	80,487	78,094
Augusta-Richmond County	67,325	66,835	72,528	69,641	70,096
Charleston-North Charleston	233,220	229,863	267,600	265,086	269,839
Charlotte-Gastonia-Concord	69,295	77,268	86,796	84,333	85,433
Columbia	280,144	297,275	319,741	319,602	320,564
Florence	82,773	86,117	89,121	85,199	87,001
Greenville	240,816	258,626	277,809	271,554	263,302
Myrtle Beach-Conway-N Myrtle Beach	71,709	88,612	101,833	97,279	102,029
Spartanburg	114,266	121,865	126,867	124,097	120,407
Sumter	38,049	42,239	45,527	42,012	42,098
Non-MSA Areas	387,866	407,090	431,104	408,656	412,354
South Carolina	1,657,104	1,753,247	1,900,817	1,847,944	1,851,214

number employed is a rise in the unemployment rate and the South Carolina economy has suffered. The state's unemployment rate went from 3.8 percent in 2000 to 6.0 percent in 2002. With the seasonally adjusted July 2003 unemployment rate at 7.0 percent and the July 2002 unemployment rate of 5.8 percent, South Carolina ranked second in the nation for severity of year-to-year unemployment rate changes.

The Bureau of Economic Analysis (BEA) also tracks employment, defined as jobs rather than as people working. Diagram D presents 32 years of BEA employment data for the state. It is very easy to see each of the national recessions in these data: the oil crisis in 1974 and 1975 and the recessions of 1981-82, 1991-92, and now the 2001-02 economic slowdown. In the last two years, 30,562 South Carolina jobs evaporated.



In fact, only one MSA was able to eke out a slight increase in the number of jobs, the Augusta-Richmond County MSA, which saw a very modest rise of 333 jobs between 2000 and 2001.

The decline in the job market has translated into adverse effects on personal income. Of the \$102 billion in real 2002 dollars received by South Carolinians in 2001, about \$18 billion was property income and another \$16 billion was for transfer payments. The remainder, some \$70 billion, was comprised of earned income sources, which is \$34 million less than in 2000. These economic setbacks are causing many households to undergo difficult financial times and increase the amount of income devoted to housing.

Population and Housing Forecast

The population forecast used as an input to the housing demand model was taken from the South Carolina Budget and Control Board's most recent county level population forecast. The data, issued in five-year increments, indicate that population in South Carolina should grow from 4,012,012 in 2000 to 5,077,400 by the year 2025. This is a relatively modest annual growth rate of .95 percent per year. However, growth rates vary significantly by MSA. Among MSAs, Myrtle Beach is expected to have the strongest growth rate, at 1.9 percent per year in the 25-year

forecast. Charlotte is expected to increase 1.46 percent per year and Augusta-Richmond another 1.21 percent per year. However, the areas with the largest population increases are the non-MSA areas and the Greenville and Columbia MSAs, which are expected to increase 197,951, 192,320, and 164,182 persons, as seen in Table 5, below.

Table 5
Population Forecast for South Carolina by MSA
SC Budget and Control Board

Metropolitan Statistical Area	2000	2005	2010	2015	2020	2025
Anderson	165,740	170,310	178,480	186,630	194,630	202,600
Augusta-Richmond County	167,147	177,770	189,620	201,590	213,610	225,670
Charleston-North Charleston	549,033	572,060	598,970	625,080	650,760	675,480
Charlotte-Gastonia-Concord	164,614	175,470	190,710	205,890	221,220	236,500
Columbia	647,158	665,490	702,740	739,490	775,740	811,340
Florence	193,155	191,220	196,860	202,480	207,570	212,960
Greenville	559,940	586,970	625,240	663,630	702,780	742,260
Myrtle Beach-Conway-N. Myrtle Beach	196,629	216,100	240,590	265,140	290,050	315,000
Spartanburg	253,791	265,790	279,730	293,630	307,510	321,200
Sumter	104,646	109,020	113,480	117,720	122,290	126,280
Non-MSA Areas	1,010,159	1,024,700	1,071,360	1,117,160	1,163,820	1,208,110
South Carolina	4,012,012	4,154,900	4,387,780	4,618,440	4,849,980	5,077,400

The increase in population, along with continuing declines in persons per household, will put substantive pressure on housing markets, with demand for housing units rising from 1.5 million in 2000 to 2.2 million in the next 25 years, an annual growth rate of 1.48 percent per year. This means that another 679,718 housing units will be filled by 2025, as seen in Table 6.

Table 6
Housing Demand Forecast by MSA
South Carolina

Metropolitan Statistical Area	2000	2005	2010	2015	2020	2025
Anderson	65,649	68,247	73,095	78,031	82,965	87,970
Augusta-Richmond County	63,857	70,063	77,232	84,694	92,401	100,336
Charleston-North Charleston	207,957	221,713	237,860	253,945	270,156	286,092
Charlotte-Gastonia-Concord	61,051	67,454	76,837	86,549	96,715	107,186
Columbia	245,347	256,520	278,817	301,508	324,498	347,729
Florence	72,940	71,801	74,573	77,365	79,907	82,632
Greenville	217,152	233,207	256,669	280,905	306,307	332,617
Myrtle Beach-Conway-N. Myrtle Beach	81,800	95,378	113,396	132,393	152,576	173,658
Spartanburg	97,735	104,492	112,558	120,782	129,169	137,603
Sumter	37,728	39,798	41,949	44,023	46,302	48,308
Non-MSA Areas	382,638	393,867	420,193	450,365	478,426	509,442
South Carolina	1,533,854	1,622,542	1,763,179	1,910,560	2,059,422	2,213,572

Each of the MSAs have differences in population growth and rates of decline in persons per household. Consequently, household formation varies significantly by geographic region. The Myrtle Beach MSA has housing demand rising by more than 3 percent per year, or by almost 92,000 units by 2025. The non-MSA areas have the largest increase in household formation, rising some 126,804 by 2025. Sumter, growing the slowest at .99 percent per year, still adds over 10,000 housing units.

Furthermore, homeownership is projected to continue rising, growing to 76.9 percent in the next 25 years and indicating a demand for 1,702,455 owner-occupied units. Demand for rental properties will increase, but not nearly as quickly, just .73 percent per year for an overall increase of 84,881 units, as seen in Table 7, at right.

Table 7
Housing Forecast by Tenure
South Carolina: 200 - 2025

Year	Owners	Renters	Total	Homeownership
2000	1,107,617	426,237	1,533,854	72.2
2005	1,185,075	437,467	1,622,542	73.0
2010	1,306,442	456,737	1,763,179	74.1
2015	1,435,485	475,075	1,910,560	75.1
2020	1,565,840	493,582	2,059,422	76.0
2025	1,702,455	511,118	2,213,573	76.9

The demand for affordable housing will not, unfortunately, be abated during the forecast horizon. Across all lower income segments, the number of housing units in demand will continue increasing. Owner-occupied housing units for households with incomes from 0 to 30 percent of median family income will increase by more than 50,000. The state's Housing Authority will continue to face increased demand for its resources.

Summary of Key Findings

South Carolina's is being buffeted by a variety of conflicting influences, some good and others not so positive. Those recent and emerging trends that are encouraging are:

- Housing production has seen a few wide fluctuations during the past two decades, but over the last ten years, demand for single-family units continues to be strong.
- Home ownership is up in every metropolitan area of the state and this trend is expected to continue into the foreseeable future.
- Rental vacancy rates have increased slightly throughout much of the state, reflecting a growing preference of residents for home ownership.
- The number of unsuitable occupied unsuitable housing units is in decline.
- While housing costs are indeed on the rise, they are not rising as quickly as national trends.

On the other hand, trends emerging in South Carolina that are discouraging and may need to be addressed can be characterized as:

- Overcrowding among homeowners and renters is down, but severe overcrowding has been on the upswing the past decade for both of these populations, and especially for renters.
- Vacant unsuitable housing with incomplete plumbing is on the rise, posing a challenging dilemma for South Carolina. Addressing this issue may expend resources for rehab, demolition, or both.
- Because income growth has been relatively slow, the cost for housing as a percentage of income is now on the rise, placing undue risks on renters, homeowners, and the integrity of the housing stock.
- Projected increases in population and continuing declines in persons per household will put more pressure on the South Carolina affordable housing market in the next 25 years.

Introduction

The *Comprehensive Housing Needs Assessment – 2003 Annual Update*, sponsored by the South Carolina State Housing Development and Finance Authority (SCSHDFA), was undertaken to improve, enhance, expand, and make more readily available information about homeownership and rental housing needs in the state. The objective is to provide high-quality, relevant information about factors that influence the development and use of housing in South Carolina's local communities.

The goals are to enrich decision-making capacity, improve the ability to interpret and forecast affordable housing needs at the state and local level, and aid housing choices so that they are made more soundly. The results of SCSHDFA's research efforts are designed to assist planners, developers, lenders, state and local government, nonprofit and for-profit organizations, and other providers of affordable housing and housing-related services.

Information developed for this research includes evaluation of 1990 and 2000 decennial census data, labor force statistics, full and part-time employment, earned and unearned income, building permits, value of residential construction and other related sources. The information is very comprehensive, but targeted for the use of local communities.

This 2003 *Annual Update* actually has two volumes. Volume I contains information describing and summarizing the state in its entirety, as well as 10 Metropolitan Statistical Areas (MSAs), and the balance of the state, as noted in Exhibit One, below.

Exhibit One Counties Within the Metropolitan Statistical Areas

Metropolitan Statistical Area	Counties
Anderson MSA	Anderson
Augusta-Richmond County MSA	Aiken, Edgefield
Charleston-North Charleston MSA	Berkeley, Charleston, Dorchester
Charlotte-Gastonia-Concord MSA	York
Columbia MSA	Calhoun, Fairfield, Kershaw, Lexington, Richland, Saluda
Florence MSA	Darlington, Florence
Greenville MSA	Greenville, Laurens, Pickens
Myrtle Beach-Conway-North Myrtle Beach MSA	Horry
Spartanburg MSA	Spartanburg
Sumter MSA	Sumter
Non-MSA Areas	All other counties

These MSAs were selected to be consistent with other housing, community, and economic development activities conducted by the State's Housing Authority. Volume I also contains a set of three Technical Appendices that explore the above summary information in detail, allowing researchers to compare nuances. These appendices also provide back-up data for each of the charts and summary tables presented in Volume I.

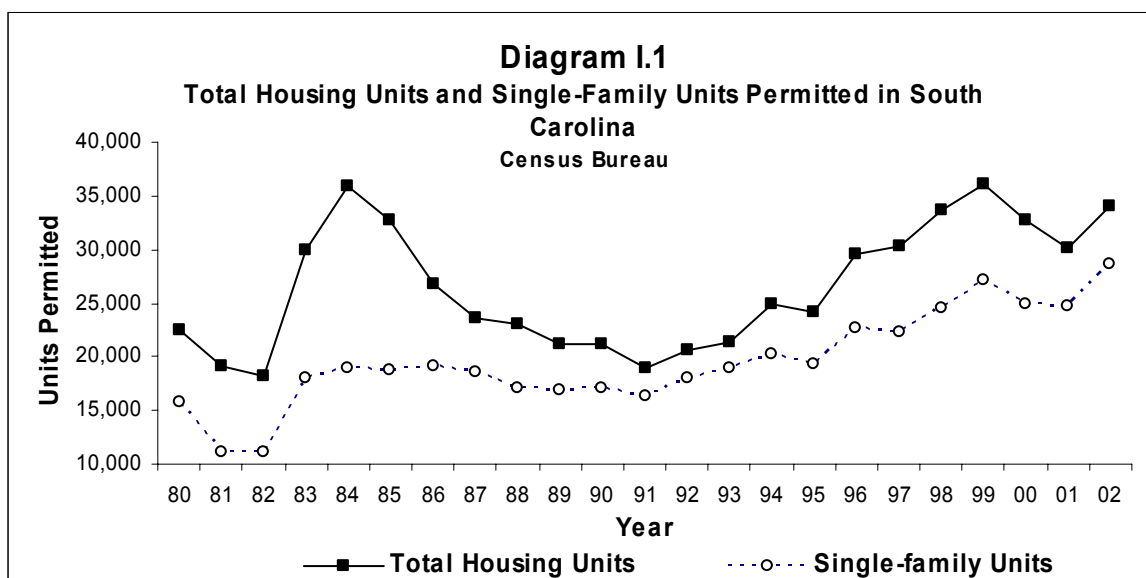
Volume II, *County Profiles*, is the companion report to this document. It contains a series of 46 county profiles each containing 14 pages of narrative and tabular data addressing issues at the local level. Additional copies of either of these documents can be retrieved from the State Housing Authority website, www.sha.state.sc.us, under the *HOT NEWS* button.

Section I - Housing in South Carolina

A. Housing Production

Building Permits

Housing production in South Carolina, defined as the total number of building permits issued by permit issuing areas, has had some ups and downs over the last 23 years. The most dramatic fluctuation was a low of 18,190 units in 1982 that jumped to 35,891 just two years later. Most of this spike in building was due to significant duplex and apartment construction. There were 12,010 units permitted in 1983, 16,859 units in 1984, and then only 5,002 in 1987. Since that time, apartment construction has been more stable. Furthermore, the underlying strength in overall housing production has been relatively robust over the last 10 to 12 years. While there was a slight weakening in 2000 and 2001 production, there was again a sharp increase in construction activity in 2002. The single-family segment accounted for 96 percent of the upturn. These data are presented in Diagram I.1, below.



In terms of how these permits have been distributed throughout the state, the Sumter MSA has experienced the least amount, never exceeding 600 units in any single year and having just 404 newly permitted residential units in 2002. On the other end of the spectrum, both the Charleston and Columbia MSAs have continuously experienced strong growth, several thousand units every year, nearly 6,000 units for Charleston and almost 5,200 for Columbia in 2002. However, the greatest degree of expansion has occurred in the non-MSA areas, the less densely populated regions of the state. In 1999, these areas experienced nearly 7,100 permitted units, and over 6,200 in 2002. These data are seen in Table I.1, on the next page.

Together, the Charleston, Columbia, and Greenville MSAs and the non-MSA areas accounted for about 68 percent of all *single-family* permits issued the last four years. Furthermore, while the statewide average share of all newly permitted dwellings is about 87 percent single-family homes, the geographic area with the greatest *concentration* of new single-family units is the Greenville MSA. Here, about 95 percent of all 2002 permitted residential housing production

was for single-family dwellings. The Augusta-Richmond County MSA had 94 percent, as did the Florence MSA. Anderson had the lowest share, with only about 74 percent of all permits for single-family units.³

Table I.1
Total Units Permitted in Permit Issuing Areas of South Carolina by MSA
Selected Years 1980 Through 2002

Metropolitan Statistical Areas	1980	1985	1990	1995	1996	1997	1998	1999	2000	2001	2002
Anderson	877	1,193	915	856	923	1,042	1,536	1,323	1,110	1,117	1,554
Augusta-Richmond County	606	987	1,008	418	602	620	844	818	754	919	1,021
Charleston-North Charleston	3,408	7,878	3,542	2,262	2,792	3,350	5,274	5,854	5,387	4,684	5,982
Charlotte-Gastonia-Concord	613	1,461	987	1,339	2,467	1,627	1,304	1,988	2,977	2,528	2,733
Columbia	3,226	5,372	2,995	4,050	4,514	5,156	5,238	6,082	4,835	4,804	5,198
Florence	1,312	911	933	731	914	946	863	833	814	232	701
Greenville	3,424	3,055	3,438	3,991	5,231	4,149	4,312	5,102	4,348	4,227	4,305
Myrtle Beach-Conway-N. Myrtle Beach	2,083	4,432	1,394	3,203	4,054	4,520	5,228	4,773	4,492	4,268	4,017
Spartanburg	1,604	2,762	899	1,443	1,726	1,878	1,774	2,020	1,567	1,572	1,986
Sumter	300	477	561	356	389	353	482	271	294	358	404
Non-MSA Areas	5,112	4,287	4,579	5,434	5,994	6,610	6,722	7,097	6,234	5,424	6,208
Total South Carolina	22,565	32,815	21,251	24,083	29,606	30,251	33,577	36,161	32,812	30,133	34,109

New Manufactured Housing Placements

However, permitted new construction does not include all additions to the housing stock. The U.S. Census Bureau also tracks placements of new manufactured housing units on a statewide basis. Table I.2, at right, presents available data from 1994 through 2002. In this nine-year period, this type of housing unit has found a large presence in the housing marketplace, with about 134,300 units placed throughout the state. However, from a high of 21,300 units being placed in 1996, this type of housing unit has slipped into less favorable status in the housing marketplace, with just 6,800 new units being put into service in 2002. This can be explained by a variety of factors, including less favorable zoning and land use regulations and aggressive interest rates making site built homes relatively more attractive. Average prices for these units in South Carolina are still less than national norms.

Table I.2
Manufactured Home Placements
1,000s of units in South Carolina

Year	Single	Double	Total
1994	6.5	7.9	14.6
1995	9.0	8.5	17.7
1996	9.5	11.6	21.3
1997	7.5	10.0	17.9
1998	7.4	11.7	19.5
1999	5.5	10.0	15.8
2000	3.2	9.7	13.0
2001	1.4	6.1	7.7
2002	1.4	5.3	6.8

B. Trends in the 1990 and 2000 Census Data

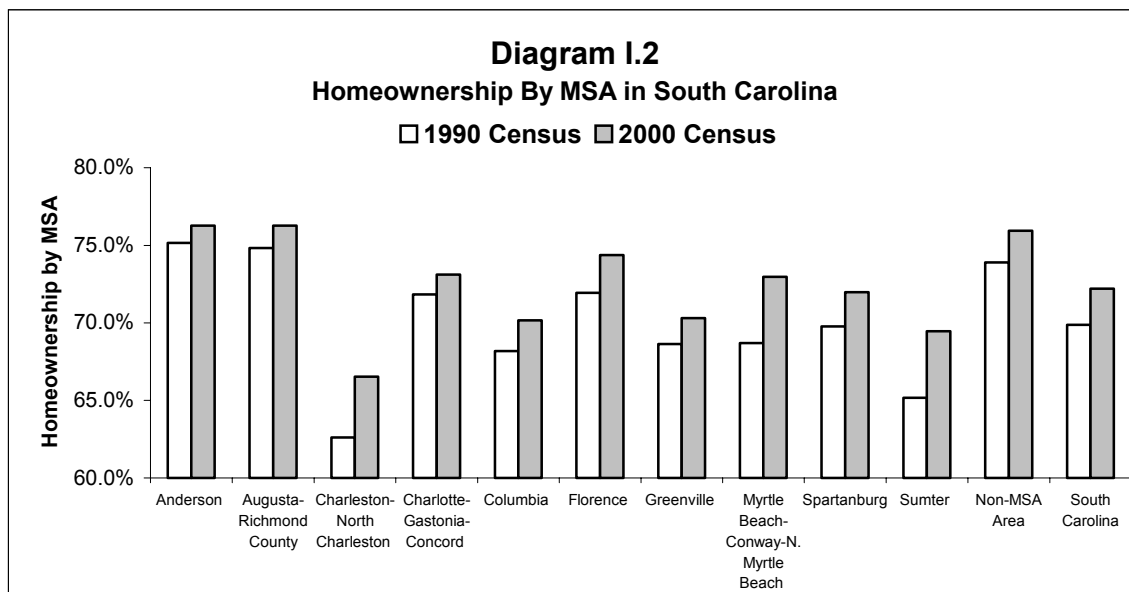
Homeownership

Between 1990 and 2000, homeownership in South Carolina rose in all MSA areas, with the statewide average climbing from 69.9 percent to 72.2 percent.⁴ The Myrtle Beach and Sumter MSAs had the largest jump in homeownership, rising about 4.3 percentage points each, from 68.7 percent to 73 percent and 65.2 percent to 69.5 percent, respectively. The Charleston MSA increased strongly as well, from 68.7 percent to 73 percent. Still, the Anderson and Augusta/Richmond County MSAs had the highest homeownership rates in 2000, both having

³ Additional statistics on building permits can be found in Appendix A of this document.

⁴ Homeownership is defined as the percent of occupied housing units that are owner-occupied.

had 76.3 percent. On the other hand, Charleston still has the lowest homeownership rate at 66.5 percent. These relationships are presented in Diagram I.2, below.



Of the 275,800 increase in occupied housing, about 83 percent were owner-occupied units. This is why average homeownership is rising in South Carolina. Furthermore, these statistics demonstrate a preference for owning homes rather than renting, a trend likely to persist.

Rental Vacancy Rates

Rental properties are becoming a less attractive choice for many of the state’s households. The number of occupied rental units rose only 47,015 units during the entire decade. Even though occupied rentals increased because of an increase in number of rental properties (or conversion of existing owner-occupied units), rental vacancy rates statewide actually *rose* from about 11.5 percent to 12 percent between 1990 and 2000.

Table I.3
Rental Vacancy Rates in South Carolina by MSA
1990 and 2000

Metropolitan Statistical Areas	1990 Census	2000 Census
Anderson	9.0%	12.1%
Augusta-Richmond County	10.5%	12.0%
Charleston-North Charleston	8.0%	9.9%
Charlotte-Gastonia-Concord	7.9%	8.3%
Columbia	9.0%	9.6%
Florence	6.4%	10.4%
Greenville	8.7%	10.7%
Myrtle Beach-Conway-N. Myrtle Beach	37.3%	30.2%
Spartanburg	8.0%	10.4%
Sumter	5.3%	10.3%
Non-MSA Areas	14.1%	12.5%
South Carolina	11.5%	12.0%

There are, however, a few interesting undercurrents seen in these vacancy rate data. The rental market is weakening in most areas of the state. For example, the vacancy rates for the Florence MSA jumped from 6.4 percent to 10.4 percent and Sumter rose from 5.3 percent to 10.3 percent. On the other hand, vacancy rates for the non-MSA areas as well as the Myrtle Beach MSA both strengthened, falling from 14.1 to 12.5 percent and 37.3 to 30.2 percent, respectively.⁵

⁵ Even though there appears to be substantial excess capacity in the Myrtle Beach MSA, many of these rentals are likely seasonal vacation properties.

Other Vacant Housing

During the 1990s, the size of the total housing stock rose from 1.42 million units to more than 1.75 million units. However, with such rising homeownership rates, the total number of occupied rental units increased relatively modestly, from 379,220 to 426,235, an increase of just 47,015 units. However, the number of vacant units rose by more than 53,700 units, many of these being for recreational and vacation use. In 1990, 40 percent of these units were located in the Myrtle Beach area. While the total number of vacation units had increased in Myrtle Beach by 2000, the share of the total vacation home market had fallen to 35.5 percent. The largest increase in South Carolina occurred in the non-MSA areas, which rose from 32 percent to 37 percent of all vacation properties. Another interesting component to the vacant property data relates to those units that are vacant, but not for-rent, for-sale or used for recreational or occasional use purposes. Here, these types of units include abandoned and otherwise unused housing stock. In 1990, South Carolina had some 37,806 of these types of units, of which 13,105, or 35 percent, were in non-MSA areas. By 2000, this had risen to 53,137 units, with 35 percent still in the non-MSA areas.⁶

Urban vs. Rural Housing Location

Between 1990 and 2000, most of the change in South Carolina's housing stock occurred in urbanized areas, whether through expansion of the urbanized areas or construction or placement of the housing unit in more urbanized areas. In this period, more than 273,100 units were located in urban areas. Non-farm rural housing also rose in South Carolina, but the Anderson and Spartanburg MSAs both experienced declines in their stock of non-farm rural housing units. This underscores the continuing decline of South Carolina's farming communities in favor of more urban settings.

Table I.4
Change in Housing Location in South Carolina
1990 through 2000 Census

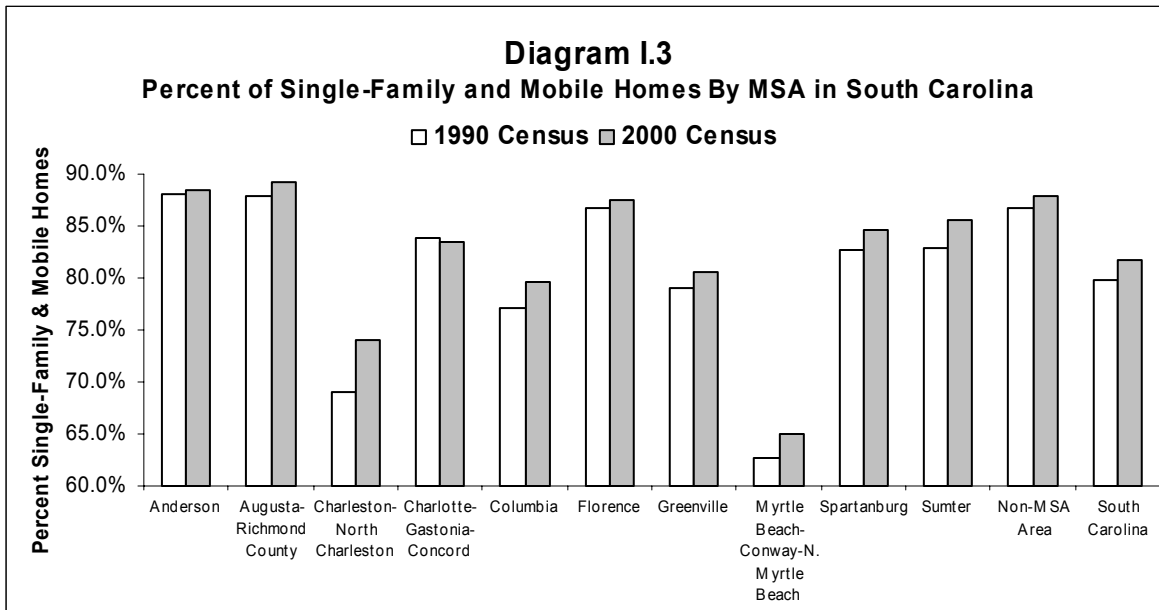
Metropolitan Statistical Areas	In Urban	Non Farm Rural	Rural Farm
Anderson	12,996	-457	-71
Augusta-Richmond County	7,502	7,259	-107
Charleston-North Charleston	24,535	8,689	-118
Charlotte-Gastonia-Concord	13,898	1,718	7
Columbia	45,772	8,312	-186
Florence	12,108	2,817	-957
Greenville	46,540	1,866	-75
Myrtle Beach-Conway-N. Myrtle Beach	25,645	6,770	-290
Spartanburg	22,147	-5,164	76
Sumter	5,717	1,203	-185
Non-MSA Areas	56,241	26,831	-1,524
South Carolina	273,101	59,844	-3,430

Demand for Single-Family Detached Housing

Permit data demonstrated residents' preference for single-family homes. The 1990 and 2000 Census data also indicated that the types of housing units preferred in South Carolina continue to be detached single-family units, whether site-built or manufactured. Between 1990 and 2000, the total share of the housing stock comprising these two types of units rose from 79.9 percent to nearly 82 percent, or from 1.14 million in 1990 to 1.43 million in 2000. This is a jump of more than 25 percent in such homes. Obviously, South Carolinians prefer this type of dwelling, whether owned or rented. However, in the Charlotte and Myrtle Beach MSAs, a slightly lower

⁶ Additional details regarding the disposition of vacant units are presented in Appendix A to this document.

share of the housing stock can be classed as this type of unit. These statistics are presented in Diagram I.3, below.



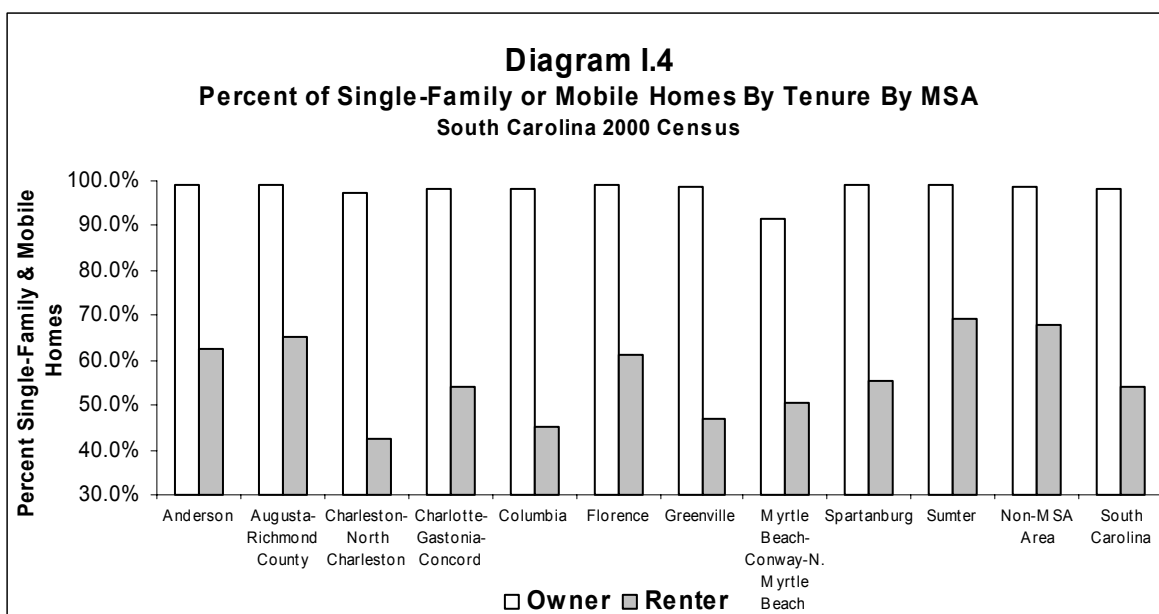
C. Housing Characteristics Identified in the 2000 Census

Housing Preference by Tenure

To further illustrate housing preference, additional 2000 Census data were evaluated. Statewide, some 98.1 percent of owner households have chosen a single-family or mobile home.⁷ These data range from a high of 98.3 percent in the Florence MSA to a low of 91.4 percent in the Myrtle Beach MSA.

Although a lower percentage, a significant number of renters, 54 percent statewide, also have chosen single-family housing or mobile homes for their primary residence. In the Sumter MSA, 69.1 percent of renters have selected such a housing unit, and in non-MSA areas, 68.1 percent did so as well. These numbers underscore the importance of this type of housing to both the homeowner and renter housing markets and the desire of housing consumers. However, these statistics also imply limitation on the provision of single-family units for rent. The shares of these types of occupied rentals were only 42.6 percent in the Charleston MSA and 45.2 percent in the Columbia MSA. Diagram I.4, on the following page, presents the share of the housing stock by tenure that is either a single-family unit or a mobile home.

⁷ These data indicated 1-unit housing, either detached or attached.



The preference for one-unit dwellings is very strong, even for one-person households. Table I.5, below, presents such data by MSA in South Carolina. As shown, nearly 96 percent of one-person owner-occupied housing units are in these one-unit dwellings, of which 172,268 are single-family units and 51,224 are mobile homes, with mobile homes having a 23-percent market share. Understandably, some 99.4 percent of owner-occupied homes with households of five or more have selected this type of housing unit, with 68,051 single-family units and 29,453 mobile homes. Of this larger household segment of the housing market, mobile homes have taken a 30.2 percent share, with 11,413 households residing in non-MSA areas.⁸

Table I.5
Owner-Occupied Housing Preference by Household Size by MSA
 Percent Single-Family Unit or Mobile Home: South Carolina 2000 Census

Metropolitan Statistical Areas	Persons Per Household				
	1	2	3	4	5 +
Anderson	97.9%	99.2%	99.6%	99.8%	100.0%
Augusta-Richmond County	97.8%	99.4%	99.7%	99.6%	99.7%
Charleston-North Charleston	94.2%	97.6%	98.4%	99.3%	99.3%
Charlotte-Gastonia-Concord	95.2%	98.5%	99.5%	99.9%	99.0%
Columbia	95.2%	98.5%	99.0%	99.4%	99.2%
Florence	97.4%	98.9%	99.6%	99.5%	100.0%
Greenville	96.5%	98.9%	99.5%	99.7%	99.8%
Myrtle Beach-Conway-N. Myrtle Beach	82.2%	91.7%	96.3%	98.4%	98.2%
Spartanburg	98.4%	99.5%	99.5%	99.7%	99.5%
Sumter	99.1%	99.6%	98.6%	99.2%	99.2%
Non-MSA Areas	96.9%	98.6%	99.2%	99.6%	99.4%
South Carolina	95.6%	98.2%	99.1%	99.5%	99.4%

Interestingly, while 54 percent of all renters have selected a single-family unit or mobile home, there is substantive variation when considering the size of the household and the geographic area. Statewide, about 42 percent of one-person households selected such a home, with a low of 29 percent in the Charleston MSA and a high of 59.5 percent in non-MSA areas. However, nearly three-fourths of all renter households comprising five or more have chosen these types of

⁸ Additional details regarding these data are presented in Appendix A to this document.

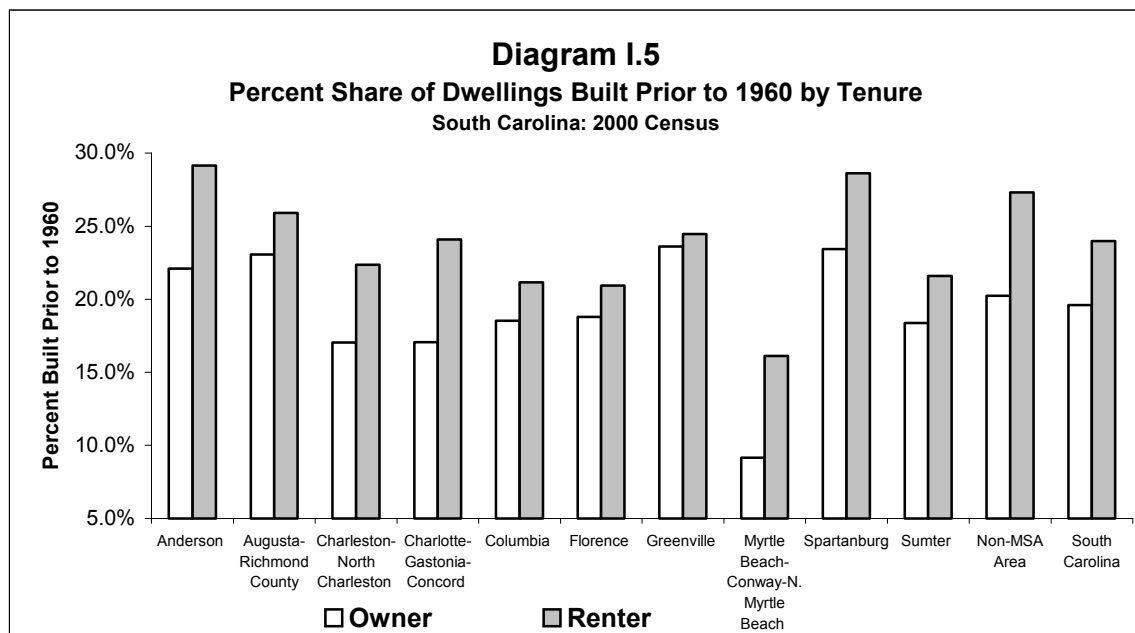
dwelling. These data are presented in Table I.6, below. Furthermore, across all household sizes, renters select mobile homes with significant frequency. For example, of the 63,079 one-person households that selected a single-family or mobile home unit, nearly one-third selected mobile homes, or 20,646 households – nearly 6,400 of which are in non-MSA areas.

Table I.6
Renter Occupied Housing Preference by Household Size by MSA
Percent Single-Family Unit or Mobile Home: South Carolina 2000 Census

Metropolitan Statistical Areas	Persons Per Household				
	1	2	3	4	5 +
Anderson	49.7%	63.0%	72.2%	78.5%	81.4%
Augusta-Richmond County	56.4%	66.1%	65.2%	76.2%	83.7%
Charleston-North Charleston	29.2%	37.5%	52.3%	61.2%	70.9%
Charlotte-Gastonia-Concord	39.4%	50.7%	61.9%	71.3%	78.4%
Columbia	32.2%	45.2%	54.6%	59.9%	66.9%
Florence	48.0%	63.1%	65.7%	75.2%	81.8%
Greenville	35.4%	47.4%	55.2%	58.9%	69.6%
Myrtle Beach-Conway-N. Myrtle Beach	41.1%	46.0%	55.8%	69.8%	71.6%
Spartanburg	45.3%	54.7%	59.8%	68.4%	72.6%
Sumter	53.7%	71.7%	76.2%	80.5%	80.2%
Non-MSA Areas	59.5%	68.5%	70.6%	76.9%	79.9%
South Carolina	42.3%	52.4%	60.7%	68.1%	74.5%

Characteristics of the Housing Stock

Statewide, 24 percent of all renter households reside in structures that were built prior to 1960. This is a larger share than the 19.6 percent of homeowners who do the same. The Myrtle Beach MSA has the lowest share of these older homes, with just 9.1 percent for homeowners and 16.1 percent for renters. The Anderson MSA has the highest percentage of renters in older housing units, with 29.1 percent, followed by the Spartanburg MSA, with 28.6 percent. These data are presented in Diagram I.5, below.



Owner-occupied housing tends to be larger than rental housing. More than 50 percent of all owner-occupied housing units are comprised of five or six rooms. More than 55 percent of renter households reside in smaller housing units, those having four or five rooms in the unit. However, these statistics vary by geographic area. The Anderson MSA has the highest percentage of renter households in this unit size category, some 60.8 percent. These statistics are seen in Table I.7, at right.

Table I.7
Percent Share of Units By Number of Rooms by MSA
South Carolina: 2000 Census

Metropolitan Statistical Areas	4-5 rooms		5-6 rooms	
	Renter	Owner	Renter	Owner
Anderson	60.8%	54.8%		
Augusta-Richmond County	58.0%	47.8%		
Charleston-North Charleston	51.6%	46.0%		
Charlotte-Gastonia-Concord	59.1%	49.6%		
Columbia	53.5%	47.2%		
Florence	54.4%	51.7%		
Greenville	56.9%	49.0%		
Myrtle Beach-Conway-N. Myrtle Beach	59.6%	53.7%		
Spartanburg	59.0%	53.5%		
Sumter	53.4%	50.5%		
Non-MSA Areas	55.6%	52.5%		
South Carolina	55.5%	50.2%		

Rental units tend to have fewer rooms in the dwelling than do owner-occupied units. They also tend to have fewer bedrooms. Only 27.8 percent of South Carolina's rental units have three bedrooms, compared to 58.9 percent of the state's owner-occupied housing units. The area where renter households tend to be slightly larger is the non-MSA areas, where 31.8 percent have three bedrooms. The Sumter MSA has the largest percentage of owner-occupied units with three bedrooms, 63.8 percent, as seen in Table I.8, at right.

Table I.8
Percent Share of 3-Bedroom Units by MSA
South Carolina: 2000 Census

Metropolitan Statistical Areas	Renter	Owner
Anderson	25.1%	60.5%
Augusta-Richmond County	29.6%	58.5%
Charleston-North Charleston	27.8%	59.0%
Charlotte-Gastonia-Concord	27.2%	58.4%
Columbia	25.0%	59.8%
Florence	30.8%	60.8%
Greenville	23.9%	56.5%
Myrtle Beach-Conway-N. Myrtle Beach	29.3%	59.0%
Spartanburg	25.2%	58.6%
Sumter	35.0%	63.8%
Non-MSA Areas	31.8%	58.7%
South Carolina	27.8%	58.9%

D. Housing Conditions

Presence of Incomplete Plumbing

Between 1990 and 2000, housing conditions improved. In 1990, there were 20,177 housing units with incomplete plumbing, but this fell 10 percent by 2000, to 18,097. A significant portion of this improvement occurred in non-MSA areas. In 1990, non-MSA areas had 44.7 percent of these unsuitable units, but just 38.6 percent by 2000. Unfortunately, a few MSAs experienced an increase in unsuitable housing conditions. The two most notable were the Greenville MSA, which rose by 433 units, and the Columbia MSA, which rose by 154 units.

Fortunately, not all of these units are occupied. Vacant unsuitable units that lack complete plumbing rose substantially in this period, from 3,551 in 1990 to 8,576, a whopping 141.5 percent. This occurred in all MSAs. Again, the largest share of vacant unsuitable units is located in non-MSA areas, as seen in Table I.9, on the following page.

Table I.9
Number of Units with Incomplete Plumbing by Tenure by MSA
South Carolina: 1990 and 2000 Census

Metropolitan Statistical Areas	1990 Census				2000 Census			
	Total Units	Vacant Units	Owner Occupied	Renter Occupied	Total Units	Vacant Units	Owner Occupied	Renter Occupied
Anderson	514	119	165	230	617	349	166	102
Augusta-Richmond County	826	252	299	275	763	464	190	109
Charleston-North Charleston	2,015	288	1,087	640	1,984	886	605	493
Charlotte-Gastonia-Concord	407	67	188	152	491	279	160	52
Columbia	2,172	290	1,053	829	2,326	938	724	664
Florence	1,343	88	472	783	1,010	545	202	263
Greenville	1,233	270	461	502	1,666	624	507	535
Myrtle Beach-Conway-N Myrtle Beach	962	272	319	371	793	329	260	204
Spartanburg	1,023	183	417	423	1,046	539	281	226
Sumter	656	77	327	252	419	178	117	124
Non-MSA Areas	9,026	1,645	3,192	4,189	6,982	3,445	2,014	1,523
South Carolina	20,177	3,551	7,980	8,646	18,097	8,576	5,226	4,295

In 1990, when renters made up 30.1 percent of the occupied housing stock, they made up 52 percent of occupied housing units that had incomplete plumbing. This had improved somewhat by 2000, when renters comprised 27.8 percent of the occupied housing stock and occupied 45.1 percent of this type of unsuitable housing. Even though South Carolina renters reside in a disproportionate share of unsuitable units, their share is falling. There is one exception. In the Greenville MSA there was a substantive rise in occupied unsuitable units for both homeowners and renters, from 461 to 507 owners and 502 to 535 renters.

Presence of Incomplete Kitchen Facilities

The Census collected additional data on unsuitable housing, as it relates to units with incomplete kitchen facilities. The 1990 data pertain to total housing units lacking complete kitchen facilities, while the 2000 data report information about total units as well as occupied units by tenure. Furthermore, the 1990 and 2000 data are not directly comparable.⁹

Nevertheless, the 2000 Census indicated more than 20,000 housing units lacked complete kitchen facilities, of which 7,118, or more than 35 percent, were located in the more rural non-MSA areas. However, more than 38 percent of the *vacant* unsuitable units with incomplete plumbing facilities are located in non-MSA areas. These data are presented in Table I.10, on the following page.

As is true with housing units lacking complete plumbing, renter households tend to have a disproportionately higher share of unsuitable units that lack kitchen facilities than do homeowners. Statewide, with renter households comprising 27.8 percent of all occupied housing units, renters occupy 56.6 percent of the housing units with incomplete kitchen facilities. The area with the highest concentration of renters in units lacking complete plumbing facilities is the Greenville MSA, where nearly 71 percent of occupied housing units with incomplete kitchen facilities are inhabited by renters.

⁹ Prior to Census 2000, the kitchen facilities only had to be located in the structure, not in the unit. For example, if an apartment did not have completed kitchen facilities, but these facilities were present elsewhere in the building, the item would have been marked “yes” prior to Census 2000, but “no” in Census 2000.

Table I.10
Units with Incomplete Kitchen Facilities by Tenure by MSA
 South Carolina: 2000 Census

Metropolitan Statistical Areas	2000 Census			
	Total Units	Vacant Units	Owner Occupied	Renter Occupied
Anderson	817	572	137	108
Augusta-Richmond County	944	556	201	187
Charleston-North Charleston	2,434	1,307	487	640
Charlotte-Gastonia-Concord	481	314	69	98
Columbia	2,612	1,366	414	832
Florence	1,229	774	173	282
Greenville	2,059	998	310	751
Myrtle Beach-Conway-N Myrtle Beach	804	480	182	142
Spartanburg	1,123	672	141	310
Sumter	497	215	133	149
Non-MSA Areas	7,118	4,466	1,399	1,253
South Carolina	20,118	11,720	3,646	4,752

Overcrowding

Overcrowding is defined at two levels. Overcrowded households contain from 1.01 to 1.50 persons per room and severely overcrowded households have more than 1.50 persons per room. In 1990, South Carolina had 19,030 owner-occupied households with overcrowded conditions and 5,763 more owner-occupied households were severely overcrowded. This means that with nearly 70 percent of all households as homeowners, about 2.2 percent were overcrowded in 1990. While non-MSA areas had 26.7 percent of all owner-occupied households, more than 39 percent of the severely overcrowded owner-occupied households were located in these non-MSA areas. Interestingly, the Greenville MSA had one of the lowest rates of severely overcrowded owner-occupied housing; with 13.6 percent of the state's owner-occupied households, only .24 percent of the MSA's owner-occupied units were severely overcrowded in 1990. The data supporting these housing problems are identified in Table I.11, below.

Table I.11
Incidence of Overcrowding In Owner-Occupied Housing by MSA
 South Carolina: 1990 and 2000 Census

Metropolitan Statistical Areas	Owners: 1990 Census				Owners: 2000 Census			
	Persons per Room			Total	Persons Per Room			Total
	<= 1	1.01 to 1.5	1.51 or more		<= 1	1.01 to 1.5	1.51 or more	
Anderson	41,023	575	99	41,697	49,407	585	75	50,067
Augusta-Richmond County	37,357	823	208	38,388	47,789	664	251	48,704
Charleston-North Charleston	108,511	2,010	713	111,234	135,377	2,165	818	138,360
Charlotte-Gastonia-Concord	32,847	691	236	33,774	43,832	620	193	44,645
Columbia	130,751	2,598	832	134,181	169,179	2,297	642	172,118
Florence	43,008	1,268	488	44,764	52,790	1,056	406	54,252
Greenville	119,584	1,591	291	121,466	150,210	1,845	596	152,651
Myrtle Beach-Conway-N Myrtle Beach	37,329	696	280	38,305	58,606	735	358	59,699
Spartanburg	57,815	978	166	58,959	69,086	922	346	70,354
Sumter	20,433	695	200	21,328	25,497	542	168	26,207
Non-MSA Areas	225,373	7,105	2,250	234,728	282,328	5,983	2,251	290,562
South Carolina	854,031	19,030	5,763	878,824	1,084,101	17,414	6,104	1,107,619

Between 1990 and 2000, the degree of owner-occupied overcrowding declined slightly in the state, falling from 19,030 to 17,414. Notable exceptions were Greenville, where overcrowded owner-occupied households increased by 254, and the Charleston MSA, where it increased by 155 units. Unfortunately, there now appears to be more severe overcrowding in owner-occupied housing than in 1990: 6,104 in 2000 vs. 5,763 in 1990. Four MSAs contributed significantly to this discouraging trend: Charleston, Greenville, Myrtle Beach, and Spartanburg increased 105, 305, 78, and 180, respectively.

Similar statistics from the 1990 and 2000 Census were developed for renter households. In 1990, there were 17,321 renter households suffering from overcrowded conditions, with another 6,556 severely overcrowded. This means that with about 30 percent of all 1990 households as renters, some 6.3 percent are overcrowded. This was more than twice the rate of overcrowding as in homeowner households. Furthermore, there were substantially more *severely* overcrowded renters than homeowners in 1990, some 6,556 renter-occupied vs. 5,763 owner-occupied households. Again, in 1990, non-MSA areas tended to have the largest share of severely overcrowded renter households; with just 21.8 percent of the state's renter households, non-MSA areas had 32 percent of the state's severely overcrowded renter households.

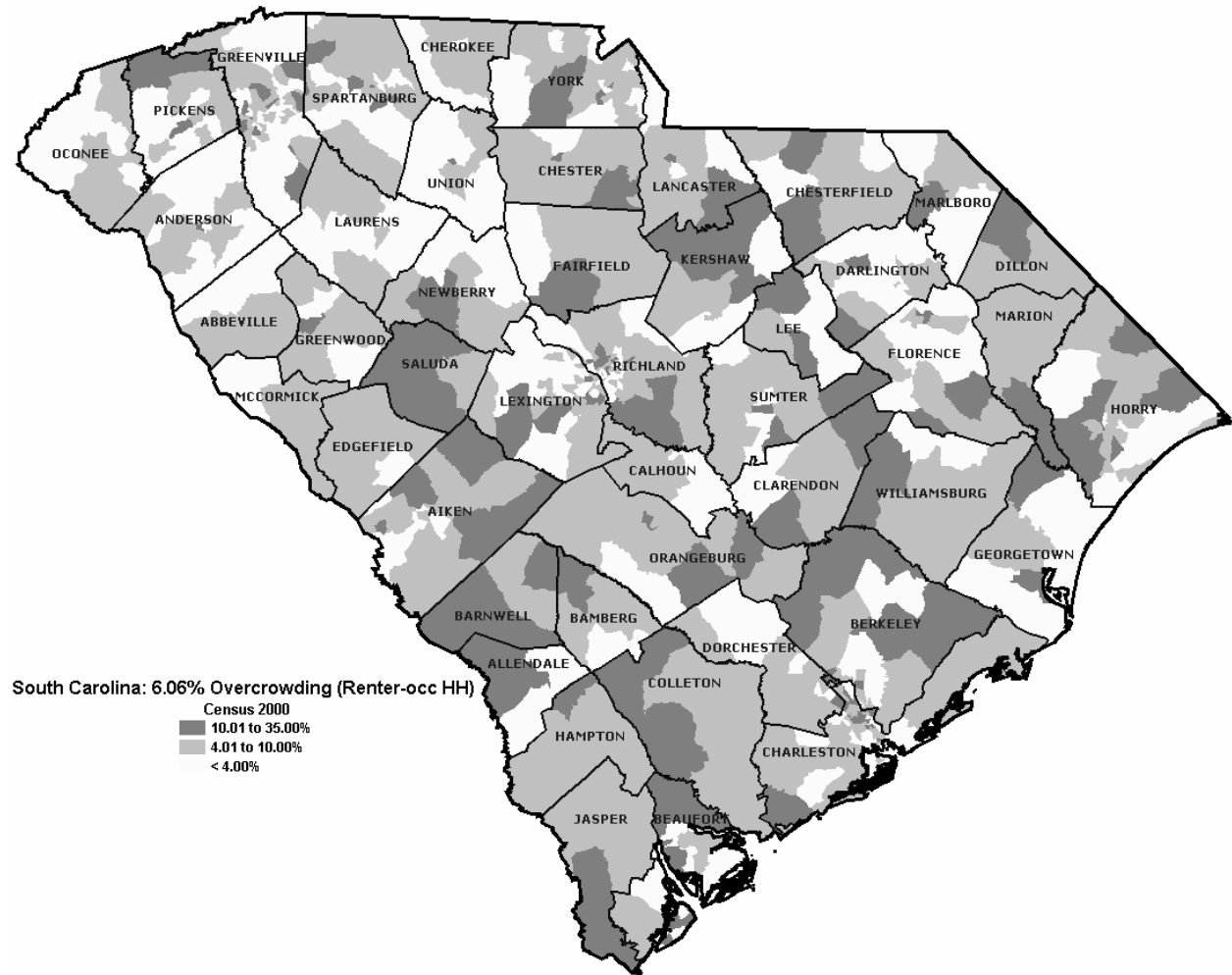
Fortunately, overcrowding in renter households, those with 1.01 to 1.50 persons per household, fell slightly in the last decade, from 17,321 to 17,094. Even so, severely overcrowded renter households increased substantially in the period, from 6,556 to 8,726. The Florence and Sumter MSAs had modest declines in severe renter overcrowding. While the amount of severe overcrowding increased modestly in non-MSA areas, these areas' percent share of overcrowding fell, as seen in Table I.12, below. This can be explained by severe renter overcrowding spreading to many other areas of the state.

Table I.12
Incidence of Overcrowding In Renter Occupied Housing by MSA
South Carolina: 1990 and 2000 Census

Metropolitan Statistical Areas	Renters: 1990 Census				Renters: 2000 Census			
	Persons per Room			Total	Persons per Room			Total
	<= 1	1.01 to 1.5	1.51 or more		<= 1	1.01 to 1.5	1.51 or more	
Anderson	12,997	614	173	13,784	14,958	445	179	15,582
Augusta-Richmond County	12,053	699	167	12,919	14,201	693	259	15,153
Charleston-North Charleston	62,526	2,674	1,234	66,434	65,620	2,504	1,473	69,597
Charlotte-Gastonia-Concord	12,420	616	196	13,232	15,291	750	365	16,406
Columbia	59,075	2,513	1,042	62,630	68,890	2,751	1,588	73,229
Florence	16,051	987	414	17,452	17,537	759	392	18,688
Greenville	53,078	1,955	461	55,494	61,349	2,075	1,077	64,501
Myrtle Beach-Conway-N Myrtle Beach	16,661	604	194	17,459	20,851	791	459	22,101
Spartanburg	24,121	1,113	310	25,544	25,666	1,262	453	27,381
Sumter	10,484	651	260	11,395	10,876	491	154	11,521
Non-MSA Areas	75,877	4,895	2,105	82,877	85,176	4,573	2,327	92,076
South Carolina	355,343	17,321	6,556	379,220	400,415	17,094	8,726	426,235

To enhance understanding of overcrowded distribution throughout the state, a geographic map presenting the share of overcrowded households in each Census Tract is shown in Diagram I.6, on the following page. Here, areas with the darkest shading represent Census Tracts with more than 10 percent of renter households as overcrowded or severely overcrowded. Some of these tracts have up to 35 percent of their renter households overcrowded or severely overcrowded.

Diagram I.6
Percent of Renter Occupied Households Experiencing Overcrowding By Census Tract
 South Carolina: 2000 Census



From the viewpoint of the MSAs, the Greenville MSA is notable for its severe overcrowding in renter households. Between 1990 and 2000 severe overcrowding more than doubled, from 461 to 1,077. Consequently, even while the rate of renter households has fallen from 30 to 27.8 percent during those 10 years, the degree of severe renter overcrowding has risen, from 1.7 percent to 2 percent of all renter households. This is now four times the rate of severe overcrowding seen in owner-occupied housing, a trend that is quite discouraging.

Table I.13, on the following page, presents the incidence of overcrowding seen in poor households. In 2000, South Carolina had 24 percent of its renter households in poverty, with 5.4 percent of these experiencing overcrowding or severe overcrowding. More than 36 percent of the renter households in poverty were located in non-MSA areas. About 10.3 percent of owner-occupied households were in poverty and 1 percent in overcrowded or severely overcrowded conditions. Certainly, households in poverty are more likely to be overcrowded.

Table I.13
Households in Poverty and Incidence of Overcrowding by Tenure by MSA
 South Carolina: 2000 Census

Metropolitan Statistical Areas	Renter Households				Owner Households			
	Persons per Room			Total	Persons Per Room			Total
	<= 1	1.01 to 1.5	1.51 or more		<= 1	1.01 to 1.5	1.51 or more	
Anderson	4,068	77	19	4,164	4,184	186	104	4,474
Augusta-Richmond County	4,279	174	99	4,552	4,078	367	117	4,562
Charleston-North Charleston	11,349	496	210	12,055	14,785	1,026	680	16,491
Charlotte-Gastonia-Concord	2,468	136	19	2,623	3,185	221	131	3,537
Columbia	11,761	433	124	12,318	15,826	1,091	696	17,613
Florence	6,346	248	172	6,766	5,619	369	214	6,202
Greenville	9,697	322	104	10,123	14,473	668	479	15,620
Myrtle Beach-Conway-N Myrtle Beach	4,335	116	80	4,531	4,261	282	161	4,704
Spartanburg	5,173	105	97	5,375	6,577	448	174	7,199
Sumter	2,891	128	61	3,080	2,775	205	80	3,060
Non-MSA Areas	35,237	1,656	702	37,595	27,559	2,153	995	30,707
South Carolina	97,604	3,891	1,687	103,182	103,322	7,016	3,831	114,169

In Table I.9, it was shown that occupied housing with incomplete plumbing declined from 16,626 units to 9,521 during the past decade. The 1990 and 2000 Census data indicate that both overcrowding and severe overcrowding in housing units with incomplete plumbing also declined. Overcrowding fell from 1,419 to 343 and severe overcrowding from 1,027 to 369. While the greatest incidence of these housing problems occur in non-MSA areas, the statewide share is small, less than .05 percent of the occupied housing stock, as noted in Table I.14, below.

Table I.14
Occupied Households with Incomplete Plumbing and Incidence of Overcrowding by MSA
 South Carolina: 1990 and 2000 Census

Metropolitan Statistical Areas	1990 Census				2000 Census			
	Persons per Room			Total	Persons Per Room			Total
	<= 1	1.01 to 1.5	1.51 or more		<= 1	1.01 to 1.5	1.51 or more	
Anderson	385	10	0	395	253	15	0	268
Augusta-Richmond County	472	58	44	574	274	15	10	299
Charleston-North Charleston	1,428	184	115	1,727	976	62	60	1,098
Charlotte-Gastonia-Concord	257	59	24	340	210	2	0	212
Columbia	1,658	117	107	1,882	1,288	59	41	1,388
Florence	1,072	94	89	1,255	438	21	6	465
Greenville	911	43	9	963	960	19	63	1,042
Myrtle Beach-Conway-N Myrtle Beach	585	51	54	690	397	38	29	464
Spartanburg	773	29	38	840	496	11	0	507
Sumter	503	46	30	579	234	7	0	241
Non-MSA Areas	6,136	728	517	7,381	3,283	94	160	3,537
South Carolina	14,180	1,419	1,027	16,626	8,809	343	369	9,521

A number of overcrowded households who previously resided in unsuitable housing units have been able to relocate to more suitable housing. This is a very positive trend.

E. Rental Rates and Value of Owner-Occupied Housing

Rental Rates

The median gross rent in South Carolina, as reported in the 2000 Census, was \$510 per month.¹⁰ County median gross rents varied rather significantly, from a low of \$291 in Williamsburg and \$299 in Bamberg to a high of \$690 in Beaufort and \$605 in Charleston. In fact, there are only seven more counties that exceed the state's median value: Greenville, Lexington, Berkeley, Dorchester, Richland, York, and Horry counties, as seen in Table I.15, below.

Table I.15
Median Gross Rent by County
South Carolina: 2000 Census

County	Median	County	Median	County	Median
Abbeville	367	Dillon	335	McCormick	304
Aiken	475	Dorchester	568	Marion	386
Allendale	305	Edgefield	361	Marlboro	342
Anderson	454	Fairfield	395	Newberry	385
Bamberg	299	Florence	452	Oconee	424
Barnwell	384	Georgetown	489	Orangeburg	389
Beaufort	690	Greenville	544	Pickens	479
Berkeley	562	Greenwood	440	Richland	570
Calhoun	370	Hampton	370	Saluda	394
Charleston	605	Horry	594	Spartanburg	485
Cherokee	401	Jasper	493	Sumter	461
Chester	409	Kershaw	455	Union	373
Chesterfield	391	Lancaster	427	Williamsburg	291
Clarendon	320	Laurens	448	York	581
Colleton	405	Lee	330		
Darlington	374	Lexington	548	South Carolina	510

In 2000, when the Decennial Census was taken, nearly 42,000 households paid no cash rent. However, the largest share of renters, about 33 percent statewide, selected housing that was in the \$400 to \$599 per-month range.¹¹

However, it is evident from data seen in Table I.16 on the following page, and county median gross rents, that rental housing varies significantly in price between MSAs. Non-MSA renters had the largest share selecting rental units that were less than \$200 per month, more than 10 percent, or 9,088 households. Another 29 percent of renter households in non-MSA areas, or nearly 26,000 households, paid gross rents between \$200 and \$399 per month. At the other extreme, the Charleston MSA had the largest share of renters paying more than \$1,000 per month, about 8 percent, or 5,574 households.

¹⁰ Median values are not available for the new MSAs but are reported by county in Volume II.

¹¹ Specified renter-occupied units include all renter-occupied units except 1-unit attached or detached houses on 10 acres or more. Gross rent includes utility and other related expenses.

Table I.16
Specified Renter Households by Monthly Gross Rent Range by MSA
 South Carolina: 2000 Census

Metropolitan Statistical Area	< 200	200-399	400-599	600-799	800-999	1000+	No Cash Rent	Total
Anderson	1,269	3,767	5,951	1,843	518	323	1,657	15,328
Augusta-Richmond County	979	3,734	5,380	2,403	564	227	1,657	14,944
Charleston-North Charleston	2,897	8,971	20,755	18,410	6,769	5,574	5,899	69,275
Charlotte-Gastonia-Concord	807	2,417	4,931	5,018	1,289	649	1,067	16,178
Columbia	3,735	10,811	25,769	18,087	6,002	2,830	5,336	72,570
Florence	1,573	5,566	6,460	1,662	480	400	2,324	18,465
Greenville	3,543	11,635	23,292	14,278	4,050	2,763	4,335	63,896
Myrtle Beach-Conway-N Myrtle Beach	743	2,784	6,749	6,342	2,543	960	1,762	21,883
Spartanburg	2,215	5,642	10,744	4,449	1,025	854	2,052	26,981
Sumter	647	2,668	3,974	1,221	418	280	2,251	11,459
Non-MSA Areas	9,088	25,999	26,151	9,198	3,634	2,553	13,544	90,167
South Carolina	27,496	83,994	140,156	82,911	27,292	17,413	41,884	421,146

Value of Owner-Occupied Housing

In 2000, the South Carolina median value of owner-occupied homes was \$94,900. Again, Beaufort County has the highest median value, \$213,900. Charleston, Horry, and York counties were in the same descending order as the rentals, but with median home values of \$130,200, \$119,700 and \$119,600 respectively. Allendale has the lowest median home value, \$46,900, with Marlboro and Lee coming in next, with \$54,900 and \$56,400, respectively. These statistics can be seen in Table I.17, below.

Table I.17
Median Value of Owner-Occupied Homes by County
 South Carolina: 2000 Census

County	Median	County	Median	County	Median
Abbeville	70,600	Dillon	60,700	McCormick	70,700
Aiken	87,600	Dorchester	104,600	Marion	63,500
Allendale	46,900	Edgefield	83,400	Marlboro	54,900
Anderson	88,200	Fairfield	69,900	Newberry	78,000
Bamberg	61,800	Florence	85,200	Oconee	97,500
Barnwell	66,600	Georgetown	114,700	Orangeburg	72,600
Beaufort	213,900	Greenville	111,800	Pickens	96,100
Berkeley	91,300	Greenwood	81,200	Richland	98,700
Calhoun	72,500	Hampton	62,300	Saluda	74,000
Charleston	130,200	Horry	119,700	Spartanburg	91,100
Cherokee	74,100	Jasper	77,600	Sumter	78,700
Chester	62,800	Kershaw	88,000	Union	61,900
Chesterfield	65,900	Lancaster	77,100	Williamsburg	63,300
Clarendon	77,700	Laurens	74,800	York	119,600
Colleton	73,200	Lee	56,400		
Darlington	74,100	Lexington	106,300	South Carolina	94,900

It is interesting to note the value range of owner-occupied units by MSA. In several MSAs, the number of housing units having a value of between \$50,000 to \$79,000 exceed those in the range of \$80,000 to \$99,999. In particular, there are nearly twice as many homes in non-MSA areas with a value of \$50,000 to \$79,000 as compared with those valued at \$80,000 to \$99,999. On the other hand, the largest segment of value range appears to be homes in the \$100,000 to \$199,999

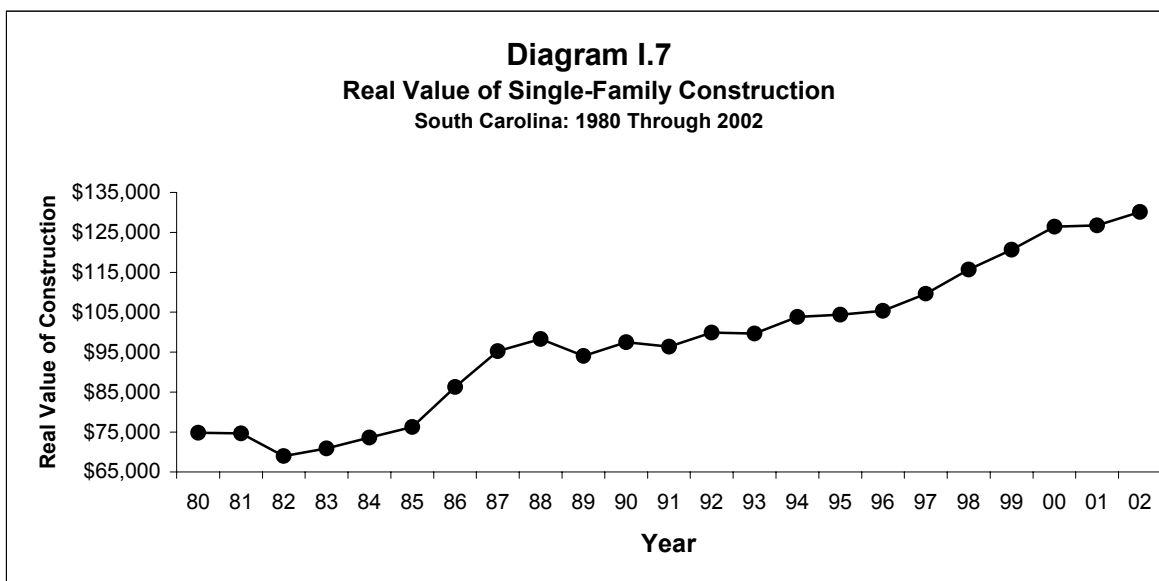
range. This category represents one third of all homes for which a value was computed. These data are presented in Table I.18, below.

Table I.18
Number of Units by Value of Owner-Occupied Unit by MSA
 South Carolina: 2000 Census

Metropolitan Statistical Area	Less Than \$10,000	\$10,000–\$29,999	\$30,000–\$49,999	\$50,000–\$79,999	\$80,000–\$99,999	\$100,000–\$199,999	\$200,00 or More	Total
Anderson	158	1,746	3,858	8,963	6,627	11,335	2,971	35,658
Augusta-Richmond County	198	1,317	3,453	9,344	6,309	10,151	2,624	33,396
Charleston-North Charleston	345	1,621	5,946	21,462	17,674	39,895	19,931	106,874
Charlotte-Gastonia-Concord	27	551	1,448	5,412	5,105	14,910	5,609	33,062
Columbia	294	2,643	7,558	30,005	27,038	46,762	16,237	130,537
Florence	360	1,800	4,798	10,797	5,980	9,503	2,946	36,184
Greenville	244	3,045	8,289	23,214	20,875	45,917	14,797	116,381
Myrtle Beach-Conway-N Myrtle Beach	124	779	1,227	5,341	6,364	18,159	5,731	37,725
Spartanburg	234	1,891	4,799	13,841	10,776	17,756	4,740	54,037
Sumter	137	771	2,438	5,814	3,307	4,626	741	17,834
Non-MSA Areas	1,931	13,352	26,134	50,048	26,114	41,140	23,502	182,221
South Carolina	4,052	29,516	69,948	184,241	136,169	260,154	99,829	783,909

Value of Single-Family New Construction

The permit data reviewed at the onset of this report also contain the value of construction associated with the building permit. It excludes the cost of the land and related lot and infrastructure development costs. However, the value of single-family new construction in South Carolina, in real dollar terms, has continued to rise in the last 23 years. As seen in Diagram I.7, below, new construction costs have increased from \$74,820 in 1980 to \$130,150 in 2002, although construction costs suffered as slight decline during the 1980-81 recession.



However, costs of new construction vary significantly by MSA. Interestingly, non-MSA areas had the highest real value of construction in 2002, exceeding \$173,000 per single-family unit. The Charleston and Charlotte MSAs each had the next highest value of new construction, with

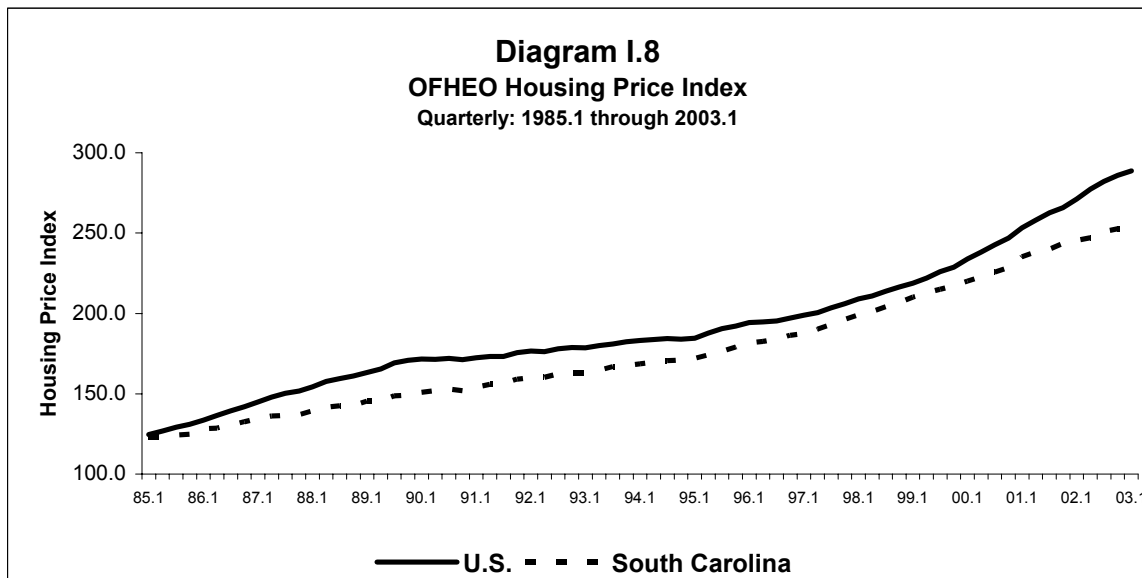
\$153,850 and \$147,180 respectively. The area with the lowest value of construction in 2002 was the Spartanburg MSA, with just \$90,440, as seen in Table I.19, below.

Table I.19
Real Value of Single-Family Construction in South Carolina by MSA
 Selected Years 1980 Through 2002, \$1,000s of Real 2002 Dollars

Metropolitan Statistical Areas	1980	1985	1990	1995	1996	1997	1998	1999	2000	2001	2002
Anderson	80.98	68.46	89.15	99.74	105.11	110.97	116.21	114.70	116.88	121.62	113.90
Augusta-Richmond County	66.22	67.80	116.37	105.16	106.15	104.24	111.62	110.86	111.77	101.74	106.90
Charleston-North Charleston	79.46	84.94	105.09	130.74	133.49	141.01	155.93	150.69	163.37	159.89	153.85
Charlotte-Gastonia-Concord	91.49	64.64	97.70	115.58	118.22	117.24	130.97	135.11	132.50	139.53	147.18
Columbia	71.74	83.10	93.69	85.24	87.19	86.92	93.76	102.23	96.29	99.69	98.51
Florence	64.20	57.68	92.58	90.41	94.98	94.83	94.56	94.37	90.79	96.16	123.46
Greenville	78.32	90.98	98.30	95.02	90.69	94.71	97.65	95.42	103.71	104.24	102.58
Myrtle Beach-Conway-N. Myrtle Beach	74.86	66.58	83.33	91.73	95.28	99.96	104.81	114.78	119.99	117.22	126.75
Spartanburg	85.51	75.20	83.21	87.85	89.18	88.38	87.65	90.54	90.03	90.07	90.44
Sumter	72.59	67.17	69.30	72.42	74.25	79.80	83.59	102.19	99.29	101.18	96.35
Non-MSA Areas	69.03	74.70	101.37	126.30	125.41	132.06	137.07	146.08	163.14	160.70	173.51
Total South Carolina	74.82	76.32	97.46	104.35	105.35	109.67	115.76	120.66	126.46	126.73	130.15

Housing Price Index

The Office of Federal Housing Enterprise Oversight (OFHEO), the regulatory agency for Fannie Mae and Freddie Mac, tracks average house price changes for single family homes and publishes a Housing Price Index (HPI) reflecting price movements on a quarterly basis. This index is a weighted repeat sales index, meaning that it measures average price changes in repeat sales or refinancing on the same properties. This information is obtained by reviewing repeat mortgage transactions on single-family properties whose mortgages have been purchased or securitized by Fannie Mae or Freddie Mac since January 1975.¹²



There are more than 21.2 million repeat transactions in this database, which is computed monthly. All indexes, whether state or national, have been set equal to 100 as of the last quarter

¹² Office of Federal Housing Enterprise Oversight, news release, June 2, 2003.

of 1980. Diagram I.8, above, presents the quarterly data from 1985 through 2003. As seen therein, the South Carolina Index was very close to the U.S. index in the first quarter of 1985, but has lagged behind prices seen nationally. Furthermore, in the last few years, South Carolina property prices covered by this index have fallen further behind the nation. This indicates that the cost of purchasing a home is rising more slowly in South Carolina than national trends.

F. Cost Burdens

Cost burden refers to the percentage of household income that is spent on housing, from 30 up to 50 percent. A severe cost burden is experienced when a household spends more than 50 percent of its income on housing. These statistics are reported in the 2000 Census.¹³

Renters

Statewide, some 16 percent, or 67,360 renter households, spend 50 percent or more of their income on housing. The Sumter MSA has the smallest percentage of households severely cost burdened, while the Charleston MSA has the greatest percent, 17.9. Still, the non-MSA areas have the greatest number of severely cost burdened renter households, 13,506. The Florence MSA also has a high percentage of renters experiencing a severe cost burden, 17.4 percent, or 3,218 more households. These data are presented in Table I.20, below.

Table I.20
Gross Rent As a Percent of Household Income by MSA
South Carolina: 2000 Census

Metropolitan Statistical Area	Specified Renter-Occupied Units: Percent of Household Income						Total
	Less than 20 percent	20 to 24 percent	25 to 29 percent	30 to 49.9 percent	50 percent or more	Not computed	
Anderson	5,251	1,637	1,404	2,501	2,434	2,101	15,328
Augusta-Richmond County	5,201	1,688	1,205	2,432	2,411	2,007	14,944
Charleston-North Charleston	21,186	8,374	6,270	13,255	12,386	7,804	69,275
Charlotte-Gastonia-Concord	5,631	2,473	1,484	2,851	2,362	1,377	16,178
Columbia	24,007	9,464	7,287	13,344	11,508	6,960	72,570
Florence	6,428	1,693	1,255	2,942	3,218	2,929	18,465
Greenville	22,276	8,223	5,842	11,020	10,631	5,904	63,896
Myrtle Beach-Conway-N Myrtle Beach	6,947	2,908	2,171	4,390	3,245	2,222	21,883
Spartanburg	9,712	3,181	2,537	4,613	4,158	2,780	26,981
Sumter	3,640	1,136	1,044	1,590	1,501	2,548	11,459
Non-MSA Areas	29,873	9,250	7,189	13,945	13,506	16,404	90,167
South Carolina	140,152	50,027	37,688	72,883	67,360	53,036	421,146

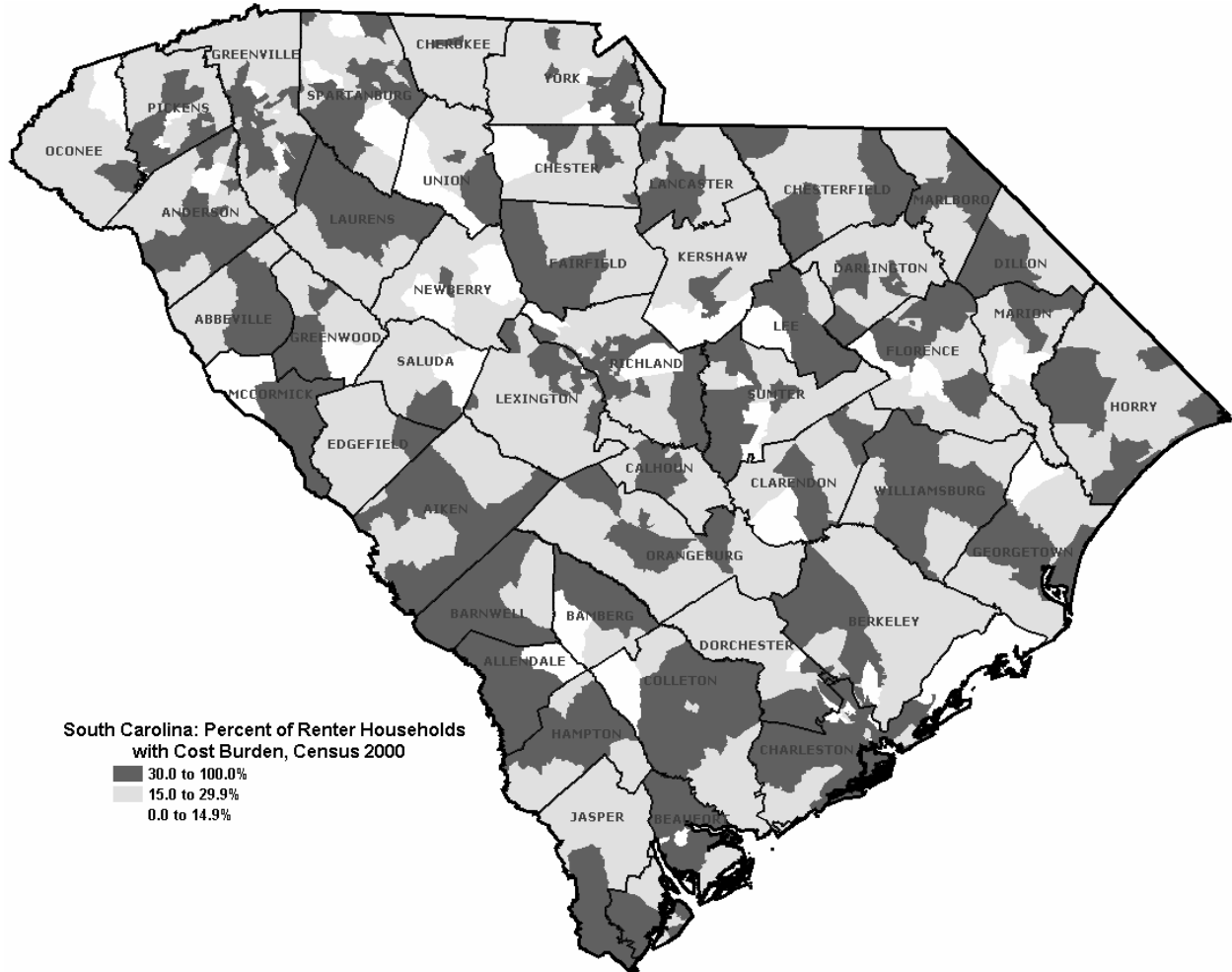
Those households that spend from 30 to 50 percent of their income on housing represent another 17.3 percent of all renter households. Again, the Sumter MSA has the smallest share of cost burdened households, with 13.9 percent. The Charleston MSA has the highest, with 19.1 percent. Overall, one third, or 33.3 percent, of all renter households in South Carolina are either cost burdened or severely cost burdened.

Cost burdened and severely cost burdened households are broadly distributed throughout the state. To illustrate how broadly this housing problem is spread, Diagram I.9 presents a

¹³ Data represents specified renter- or owner-occupied units except 1-unit attached or detached houses on 10 acres or more. Data is not computed for those households that lack income. Costs for renters include utilities and related expenditures. For homeowners, selected monthly costs include principle, interest, insurance, taxes, and related energy and utility service costs.

geographic map showing renter households in each Census Tract experiencing a cost burden during 2000. Those areas with the darkest shade indicated that more than 30 percent of all renter households in the Tract did so. Obviously, cost burdens are a problem for renters throughout much of South Carolina.

Diagram I.9
Percent Share of Renter Households Experiencing a Cost Burden by Census Tract
South Carolina: 2000 Census



In 1990, a slightly smaller percentage of renter households experienced a cost burden or severe cost burden, 32.9 percent. At that time, the Sumter MSA had 32.4 percent of its renter households spending more than 30 percent of their income on housing. Fortunately, this decreased to 30.0 percent in 2000. The Charleston MSA has remained the highest, increasing from 35.5 percent to 37 percent. This is an unfortunate trend for several areas, including Spartanburg and Columbia. The 1990 data are presented in Table I.21, on the following page.¹⁴

¹⁴ The 1990 Census reported only these categories for cost burden analysis: 30 to 34 percent and 35 or more percent.

Table I.21
Gross Rent As a Percent of Household Income by MSA
South Carolina: 1990 Census

Metropolitan Statistical Area	Specified Renter-Occupied Units: Percent of Household Income						Total
	Less than 20 percent	20 to 24 percent	25 to 29 percent	30 to 34 percent	35 percent or more	Not computed	
Anderson	4,726	1,800	1,272	955	3,312	1,306	13,371
Augusta-Richmond County	4,508	1,533	1,145	886	3,004	1,375	12,451
Charleston-North Charleston	20,636	9,097	7,555	4,910	18,413	5,136	65,747
Charlotte-Gastonia-Concord	4,476	1,708	1,382	905	3,442	977	12,890
Columbia	20,012	8,990	6,879	4,860	15,871	4,991	61,603
Florence	5,025	1,980	1,530	1,120	4,811	2,275	16,741
Greenville	20,360	7,458	5,361	3,755	13,440	3,987	54,361
Myrtle Beach-Conway-N Myrtle Beach	4,867	2,344	1,812	1,225	4,551	2,179	16,978
Spartanburg	9,326	3,371	2,691	1,796	5,828	1,874	24,886
Sumter	3,054	1,282	1,037	904	2,692	2,137	11,106
Non-MSA Areas	25,402	9,018	7,230	4,868	19,918	12,291	78,727
South Carolina	122,392	48,581	37,894	26,184	95,282	38,528	368,861

At the same time, the number of renters age 65 or older spending more than 30 percent of their income on housing declined over the last decade, from 45.6 percent to 42.4 percent; although the absolute size of the group is larger, rising from 46,852 in 1990 to 50,705 in 2000. However, the Charleston MSA saw an increasing share, as did the Anderson MSA.¹⁵

Homeowners

Selected monthly costs for homeowners as a percentage of household income are reported in the 2000 Census.¹⁶ Statewide, there are 56,665 homeowner households that spend 50 percent or more of their income on housing. This represents 7.2 percent of all selected homeowner households. Of those households that have a mortgage, 11 percent are at risk of losing their homes. Of those that do not have a mortgage, just 4 percent face a severe cost burden. For that group, though, it is likely that the dwelling is suffering from deferred maintenance and may be falling into disrepair.

Table I.22
Selected Monthly Owner Costs As a Percent of Household Income by MSA
South Carolina: 2000 Census

Metropolitan Statistical Area	Specified Owner-Occupied Units: Percent of Household Income						Total
	Less than 20 percent	20 to 24 percent	25 to 29 percent	30 to 49 percent	50 percent or more	Not computed	
Anderson	21,773	4,469	2,705	4,018	2,185	508	35,658
Augusta-Richmond County	20,283	4,295	2,537	3,724	2,120	437	33,396
Charleston-North Charleston	56,659	15,152	10,043	14,612	9,218	1,190	106,874
Charlotte-Gastonia-Concord	18,423	5,337	3,021	4,053	1,968	260	33,062
Columbia	74,670	17,838	11,213	17,021	8,652	1,143	130,537
Florence	22,061	4,164	2,593	4,031	2,740	595	36,184
Greenville	69,097	15,677	9,847	13,166	7,497	1,097	116,381
Myrtle Beach-Conway-North Myrtle Beach	21,428	4,603	3,282	5,253	2,772	387	37,725
Spartanburg	31,657	7,164	4,646	6,438	3,537	595	54,037
Sumter	10,746	2,169	1,459	1,929	1,267	264	17,834
Non-MSA Areas	109,656	19,433	13,594	21,823	14,709	3,006	182,221
South Carolina	456,453	100,301	64,940	96,068	56,665	9,482	783,909

¹⁵ Additional details about these data can be seen in Appendix A of this document.

¹⁶ Data separating those with a mortgage from those households without a mortgage is presented in Appendix A to this document.

The Charleston MSA has the highest percentage of these at-risk homeowners, those spending 50 percent or more of their income on housing, with 8.6 percent or 9,218 households. However, the region with the greatest number of households at-risk is the non-MSA area, with some 14,709 households. The Columbia MSA also has a high frequency of financially troubled homeowners, as there are 8,652 more homeowners at risk. These statistics are seen in Table I.22, on the previous page.

Unfortunately, between 1990 and 2000, the share of homeowners facing either a cost burden or severe cost burden rose from 17.4 percent to 19.4 percent of all homeowner households, as noted in Table I.23, below. In the Charleston MSA, the share of homeowners facing either of these two types of cost burdens went from 21.4 to 22.3 percent of all homeowners. Generally speaking, housing costs, as a percent of income, seem to be rising in South Carolina. This tends to place undue risks on both renter and homeowner households, as well as the long-term integrity of the state’s housing stock.

Table I.23
Selected Monthly Owner Costs As a Percent of Household Income by MSA
 South Carolina: 1990 Census

Metropolitan Statistical Area	Specified Owner-Occupied Units: Percent of Household Income						Total
	Less than 20 percent	20 to 24 percent	25 to 29 percent	30 to 34 percent	35 percent or more	Not computed	
Anderson	19,378	3,960	2,341	1,448	2,888	119	30,134
Augusta-Richmond County	17,206	3,573	2,149	1,184	2,843	239	27,194
Charleston-North Charleston	43,352	13,093	8,620	5,073	12,878	864	83,880
Charlotte-Gastonia-Concord	14,260	3,545	1,997	1,244	2,554	167	23,767
Columbia	58,442	14,659	9,445	5,412	12,131	606	100,695
Florence	18,600	3,737	2,426	1,577	4,162	370	30,872
Greenville	58,366	12,473	6,948	4,069	8,504	480	90,840
Myrtle Beach-Conway-North Myrtle Beach	12,835	3,051	2,254	1,371	3,851	140	23,502
Spartanburg	28,992	5,806	3,175	1,948	4,214	320	44,455
Sumter	7,966	2,063	1,486	813	2,212	174	14,714
Non-MSA Areas	95,066	17,228	11,292	7,182	20,680	1,802	153,250
South Carolina	374,463	83,188	52,133	31,321	76,917	5,281	623,303

G. Military Personnel and Military Housing

Military Personnel

According to the 2000 Census, there are nearly 36,000 personnel in the U.S. Armed Forces located in South Carolina. The areas with the highest concentrations are the Charleston MSA, with 10,922, and the Columbia MSA, with 10,226. Together, these two areas comprise nearly 60 percent of the population in the armed forces.

Table I.24
Population Age 18-64 In The Armed Forces By Gender By MSA
 2000 Census

Metropolitan Statistical Area	Total Population in Military	Male	Female
Anderson	73	46	27
Augusta-Richmond County	235	191	44
Charleston-North Charleston	10,922	9,712	1,210
Charlotte-Gastonia-Concord	49	49	0
Columbia	10,226	6,985	3,241
Florence	119	99	20
Greenville	303	276	27
Myrtle Beach-Conway-N Myrtle Beach	75	42	33
Spartanburg	85	73	12
Sumter	3,920	3,157	763
Non-MSA Areas	9,715	8,309	1,406
South Carolina	35,722	28,939	6,783

The 2000 Census reported the number of persons residing in military quarters. About 17,102 persons were in military quarters, the majority of which, some 16,903, are in barrack-style arrangements and are primarily in the Charleston and Columbia MSAs, as seen in Table I.25.

Table I.25
Population In Military Quarters by MSA
2000 Census

Metropolitan Statistical Area	Military Quarters	On Base	Barracks, etc.	Transient Quarters	Military Ships
Anderson	0	0	0	0	0
Augusta-Richmond County	0	0	0	0	0
Charleston-North Charleston	3,439	3,336	3,251	85	103
Charlotte-Gastonia-Concord	0	0	0	0	0
Columbia	7,079	7,079	7,074	5	0
Florence	0	0	0	0	0
Greenville	0	0	0	0	0
Myrtle Beach-Conway-N Myrtle Beach	0	0	0	0	0
Spartanburg	0	0	0	0	0
Sumter	830	830	824	6	0
Non-MSA Areas	5,754	5,754	5,754	0	0
South Carolina	17,102	16,999	16,903	96	103

The significant difference between these two tables indicates a fairly large need for affordable housing for members of the U.S. armed services, particularly in the Charleston and Columbia MSAs and selected regions within non-MSA areas.

Military Housing Inventory

On-base military housing in South Carolina consists of single-family detached units, single-family attached units (duplex, triplex, fourplex), multifamily (apartment) units, manufactured housing, and barracks or group housing units for bachelor personnel. On-base military housing in South Carolina that is not group quarters consists of 8,694 housing units, with 342 additional mobile home lots. These are distributed among the following installations:

- Fort Jackson, 1,260 units;
- Naval Weapons Station Charleston, 2,005 units, with an additional 60 mobile home lots;
- Charleston Air Force Base, 1,347 units;
- Fort Gordon, Augusta, GA, 876 units;
- Marine Corps Recruiting Station Parris Island, 228 units, plus 125 mobile home lots;
- Marine Corps Air Station, Beaufort, 1,276 units, plus 157 mobile home lots;
- Shaw Air Force Base, 1,702 units.

There are no on-base housing units at McEntire Air National Guard Station or at any South Carolina Army National Guard installation.

All facilities have a waiting list for on-base housing, with wait times ranging from one to 24 months and occasionally “indefinite”. This implies a level of demand consistently exceeding the available supply of military on-base housing. It further indicates that local private housing markets must be researched by incoming personnel.

Housing Assistance

Each military base providing on-site housing also has a Housing Office, where personnel go to receive assistance in locating a home in the surrounding community, apply for on-base housing, as well as utilize other housing resources. According to the Defense Technical Information Center (DTIC), a Basic Allowance for Housing (BAH) is granted to military personnel for off-base housing expenses. This allowance varies and is based on geographic duty location, pay grade and dependency status. All branches of the armed forces offer the Exceptional Family Member Program (EFMP), designed for any family member of an active duty soldier with a medical, educational or learning disability.

Of the base literature reviewed, only Fort Gordon, GA, whose personnel live in some portions of South Carolina, mentioned a Realtor Partnership Program. This is manifested in an on-post Century 21 Realty service center, and is designed to help military personnel find and purchase homes near their installations. This partnership is in addition to the standard Housing Office, which maintains a list of available off-base housing and manages other aspects of military housing. This model offers the State Housing Authority one way of facilitating the provision of affordable housing to armed services members stationed in other areas of South Carolina.

Base Realignment and Closure

Congress created the Base Realignment and Closure (BRAC) process to assist the Department of Defense in adapting a base's structure because of fluctuations in forces, organizational makeup, or other changes. The DOD uses set criteria to evaluate and rank each base as a nominee for realignment or closure, including military value, return on investment, environmental impact and economic effect on surrounding communities.

Of some note is the scheduled privatization of Shaw Air Force Base, located in central South Carolina. A current plan would demolish 804 of the existing units, replacing only 549. Shaw housing information indicates a need for 3,043 units for military families now stationed at Shaw, with just 1,702 units to fill the demand. Some 1,341 units are demanded off base. Should the current plan for demolition and refurbishment take place, the demand for off-base housing will grow to approximately 1,596 units over the long term, with short term displacement issues of up to 804 households.

E. Summary

During the past 20 years, housing production has predominately been focused on single-family units, except for a short period between 1982 and 1986. Today, some 98 percent of homeowners occupy one-unit dwellings, either single-family attached units, detached units, or mobile homes. Furthermore, another 54 percent of renters occupy this type of dwelling. In the last 10 years, 83 percent of the net change in occupied households has been in single-family detached, attached or mobile homes. Demand is strong for this type of housing, whether from homeowners or renters. Furthermore, rental vacancy rates have risen slightly in the last decade, as homeownership has soared to 72.2 percent of all occupied housing units.

These statistics imply that South Carolinians prefer single family homes and want to own their own homes.

Renters, on the other hand, tend to live in older, smaller housing units. Furthermore, a disproportionately higher share of renters reside in overcrowded housing units and the number of renter households that reside in severely overcrowded units has been rising, although this is also rising for homeowners as well.

Renters tend to also reside in a disproportionately higher share of unsuitable housing units. However, renters that resided in unsuitable units declined over the last decade.

A significant number of renter households spend more than 50 percent of their income on housing, implying that there are many households at-risk of losing their residence. This is also true of homeowners with a mortgage. Homeowners without a mortgage spending more than 50 percent of their income on housing are likely having difficulty conducting proper and periodic maintenance on the dwellings. This latter event is likely to be causing a threat to the integrity of portions of the South Carolina housing stock.

Section II – Economic Influences in South Carolina

A. Labor Force and Unemployment

Labor Force

Between 1991 and 2002, the labor force in South Carolina swelled by nearly 200,000, reaching 1,968,479 persons either working or seeking work. The MSA with the greatest increase was Columbia, which increased 39,025, or 19.5 percent in the period. While non-MSA areas comprised 22.9 percent of the state's labor force in 2002, the region captured only 12.9 percent of the labor force expansion. Relative to its size, though, the Myrtle Beach MSA grew significantly, rising 29,483 even though it still comprised just 5.4 percent of the state's labor force in 2002. These data are presented in Table II.1, below.

Table II.1
Labor Forces Statistics in South Carolina by MSA
BLS Selected Years: 1991-2002

Metropolitan Statistical Area	1991	1996	2000	2001	2002
Anderson	76,438	81,487	84,094	85,211	83,416
Augusta-Richmond County	71,428	71,938	75,547	73,641	73,903
Charleston-North Charleston	243,661	243,257	275,836	275,137	281,017
Charlotte-Gastonia-Concord	73,347	81,596	90,048	88,949	91,730
Columbia	295,273	310,591	329,188	331,797	334,298
Florence	88,697	94,281	94,016	90,936	93,560
Greenville	254,292	269,435	283,911	282,877	277,964
Myrtle Beach-Conway-N Myrtle Beach	77,447	93,724	105,626	102,090	106,930
Spartanburg	120,859	128,009	131,398	130,896	129,257
Sumter	41,993	45,156	47,755	45,316	45,579
Non-MSA Areas	425,096	445,532	458,498	445,140	450,828
South Carolina	1,768,528	1,865,007	1,975,919	1,951,986	1,968,479

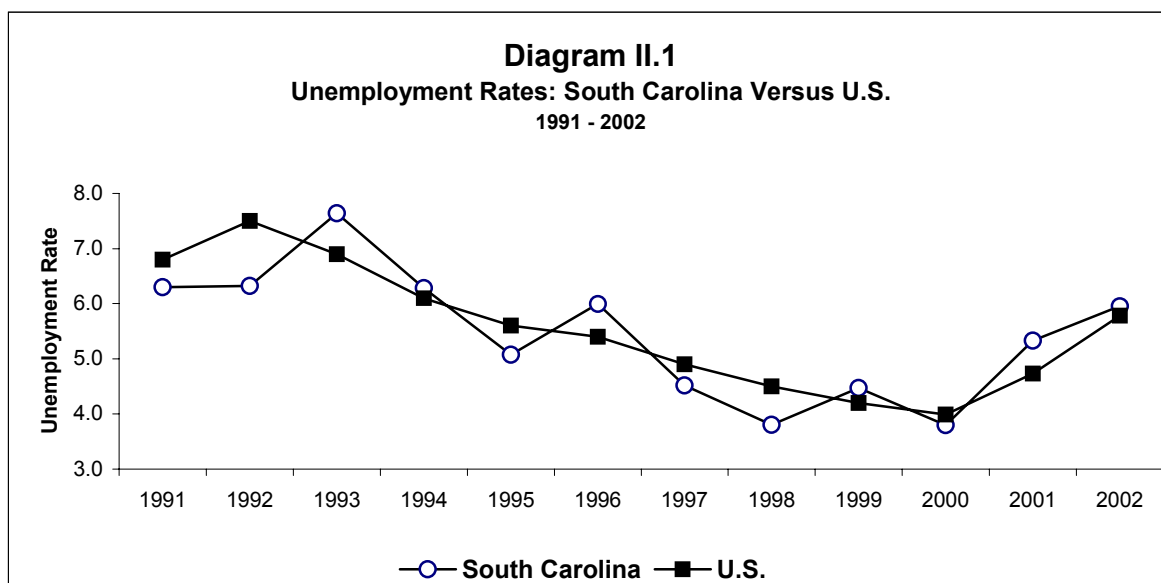
Unfortunately, the total number of persons employed peaked in 2000, when 1,900,817 were working. Since that time, most MSAs have shed jobs, with non-MSA areas losing the most, 18,750, in the two-year period. Interestingly, the Charleston, Columbia, and Myrtle Beach MSAs have been able to eke out a small increase, as seen in Table II.2, below.

Table II.2
Employment Statistics in South Carolina by MSA
BLS Selected Years: 1991-2002

Metropolitan Statistical Area	1991	1996	2000	2001	2002
Anderson	71,643	77,454	81,890	80,487	78,094
Augusta-Richmond County	67,325	66,835	72,528	69,641	70,096
Charleston-North Charleston	233,220	229,863	267,600	265,086	269,839
Charlotte-Gastonia-Concord	69,295	77,268	86,796	84,333	85,433
Columbia	280,144	297,275	319,741	319,602	320,564
Florence	82,773	86,117	89,121	85,199	87,001
Greenville	240,816	258,626	277,809	271,554	263,302
Myrtle Beach-Conway-N Myrtle Beach	71,709	88,612	101,833	97,279	102,029
Spartanburg	114,266	121,865	126,867	124,097	120,407
Sumter	38,049	42,239	45,527	42,012	42,098
Non-MSA Areas	387,866	407,090	431,104	408,656	412,354
South Carolina	1,657,104	1,753,247	1,900,817	1,847,944	1,851,214

Unemployment Rates

The net effect of an increasing labor force and a decline in the number of persons employed is a rise in the unemployment rate. Diagram II.1, below, displays how South Carolina compares with the national economy in this regard. During the last 12 years, South Carolina has tracked well with the overall national trends, with both having about a 6 percent unemployment rate in 2002.



Unfortunately, some areas have higher unemployment rates. The non-MSA areas, having shed nearly 19,000 jobs, have seen their unemployment rate jump 2.5 percent in the last two years, reaching 8.5 percent in 2002. Spartanburg has risen from 3.4 percent in 2000 to 6.8 percent in 2002, and Greenville has jumped from 2.1 percent in 2000 to 5.3 percent in 2002, as seen in Table II.3, below.

Table II.3
Unemployment Rates in South Carolina by MSA
BLS: 1991 Through 2002

Metropolitan Statistical Area	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Anderson	6.3	5.5	5.8	5.5	4.0	4.9	3.7	3.0	3.1	2.6	5.5	6.4
Augusta-Richmond County	5.7	6.2	8.0	6.3	7.1	7.1	5.8	4.5	5.0	4.0	5.4	5.2
Charleston-North Charleston	4.3	5.5	6.6	6.1	5.0	5.5	4.0	2.9	3.4	3.0	3.7	4.0
Charlotte-Gastonia-Concord	5.5	6.0	6.6	4.4	3.6	5.3	4.1	3.7	4.1	3.6	5.2	6.9
Columbia	5.1	5.2	6.4	4.7	3.8	4.3	3.2	2.6	3.0	2.9	3.7	4.1
Florence	6.7	7.6	10.4	8.8	7.1	8.7	6.1	5.1	6.1	5.2	6.3	7.0
Greenville	5.3	5.2	5.6	4.3	2.9	4.0	2.7	2.3	2.8	2.1	4.0	5.3
Myrtle Beach-Conway-N Myrtle Beach	7.4	7.6	9.5	7.2	5.0	5.5	4.6	3.8	3.9	3.6	4.7	4.6
Spartanburg	5.5	4.8	5.4	4.4	3.7	4.8	3.8	3.3	4.3	3.4	5.2	6.8
Sumter	9.4	7.7	9.1	7.9	5.9	6.5	5.5	4.6	5.5	4.7	7.3	7.6
Non-MSA Areas	8.8	8.3	10.3	8.8	7.3	8.6	6.6	6.0	7.1	6.0	8.2	8.5
South Carolina	6.3	6.3	7.6	6.3	5.1	6.0	4.5	3.8	4.5	3.8	5.3	6.0

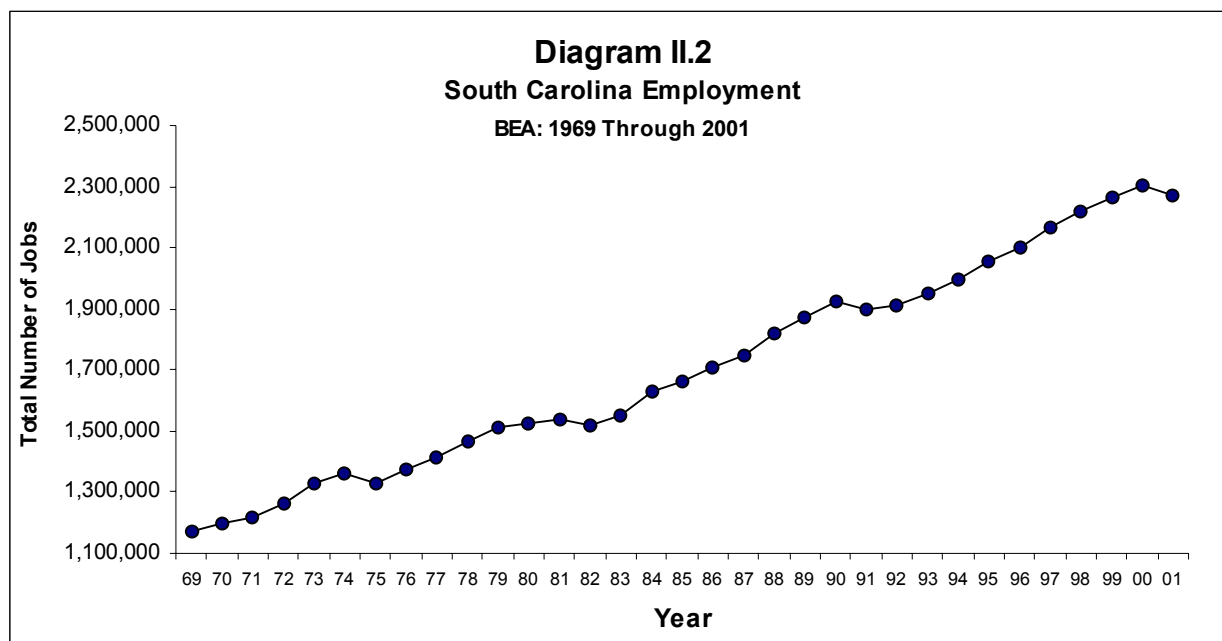
Taken together, these statistics indicate that the labor force has experienced some setbacks in the last year or two. With the seasonally adjusted July 2003 unemployment rate at 7.0 percent and the July 2002 unemployment rate of 5.8 percent, South Carolina ranks second in the nation for severity of year-to-year unemployment rate changes.

B. Employment and Personal Income

Another source of employment and income statistics has been collected from the U.S. Bureau of Economic Analysis. In general, these data are more comprehensive than the Bureau of Labor Statistics data presented above, as the data are culled from a variety of sources, including income tax records. Sole proprietorships, agricultural and domestic worker jobs are all included, as are all sources of personal income, such as wages, dividends, interest, rents and (welfare) transfer payments.¹⁷ However, the data take a little longer to compile and release. Hence, the most recent information that is available for the state is 2001.

BEA Employment

Diagram II.2 presents 32 years of employment data for South Carolina. It is very easy to see each of the national recessions in these data: the oil-crises in 1974 and 1975, and the recessions of 1981-82, 1991-92, and now, the 2001-02 economic slowdown. In the last two years, 30,562 South Carolina jobs evaporated.



In fact, only one MSA was able to eke out a slight increase in the number of jobs, the Augusta-Richmond County MSA, which saw a very modest rise of 333 jobs between 2000 and 2001, as seen in Table II.4, on the following page.¹⁸ All of the other MSAs, including the Non-MSA areas, lost jobs. The MSA with the largest job loss was Greenville, which saw 8,716 jobs eliminated. The non-MSA areas lost 7,349 and the Columbia MSA lost an additional 5,094 jobs. Obviously, the health and vitality of South Carolina's economy has declined and unemployment has risen over the last two years.

¹⁷ Employment is by place of work and is a count of jobs, not persons.

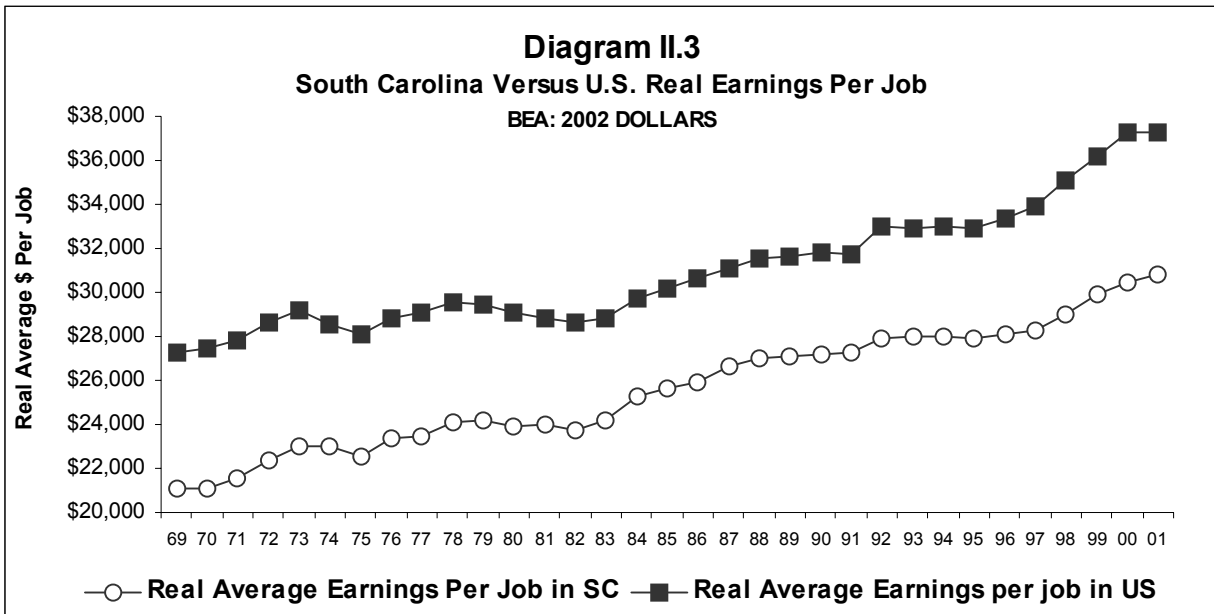
¹⁸ Employment and income statistics for each of the MSAs is tabulated in Appendix B of this document.

Table II.4
Employment in South Carolina by MSA
 BEA Selected Years: 1970-2001

Metropolitan Statistical Area	1970	1980	1990	2000	2001
Anderson	47,459	60,278	68,381	85,355	84,725
Augusta-Richmond County	41,194	53,031	80,771	85,039	85,372
Charleston-North Charleston	152,019	209,800	291,237	326,736	325,372
Charlotte-Gastonia-Concord	38,138	47,825	61,881	78,761	77,838
Columbia	198,403	267,906	345,134	426,795	421,701
Florence	68,220	82,124	94,492	110,370	109,876
Greenville	170,861	231,982	298,951	366,404	357,688
Myrtle Beach-Conway-N Myrtle Beach	33,513	56,424	88,004	127,143	125,470
Spartanburg	83,182	106,912	130,220	149,228	146,423
Sumter	36,300	40,192	48,725	56,601	54,754
Non-MSA Areas	326,699	370,568	418,579	489,303	481,954
South Carolina	1,195,988	1,527,042	1,926,375	2,301,735	2,271,173

BEA Personal Income

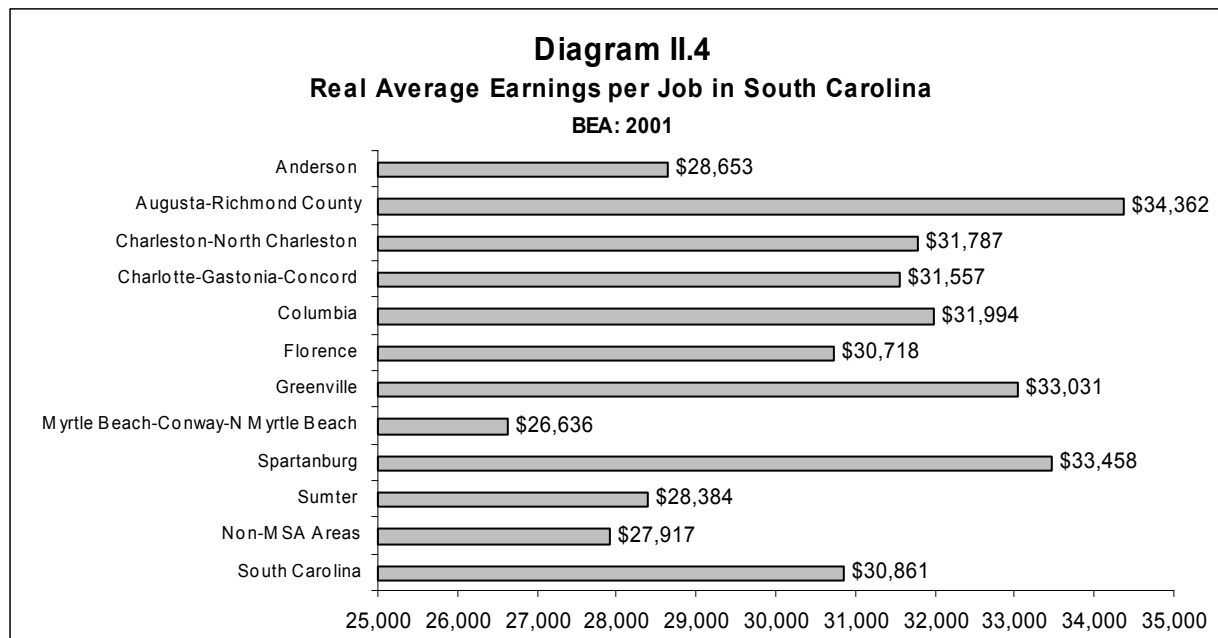
Personal income is composed of earned income, such as wages and salaries and sole proprietorship income, as well as property income (dividends, interest, and rent), and transfer payments from government to individuals, less contributions to social security.¹⁹ Of the \$102 billion in real 2002 dollars received by South Carolinians in 2001, about \$18 billion was property income and another \$16 billion was for transfer payments. The remainder, some \$70 billion, was comprised of earned income sources and is \$34 million or so less than in 2000.



Real earned income per job in South Carolina is compared to the national average in Diagram II.3, above. As shown, real average wages paid per job in South Carolina have been significantly less than national norms for the last 32 years. In 1969, South Carolina was about \$6,200 less than the U.S., and in 2001 South Carolina was \$6,400 less than the U.S.

¹⁹ Net income earned from out-of-state sources is also included. This “residence adjustment” accounted for \$1.3 billion in 2001.

Average wage rates vary significantly by MSA. As seen in Diagram II.4, below, the lowest average real wage rate per job is in the Myrtle Beach MSA, with the non-MSAs and Sumter MSA only slightly higher, \$27,917 and \$28,384 respectively. On the other hand, the Augusta-Richmond County MSA enjoys the highest average wage rate, with \$34,362 per job. The Greenville and Spartanburg MSAs are not far behind, with \$33,458 and \$33,031 respectively.



Income Statistics from the 2000 Census

The 2000 Census provides additional insight about household income in South Carolina. Table II.5, below, presents the number of renter households by general income range.

Table II.5
Household Income Range For Renter Households by MSA
South Carolina: 2000 Census, 1999 Income

Metropolitan Statistical Area	Less than \$10,000	\$10,000- \$19,999	\$20,000- \$34,999	\$35,000- \$49,000	\$50,000- \$74,999	\$75,000- \$99,999	\$100,000- \$149,999	\$150,000 +	Total
Anderson	3,908	3,438	3,807	2,094	1,594	420	275	46	15,582
Augusta-Richmond County	3,650	3,506	3,479	2,180	1,564	490	203	81	15,153
Charleston-North Charleston	12,820	13,628	18,047	11,559	8,784	2,761	1,278	720	69,597
Charlotte-Gastonia-Concord	2,769	2,922	4,468	2,938	2,319	627	212	151	16,406
Columbia	13,384	14,825	20,211	11,896	8,438	2,708	1,130	637	73,229
Florence	5,183	4,218	4,302	2,594	1,601	447	237	106	18,688
Greenville	12,819	12,595	17,423	10,406	7,399	2,228	1,085	546	64,501
Myrtle Beach-Conway-N Myrtle Beach	3,332	4,592	6,533	3,626	2,857	596	443	122	22,101
Spartanburg	5,895	5,686	7,253	4,585	2,850	672	251	189	27,381
Sumter	2,460	2,559	3,097	1,713	1,221	284	145	42	11,521
Non-MSA Areas	25,505	19,991	21,169	12,509	8,591	2,310	1,185	816	92,076
South Carolina	91,725	87,960	109,789	66,100	47,218	13,543	6,444	3,456	426,235

Nearly 22 percent of all renter households had 1999 incomes of less than \$10,000. Furthermore, some 67.9 percent had incomes of less than \$35,000 in 1999. Both the Florence MSA and the non-MSA areas had 27.7 percent of renter households with incomes of less than \$10,000. The

Myrtle Beach MSA had the smallest percent of these lower income renter households, with just 15.1 percent.

Certainly, those households with incomes less than \$10,000 in 1999 may have some difficulty with housing. Table II.6 presents this particular segment of the renter population and offers the gross rent paid.²⁰ Nearly 17,500 of these lower income households have been able to locate a rental unit where total expenses are under \$200 per month. However, nearly 1,600 households are spending more than \$1,000 per month on housing and had incomes less than \$10,000 for the entire previous year. This implies that the renter may run out of funds and be displaced. In fact, those households spending more than \$400 per month, or roughly 50 percent of their income, will be facing some form of housing difficulty. This translates into about 38 percent of all renter households with less than \$10,000 in income.

Table II.6
Gross Rent of Specified Renter Households with Less Than \$10,000 Income in 1999 by MSA
South Carolina: 2000 Census

Metropolitan Statistical Area	Specified Renter-occupied Units							Total
	Less than \$200	\$200-\$399	\$400-\$599	\$600-\$799	\$800-\$999	\$1000 +	No Cash Rent	
Anderson	825	1,333	910	216	15	34	547	3,880
Augusta-Richmond County	629	1,144	968	232	33	21	585	3,612
Charleston-North Charleston	1,816	3,161	3,408	2,032	575	592	1,157	12,741
Charlotte-Gastonia-Concord	484	751	652	453	77	16	279	2,712
Columbia	2,356	3,306	3,755	1,704	434	202	1,507	13,264
Florence	912	1,962	1,219	228	34	70	714	5,139
Greenville	2,244	3,567	3,753	1,373	331	245	1,198	12,711
Myrtle Beach-Conway-North Myrtle Beach	425	733	926	539	166	59	436	3,284
Spartanburg	1,518	1,594	1,438	436	136	119	601	5,842
Sumter	381	804	650	103	17	49	437	2,441
Non-MSA Areas	5,889	8,748	4,518	1,062	265	191	4,443	25,116
South Carolina	17,479	27,103	22,197	8,378	2,083	1,598	11,904	90,742

Table II.7
Household Income Range for Homeowners by MSA
South Carolina: 2000 Census

Metropolitan Statistical Area	Less than \$10,000	\$10,000-\$19,999	\$20,000-\$34,999	\$35,000-\$49,000	\$50,000-\$74,999	\$75,000-\$99,999	\$100,000-\$149,999	\$150,000 +	Total
Anderson	3,980	6,029	10,085	9,594	11,296	4,896	2,998	1,189	50,067
Augusta-Richmond County	3,981	5,857	9,524	8,795	10,291	5,366	3,490	1,400	48,704
Charleston-North Charleston	10,136	13,244	24,778	24,277	31,659	16,658	11,496	6,112	138,360
Charlotte-Gastonia-Concord	2,362	4,001	6,955	7,693	11,371	6,326	4,079	1,858	44,645
Columbia	10,890	16,081	30,311	30,636	40,355	22,171	14,115	7,559	172,118
Florence	5,726	7,207	11,121	9,921	10,842	4,880	2,797	1,758	54,252
Greenville	9,823	16,132	28,197	27,890	34,176	17,017	12,926	6,490	152,651
Myrtle Beach-Conway-N Myrtle Beach	4,054	6,702	14,115	11,849	12,658	5,172	3,474	1,675	59,699
Spartanburg	4,870	8,072	13,965	12,992	15,819	7,660	4,673	2,303	70,354
Sumter	2,624	3,357	5,334	5,166	5,702	2,208	1,114	702	26,207
Non-MSA Areas	32,750	41,378	61,644	53,836	55,866	23,338	13,583	8,167	290,562
South Carolina	91,196	128,060	216,029	202,649	240,035	115,692	74,745	39,213	1,107,619

Table II.7, above, presents income range data for homeowners in South Carolina. Statewide, about 8 percent of homeowner households had incomes less than \$10,000 in 1999. However, this

²⁰ Specified renter-occupied units include all renter-occupied units except 1-unit attached and detached housing on 10 acres or more.

varies somewhat by region. For example, the non-MSA areas had 11.3 percent of their owner households with less than \$10,000 income in 1999, or 32,750 households.

Table II.8 presents home values for those homeowner households that had incomes of less than \$10,000 in 1999.²¹ In all cases, these homeowners are likely having difficulty performing ordinary and periodic maintenance of their homes. In particular, householders with homes valued at about \$200,000 are likely having difficulty paying their taxes and insurance, especially in the Charleston MSA and selected sites in non-MSA areas.

Table II.8
Value of Owner-Occupied Units For Households with Less Than \$10,000 Income in 1999 by MSA
South Carolina: 2000 Census

Metropolitan Statistical Area	Specified Owner-Occupied Units							Total
	Less than \$10,000	\$10,000-\$29,999	\$30,000-\$49,999	\$50,000-\$79,999	\$80,000-\$99,999	\$100,000-\$199,999	\$200,000 +	
Anderson	58	466	686	793	316	350	64	2,733
Augusta-Richmond County	85	342	520	797	217	264	75	2,300
Charleston-North Charleston	137	456	951	1,832	1,029	1,300	588	6,293
Charlotte-Gastonia-Concord	11	135	191	437	220	328	101	1,423
Columbia	101	649	1,282	2,561	898	1,091	309	6,891
Florence	149	480	1,000	1,035	379	283	59	3,385
Greenville	59	716	1,368	1,913	922	1,099	298	6,375
Myrtle Beach-Conway-North Myrtle Beach	49	207	198	548	304	616	209	2,131
Spartanburg	90	426	754	1,060	375	457	58	3,220
Sumter	45	258	376	394	145	193	17	1,428
Non-MSA Areas	824	3,558	4,827	5,181	1,606	1,755	727	18,478
South Carolina	1,608	7,693	12,153	16,551	6,411	7,736	2,505	54,657

Median Household Income

The 2000 Census reported that median household income in South Carolina was \$36,951. However, five counties had median household incomes above \$40,000. Greenville, Dorchester, Lexington, York, and Beaufort had values of \$40,986, \$42,939, \$44,254, \$44,542, and \$46,886 respectively. Three counties had median household incomes below \$25,000. These were Allendale, Bamberg, and Williamsburg, with values of \$21,332, \$23,614, and \$24,523 respectively, as seen in Table II.9.

Table II.9
Median Household Income by County
South Carolina: 2000 Census

County	Median	County	Median	County	Median
Abbeville	32,468	Dillon	26,366	McCormick	32,594
Aiken	37,556	Dorchester	42,939	Marion	26,285
Allendale	21,332	Edgefield	34,690	Marlboro	26,651
Anderson	36,686	Fairfield	29,685	Newberry	32,926
Bamberg	23,614	Florence	34,845	Oconee	36,595
Barnwell	29,149	Georgetown	35,164	Orangeburg	29,086
Beaufort	46,886	Greenville	40,986	Pickens	36,189
Berkeley	39,616	Greenwood	34,475	Richland	39,921
Calhoun	32,190	Hampton	28,369	Saluda	35,541
Charleston	37,808	Horry	36,215	Spartanburg	37,332
Cherokee	33,743	Jasper	30,191	Sumter	33,632
Chester	32,336	Kershaw	38,526	Union	31,600
Chesterfield	29,187	Lancaster	34,691	Williamsburg	24,523
Clarendon	26,842	Laurens	33,827	York	44,542
Colleton	30,213	Lee	26,590		
Darlington	30,987	Lexington	44,254	South Carolina	36,951

²¹ Specified owner-occupied units are owner-occupied, one-family attached and detached houses on less than 10 acres without a business or medical office on the property.

C. Poverty

Poverty statistics have been collected from the 1990 and 2000 Decennial Census. Poverty is defined by the Census Bureau as situations in which total family income is less than a threshold amount based on the Consumer Price Index (CPI), family size, number of children and age of the householders. Between 1990 and 2000, the number of persons in poverty in South Carolina increased from 517,793 to 547,869. However, poverty is not distributed evenly throughout the state. Non-MSA areas have the largest number of persons in poverty, with 172,121 in 2000. Interestingly, poverty in this area, as well as the Florence and Sumter MSAs, declined over the last decade. The greatest increase in poverty occurred in the Greenville MSA, with an increase of 12,032; Columbia MSA had an increase of 10,998. These data are presented in Table II.10, at right.

Table II.10
Persons in Poverty by MSA
South Carolina: 1990 and 2000 Census

Metropolitan Statistical Area	1990	2000
Anderson	17,179	19,639
Augusta-Richmond County	19,697	22,862
Charleston-North Charleston	73,540	74,504
Charlotte-Gastonia-Concord	13,207	16,082
Columbia	65,295	76,293
Florence	34,543	33,489
Greenville	50,646	62,678
Myrtle Beach-Conway-N Myrtle Beach	21,358	23,356
Spartanburg	26,053	30,394
Sumter	19,550	16,451
Non-MSA Areas	176,725	172,121
South Carolina	517,793	547,869

Unfortunately, the incidence of poverty occurs more frequently in renter households, as seen in Table II.11, at right. In 2000, there were 114,169 renter households in poverty and 103,182 homeowner households in poverty. Again, only in non-MSA areas and the Florence and Sumter MSAs are there fewer renter households in poverty than homeowner households. Given that there are significantly fewer renter households than homeowner households, poverty appears to be disproportionately concentrated in renter households.

Table II.11
Households in Poverty by Tenure by MSA
South Carolina: 2000 Census

Metropolitan Statistical Area	Owner	Renter
Anderson	4,164	4,474
Augusta-Richmond County	4,552	4,562
Charleston-North Charleston	12,055	16,491
Charlotte-Gastonia-Concord	2,623	3,537
Columbia	12,318	17,613
Florence	6,766	6,202
Greenville	10,123	15,620
Myrtle Beach-Conway-N Myrtle Beach	4,531	4,704
Spartanburg	5,375	7,199
Sumter	3,080	3,060
Non-MSA Areas	37,595	30,707
South Carolina	103,182	114,169

D. Employment and Work Status in 2000

Employment and work status data were collected from the 2000 Census. These data indicate whether individuals age 16 or older, by gender, are participating in the labor force and the degree to which they are employed. Armed forces personnel and civilians are separated.

Employment Status

According to the 2000 Census, there were 1,487,654 males age 16 or older in South Carolina. Of these, 69.8 percent participated in the labor force. Interestingly, males in non-MSA areas have the lowest labor force participation rate, just 64.4 percent. The area with the highest labor force participation rate is the Charlotte MSA, as seen in Table II.12, below. At the time the Census

was taken, non-MSA areas had the greatest number of unemployed, about 6 percent of the non-MSA area labor force.

Table II.12
Employment Status of Males Age 16 or Older by MSA

South Carolina: 2000 Census							
Metropolitan Statistical Area	In Armed Forces	Civilian Employed	Civilian Un-employed	Total in Labor Force	Not in Labor Force	Population	
Anderson	46	41,831	1,620	43,497	17,851	61,348	
Augusta-Richmond County	191	38,946	2,280	41,417	20,498	61,915	
Charleston-North Charleston	9,712	128,317	7,079	145,108	59,554	204,662	
Charlotte-Gastonia-Concord	49	43,485	2,162	45,696	13,888	59,584	
Columbia	7,105	159,608	8,739	175,452	64,275	239,727	
Florence	99	42,808	3,380	46,287	21,837	68,124	
Greenville	276	147,521	6,973	154,770	56,714	211,484	
Myrtle Beach-Conway-N Myrtle Beach	42	51,814	2,066	53,922	23,205	77,127	
Spartanburg	73	63,662	3,351	67,086	26,964	94,050	
Sumter	3,157	20,845	1,528	25,530	11,763	37,293	
Non-MSA Areas	8,393	216,927	14,481	239,801	132,539	372,340	
South Carolina	29,143	955,764	53,659	1,038,566	449,088	1,487,654	

Similar data are presented in Table II.13 for females in South Carolina. Statewide, about 57.5 percent of females age 16 or older participated in the labor force. Similar to that which was seen with males, females tend to participate in the labor force less often in the non-MSA areas than elsewhere in the state. The Charlotte MSA also has the highest female labor force participation rate of all the MSAs.

Table II.13
Employment Status of Females Age 16 or Older by MSA

South Carolina: 2000 Census							
Metropolitan Statistical Area	In Armed Forces	Civilian Employed	Civilian Un-employed	Total in Labor Force	Not in Labor Force	Population	
Anderson	27	35,901	1,880	37,808	30,163	67,971	
Augusta-Richmond County	44	34,406	2,359	36,809	30,169	66,978	
Charleston-North Charleston	1,210	119,562	7,373	128,145	90,560	218,705	
Charlotte-Gastonia-Concord	0	37,991	3,167	41,158	24,987	66,145	
Columbia	3,316	151,239	9,336	163,891	99,642	263,533	
Florence	20	41,590	3,898	45,508	34,860	80,368	
Greenville	27	125,475	7,647	133,149	94,117	227,266	
Myrtle Beach-Conway-N Myrtle Beach	33	45,763	2,638	48,434	33,980	82,414	
Spartanburg	12	56,248	3,568	59,828	43,412	103,240	
Sumter	763	20,527	1,876	23,166	17,998	41,164	
Non-MSA Areas	1,432	200,234	16,094	217,760	190,818	408,578	
South Carolina	6,884	868,936	59,836	935,656	690,706	1,626,362	

Work Status

Of males age 16 or older, some 65 percent worked at least 35 hours per week during the time the Decennial Census enumeration was taken. There were some 112,956 persons who worked 15 to 34 hours per week, and another 30,184 who worked less than 15 hours per week. The non-MSA areas had the largest number of those working less than 15 hours per week, some 7,877. The Columbia MSA had another 5,168 males working less than 15 hours per week. These data are presented in Table I.13, on the following page. This level of underemployment makes it difficult for households to afford food and shelter.

Table II.14
Work Status of Males by Hours Worked Per Week by MSA
 South Carolina: 2000 Census

Metropolitan Statistical Area	Worked 35+ hrs/week	Worked 15-34 hrs/week	Worked 1-14 hrs/week	Did not work	Total
Anderson	40,526	4,502	1,041	15,279	61,348
Augusta-Richmond County	38,860	4,109	1,025	17,921	61,915
Charleston-North Charleston	136,021	16,622	4,156	47,863	204,662
Charlotte-Gastonia-Concord	42,705	4,403	1,215	11,261	59,584
Columbia	161,794	20,294	5,168	52,471	239,727
Florence	42,673	4,881	1,510	19,060	68,124
Greenville	143,774	17,958	4,293	45,459	211,484
Myrtle Beach-Conway-N Myrtle Beach	49,048	7,188	1,508	19,383	77,127
Spartanburg	62,887	6,938	1,595	22,630	94,050
Sumter	24,478	2,476	796	9,543	37,293
Non-MSA Areas	226,171	23,585	7,877	114,707	372,340
South Carolina	968,937	112,956	30,184	375,577	1,487,654

There was a significantly greater number of females employed less than full-time. Statewide, nearly 50,000 worked less than 15 hours per week and another 204,126 worked from 15 to 34 hours per week. Over 11,000 females worked less than 15 hours per week in non-MSA areas, as seen in Table II.15, below.

Table II.15
Work Status of Females by Hours Worked Per Week by MSA
 South Carolina: 2000 Census

Metropolitan Statistical Area	Worked 35+ hrs/week	Worked 15-34 hrs/week	Worked 1-14 hrs/week	Did not work	Total
Anderson	31,631	8,193	1,589	26,558	67,971
Augusta-Richmond County	29,649	7,949	2,069	27,311	66,978
Charleston-North Charleston	105,557	28,608	7,225	77,315	218,705
Charlotte-Gastonia-Concord	32,836	9,747	2,148	21,414	66,145
Columbia	133,967	34,837	9,209	85,520	263,533
Florence	36,703	9,221	2,458	31,986	80,368
Greenville	106,516	32,705	7,570	80,475	227,266
Myrtle Beach-Conway-N Myrtle Beach	40,100	11,470	2,092	28,752	82,414
Spartanburg	49,290	12,482	3,233	38,235	103,240
Sumter	18,852	4,924	1,169	16,219	41,164
Non-MSA Areas	183,321	43,990	11,036	170,231	408,578
South Carolina	768,422	204,126	49,798	604,016	1,626,362

E. Summary

South Carolina has been experiencing a weakening economy along with much of the rest of the nation. Unemployment rose to 6 percent in 2002, and in July of 2003 was 1.2 percentage points higher than the previous July. Between 2000 and 2001, more than 30,000 jobs were lost, and earned income has slipped.

Together these statistics imply that previously successful labor force participation rate and hours worked per week probably have fallen. Consequently, housing costs are likely taking an ever higher portion of the household budget. This translates into a higher incidence of at-risk households.

Section III – Population and Housing Forecast

A. Population

Since the Decennial Census was taken in 2000, the Census Bureau has estimated that the population in South Carolina has risen by 95,171. The area that has grown the most has been the Columbia MSA, where the population is estimated to have grown by 17,071 in the last two years. The Greenville MSA has risen by another 14,999 and the non-MSA areas by 14,989 persons. These data are presented in Table III.1, below.

Table III.1
Census Bureau Estimates of Population
South Carolina

Metropolitan Statistical Areas	Census 2000	Jul-00 Estimate	Jul-01 Estimate	Jul-02 Estimate
Anderson	165,740	166,343	168,893	170,578
Augusta-Richmond County	167,147	167,393	168,325	170,144
Charleston-North Charleston	549,033	550,496	555,000	562,666
Charlotte-Gastonia-Concord	164,614	165,701	169,544	173,755
Columbia	647,158	649,111	656,473	664,229
Florence	193,155	193,280	193,966	195,168
Greenville	559,940	561,775	568,867	574,939
Myrtle Beach-Conway-N. Myrtle Beach	196,629	198,046	201,786	206,039
Spartanburg	253,791	254,434	257,002	259,322
Sumter	104,646	104,763	104,280	105,198
Non-MSA Areas	1,010,159	1,012,383	1,017,989	1,025,145
South Carolina	4,012,012	4,023,725	4,062,125	4,107,183

B. Population Forecast

The population forecast used in this report was taken from the South Carolina Budget and Control Board's most recent county level population forecast. The data, issued in five-year increments, were summed by MSA and are presented in Table III.2, below.

Table III.2
Population Forecast for South Carolina by MSA
SC Budget and Control Board

Metropolitan Statistical Area	2000	2005	2010	2015	2020	2025
Anderson	165,740	170,310	178,480	186,630	194,630	202,600
Augusta-Richmond County	167,147	177,770	189,620	201,590	213,610	225,670
Charleston-North Charleston	549,033	572,060	598,970	625,080	650,760	675,480
Charlotte-Gastonia-Concord	164,614	175,470	190,710	205,890	221,220	236,500
Columbia	647,158	665,490	702,740	739,490	775,740	811,340
Florence	193,155	191,220	196,860	202,480	207,570	212,960
Greenville	559,940	586,970	625,240	663,630	702,780	742,260
Myrtle Beach-Conway-N. Myrtle Beach	196,629	216,100	240,590	265,140	290,050	315,000
Spartanburg	253,791	265,790	279,730	293,630	307,510	321,200
Sumter	104,646	109,020	113,480	117,720	122,290	126,280
Non-MSA Areas	1,010,159	1,024,700	1,071,360	1,117,160	1,163,820	1,208,110
South Carolina	4,012,012	4,154,900	4,387,780	4,618,440	4,849,980	5,077,400

Population in South Carolina is anticipated to grow, from 4,012,012 in 2000 to 5,077,400 by the year 2025. This is a relatively modest annual growth rate of .95 percent per year. However, growth rates vary significantly by MSA. The Myrtle Beach MSA is expected to have the

strongest growth rate, rising at 1.9 percent per year during the 25-year forecast horizon. The Charlotte MSA is expected to increase 1.46 percent per year and the Augusta-Richmond County MSA another 1.21 percent per year. However, the areas with the largest population increases are non-MSA areas and the Greenville and Columbia MSAs, which are expected to increase 197,951, 192,320, and 164,182 persons, respectively.

C. Housing Demand Forecast

The increase in population, along with continuing declines in persons per household, will put substantive pressure on housing markets, with demand for housing units rising from 1.5 million in 2000 to 2.2 million in the next 25 years, an annual growth rate of 1.48 percent per year. This means that another 679,718 housing units will be filled by 2025, as seen in Table III.3.

Table III.3
Housing Demand Forecast by MSA
South Carolina

Metropolitan Statistical Area	2000	2005	2010	2015	2020	2025
Anderson	65,649	68,247	73,095	78,031	82,965	87,970
Augusta-Richmond County	63,857	70,063	77,232	84,694	92,401	100,336
Charleston-North Charleston	207,957	221,713	237,860	253,945	270,156	286,092
Charlotte-Gastonia-Concord	61,051	67,454	76,837	86,549	96,715	107,186
Columbia	245,347	256,520	278,817	301,508	324,498	347,729
Florence	72,940	71,801	74,573	77,365	79,907	82,632
Greenville	217,152	233,207	256,669	280,905	306,307	332,617
Myrtle Beach-Conway-N. Myrtle Beach	81,800	95,378	113,396	132,393	152,576	173,658
Spartanburg	97,735	104,492	112,558	120,782	129,169	137,603
Sumter	37,728	39,798	41,949	44,023	46,302	48,308
Non-MSA Areas	382,638	393,867	420,193	450,365	478,426	509,442
South Carolina	1,533,854	1,622,542	1,763,179	1,910,560	2,059,422	2,213,572

With differences in population growth and in rates of decline in persons per household by MSA, household formation varies significantly by geographic region. The Myrtle Beach MSA has housing demand rising more than 3 percent per year, or almost 92,000 units by 2025. The non-MSA areas have the largest increase in household formation, rising some 126,804 by 2025. Sumter, growing the slowest at .99 percent per year, still adds over 10,000 housing units.

Furthermore, homeownership continues rising over the forecast horizon, increasing to 76.9 percent in the next 25 years and indicating a demand for 1,702,455 owner-occupied units. Demand for rental properties will go up, but not nearly as quickly, just .73 percent per year for an overall increase of just 84,881 units, as seen in Table III.4, at right.

Table III.4
Housing Forecast by Tenure
South Carolina: 200 – 2025

Year	Owners	Renters	Total	Homeownership
2000	1,107,617	426,237	1,533,854	72.2
2005	1,185,075	437,467	1,622,542	73.0
2010	1,306,442	456,737	1,763,179	74.1
2015	1,435,485	475,075	1,910,560	75.1
2020	1,565,840	493,582	2,059,422	76.0
2025	1,702,455	511,118	2,213,573	76.9

The demand for low income housing will, unfortunately, not be abated during the forecast horizon. Across all lower income segments, the number of housing units in demand will continue increasing. Owner-occupied housing units for households having incomes from 0 to 30 percent of median family income will increase over 50,000. These data can be seen in Table III.5, below.

Table III.5
Housing Demand By Tenure and Income
South Carolina: 2000 Through 2025

Year	0-30% MFI		31-50% MFI		51-80% MFI		81-95% MFI		95+% MFI	
	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter
2000	101,961	98,940	103,575	65,839	166,166	88,717	87,659	38,807	648,257	133,933
2005	108,642	101,029	110,190	67,489	177,588	91,136	93,929	39,934	694,726	137,878
2010	119,270	105,167	120,919	70,418	195,588	95,188	103,644	41,743	767,021	144,222
2015	130,758	109,046	132,491	73,191	214,826	99,051	113,980	43,474	843,430	150,313
2020	142,173	113,016	144,008	76,003	234,168	102,941	124,418	45,211	921,074	156,411
2025	154,270	116,712	156,218	78,652	254,528	106,638	135,370	46,869	1,002,068	162,247

D. Summary

Demand for housing will grow by nearly 680,000 units during the next 25 years. Since homeownership will rise from 72 percent to 77 percent, a large portion of the incremental additions to the housing stock will be for owner-occupied units.

Demand for rental properties will increase, but much more slowly than either owner occupied housing or the population.

Appendix A - Housing Index to Tables

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Table A.1
Single-Family Permits Issued by Permit Issuing Areas in South Carolina by MSA
1980 through 2002

Metropolitan Statistical Areas	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	
Anderson	821	452	375	571	634	661	602	626	630	628	676	687	789	788	813	769	829	782	931	1,021	952	995	1,150	
Augusta-Richmond County	482	418	370	714	920	905	1,193	849	809	1,415	1,008	977	1,014	799	736	418	517	616	724	818	754	754	915	961
Charleston-North Charleston	2,530	1,795	2,128	4,131	3,717	3,199	3,309	3,468	2,946	2,430	3,034	2,859	2,841	2,699	2,565	2,171	2,536	2,969	3,298	4,324	3,906	3,916	4,985	
Charlotte-Gastonia-Concord	571	444	433	779	778	1,392	990	959	817	715	800	668	692	767	963	1,026	1,592	1,224	1,008	1,713	1,708	2,053	2,207	
Columbia	2,487	1,433	1,853	2,767	3,121	3,303	3,402	3,140	2,754	2,391	2,512	2,642	3,252	3,373	3,455	3,398	4,149	3,832	4,366	4,383	4,393	4,339	4,834	
Florence	866	627	585	875	866	876	597	736	654	740	662	666	669	654	670	669	773	757	691	721	685	226	659	
Greenville	2,017	1,435	1,098	1,791	1,737	1,607	1,945	2,069	2,192	2,134	2,092	2,107	2,504	2,879	3,259	3,177	3,589	3,407	3,996	4,510	3,747	3,874	4,088	
Myrtle Beach-Conway-N. Myrtle Beach	1,016	874	869	1,578	2,189	1,784	1,486	1,273	1,161	1,130	1,046	964	984	1,195	1,571	1,940	1,995	2,122	2,090	2,149	1,907	2,030	2,432	
Spartanburg	968	642	468	813	883	953	972	888	868	859	860	860	1,088	1,164	1,362	1,264	1,388	1,423	1,580	1,696	1,515	1,396	1,532	
Sumter	220	218	232	367	448	408	447	392	289	314	501	407	388	443	350	309	379	319	337	259	294	293	330	
Non-MSA Areas	3,842	2,869	2,773	3,561	3,739	3,650	4,185	4,118	3,971	4,116	3,908	3,538	3,783	4,191	4,456	4,255	4,901	4,910	5,447	5,566	5,002	4,746	5,432	
South Carolina	15,820	11,207	11,184	17,947	19,032	18,738	19,128	18,518	17,091	16,872	17,099	16,375	18,004	18,952	20,200	19,396	22,648	22,361	24,468	27,160	24,863	24,783	28,610	

Table A.2
Duplex Unit Permits Issued by Permit Issuing Areas in South Carolina by MSA
1980 through 2002

Metropolitan Statistical Areas	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002		
Anderson	12	24	4	4	10	26	70	80	28	46	18	36	38	4	20	50	6	44	110	138	82	46	74	30	
Augusta-Richmond County	12	6	32	78	106	44	2	4	16	8	8	0	0	4	0	2	0	0	0	0	0	0	0	4	8
Charleston-North Charleston	10	124	318	508	310	668	162	62	80	62	56	26	12	6	10	30	6	6	166	44	134	160	160	30	
Charlotte-Gastonia-Concord	18	8	10	14	34	18	10	26	8	0	12	2	0	10	4	18	26	10	16	14	40	30	16		
Columbia	14	44	70	262	254	114	80	50	26	4	30	20	2	10	4	8	34	20	88	76	2	8	16		
Florence	28	20	68	18	40	8	32	14	18	8	22	92	30	6	4	6	18	22	12	6	6	6	18		
Greenville	50	56	26	76	72	80	256	94	70	68	92	92	72	38	108	182	66	226	66	16	48	64	6		
Myrtle Beach-Conway-N. Myrtle Beach	28	30	186	158	128	40	14	14	16	20	30	14	14	6	14	30	38	28	34	26	24	34	48		
Spartanburg	292	90	38	100	148	86	44	30	34	16	18	8	6	0	2	16	14	28	38	162	16	22	82		
Sumter	2	0	0	4	10	14	38	26	24	22	60	74	108	4	0	0	0	34	90	12	0	40	54		
Non-MSA Areas	142	68	88	132	122	228	102	122	126	120	82	96	170	264	130	118	158	144	146	152	70	92	56		
South Carolina	608	470	840	1,360	1,250	1,370	820	470	464	346	438	462	422	364	328	414	404	628	794	590	386	534	364		

Table A.3
Tri- and Four-Plex Unit Permits Issued by Permit Issuing Areas in South Carolina by MSA
1980 through 2002

Metropolitan Statistical Areas	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Anderson	20	68	7	40	28	127	65	28	59	65	77	11	7	19	3	0	12	6	0	4	16	0	0
Augusta-Richmond County	104	0	32	32	168	14	40	20	4	4	0	32	4	0	32	0	0	4	24	0	0	0	0
Charleston-North Charleston	148	354	287	452	477	360	108	32	31	62	9	0	4	0	22	15	78	6	36	32	37	58	113
Charlotte-Gastonia-Concord	12	4	15	35	43	3	19	68	18	13	8	0	0	0	0	0	8	0	11	12	4	0	35
Columbia	220	41	80	254	444	235	132	33	43	20	9	68	4	8	8	18	23	4	3	8	4	23	18
Florence	0	0	0	15	8	3	8	6	30	33	22	40	10	15	0	0	8	14	32	0	32	0	0
Greenville	226	166	46	326	95	55	18	27	34	10	24	4	18	0	27	8	57	32	9	12	3	3	43
Myrtle Beach-Conway-N. Myrtle Beach	59	71	65	91	98	56	35	69	44	43	52	86	30	8	43	23	113	183	228	229	167	63	38
Spartanburg	59	61	14	23	62	37	19	25	4	12	10	11	59	20	0	3	0	3	0	0	0	16	0
Sumter	0	8	0	8	27	55	31	68	80	140	0	4	4	16	18	47	10	0	0	0	0	0	0
Non-MSA Areas	309	195	160	266	218	153	146	187	329	92	89	125	106	113	151	165	74	85	171	223	188	111	96
South Carolina	1,157	968	706	1,542	1,668	1,098	621	563	676	494	300	381	246	199	304	287	375	348	515	512	463	293	401

Table A.4
Multi-Family Unit Permits Issued by Permit Issuing Areas in South Carolina by MSA
1980 through 2002

Metropolitan Statistical Areas	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Anderson	24	0	202	6	90	335	217	73	48	78	126	32	8	23	54	81	38	144	467	216	96	48	374
Augusta-Richmond County	8	116	36	0	76	24	160	38	0	0	0	16	6	0	33	0	85	0	96	0	0	0	52
Charleston-North Charleston	720	754	1,355	1,950	4,083	3,651	1,204	468	191	49	443	67	541	116	75	46	172	369	1,774	1,454	1,310	550	854
Charlotte-Gastonia-Concord	12	17	166	77	170	48	364	613	366	177	167	73	80	23	263	287	849	382	268	257	1,229	410	437
Columbia	505	480	444	660	2,313	1,720	1,305	506	1,404	636	444	650	297	360	754	626	308	1,300	781	1,615	436	434	330
Florence	418	123	0	46	48	24	67	192	221	90	227	76	24	152	219	56	115	153	128	106	91	0	24
Greenville	1,131	535	833	1,542	1,759	1,313	571	96	1,013	1,112	1,230	126	75	210	803	624	1,519	484	241	564	550	286	168
Myrtle Beach-Conway-N. Myrtle Beach	980	2,829	1,642	3,988	4,473	2,552	1,334	1,253	941	643	266	240	482	411	734	1,210	1,908	2,187	2,876	2,369	2,394	2,141	1,499
Spartanburg	285	848	42	237	82	1,686	545	38	87	41	11	5	12	8	0	160	324	424	156	162	20	154	352
Sumter	78	109	0	0	0	0	6	0	180	0	0	0	32	67	0	0	0	0	55	0	0	25	20
Non-MSA Areas	819	737	740	602	847	256	498	692	420	666	500	455	330	513	1,058	896	861	1,471	958	1,156	974	475	624
South Carolina	4,980	6,548	5,460	9,108	13,941	11,609	6,271	3,969	4,871	3,492	3,414	1,740	1,887	1,883	3,993	3,986	6,179	6,914	7,800	7,899	7,100	4,523	4,734

Table A.7
Vacancy Rates and Disposition of Vacant Housing in South Carolina
 1990 Census

Metropolitan Statistical Areas	Total Vacant Units	Vacant For-Rent	Vacant For-sale	Vacant, Rented or Sold	Vacant Seasonal	Vacant Migrant Worker	Vacant, Other	Owner Vacancy Rate	Renter Vacancy Rate
Anderson	5,264	1,358	567	552	1,362	6	1,419	1.34	8.97
Augusta-Richmond County	5,249	1,523	826	642	316	16	1,926	2.11	10.55
Charleston-North Charleston	22,211	5,758	2,236	2,632	5,451	30	6,104	1.97	7.98
Charlotte-Gastonia-Concord	3,432	1,136	534	326	650	0	786	1.56	7.91
Columbia	18,535	6,194	2,460	1,632	3,372	14	4,863	1.80	9.00
Florence	4,594	1,198	536	755	331	24	1,750	1.18	6.42
Greenville	13,751	5,265	1,860	1,140	1,671	19	3,796	1.51	8.67
Myrtle Beach-Conway-N Myrtle Beach	34,196	10,372	1,356	793	19,951	50	1,674	3.42	37.27
Spartanburg	5,424	2,218	686	686	388	24	1,422	1.15	7.99
Sumter	2,293	632	290	233	170	7	961	1.34	5.25
Non-MSA Areas	51,162	13,571	3,835	4,300	16,181	170	13,105	1.61	14.07
South Carolina	166,111	49,225	15,186	13,691	49,843	360	37,806	1.70	11.49

Table A.8
Vacancy Rates and Disposition of Vacant Housing in South Carolina
 2000 Census

Metropolitan Statistical Areas	Total Vacant Units	Vacant For-Rent	Vacant For-sale	Vacant, Rented or Sold	Vacant Seasonal	Vacant Migrant Worker	Vacant, Other	Owner Vacancy Rate	Renter Vacancy Rate
Anderson	7,564	2,135	1,038	521	1,591	5	2,274	2.03	12.05
Augusta-Richmond County	7,353	2,065	1,198	801	616	12	2,661	2.40	11.99
Charleston-North Charleston	25,028	7,648	1,981	1,850	7,414	19	6,116	1.41	9.90
Charlotte-Gastonia-Concord	5,010	1,478	1,104	447	644	5	1,332	2.41	8.26
Columbia	23,897	7,740	3,180	2,149	4,586	24	6,218	1.81	9.56
Florence	7,838	2,171	814	1,241	623	25	2,964	1.48	10.41
Greenville	21,890	7,756	3,417	1,739	3,017	37	5,924	2.19	10.73
Myrtle Beach-Conway-N Myrtle Beach	40,285	9,547	2,003	1,153	24,945	64	2,573	3.25	30.17
Spartanburg	9,251	3,163	1,641	788	551	23	3,085	2.28	10.36
Sumter	4,023	1,317	496	420	236	10	1,544	1.86	10.26
Non-MSA Areas	67,677	13,156	5,083	4,821	25,975	196	18,446	1.72	12.50
South Carolina	219,816	58,176	21,955	15,930	70,198	420	53,137	1.94	12.01

Table A.9
Units in Structure by MSA in South Carolina
1990 and 2000 Census

Metropolitan Statistical Areas	1 Detached	1 Attached	Duplex Units	3 or 4 Units	5 to 9 Units	10 to 19 units	20 to 49 Units	50 or more Units	Mobile Homes	Other	Total
Anderson	43,150	614	1,522	1,582	1,962	824	297	75	10,300	419	60,745
Augusta-Richmond County	38,542	742	1,420	1,587	1,689	822	54	168	11,114	418	56,556
Charleston-North Charleston	111,436	9,796	8,639	10,926	16,305	9,286	2,483	2,293	26,566	2,149	199,879
Charlotte-Gastonia-Concord	33,530	1,224	1,172	1,714	2,122	952	429	189	8,773	333	50,438
Columbia	137,118	3,940	7,230	9,407	13,113	6,963	2,945	3,717	28,882	2,031	215,346
Florence	44,831	897	2,035	1,623	2,169	865	467	196	13,167	560	66,810
Greenville	125,304	3,321	5,477	5,745	9,113	7,853	5,056	1,996	25,508	1,338	190,711
Myrtle Beach-Conway-N Myrtle Beach	37,464	3,378	2,566	3,789	7,026	4,345	4,537	7,563	18,878	414	89,960
Spartanburg	62,359	1,459	3,596	2,816	3,776	1,852	787	783	11,986	513	89,927
Sumter	21,660	1,820	1,130	1,136	621	425	175	262	7,391	396	35,016
Non-MSA Areas	246,516	7,070	7,571	10,116	9,013	4,595	3,797	2,835	73,298	3,956	368,767
South Carolina	901,910	34,261	42,358	50,441	66,909	38,782	21,027	20,077	235,863	12,527	1,424,155
Anderson	49,972	1,038	1,616	1,847	1,957	712	593	530	14,842	106	73,213
Augusta-Richmond County	45,816	969	1,310	2,032	1,984	500	238	446	17,744	171	71,210
Charleston-North Charleston	139,262	9,392	7,910	11,477	15,999	8,168	2,721	4,759	33,064	233	232,985
Charlotte-Gastonia-Concord	43,575	1,731	1,287	2,069	2,819	1,649	420	914	11,526	71	66,061
Columbia	170,532	5,887	7,108	9,714	14,420	7,921	3,251	6,265	43,868	278	269,244
Florence	49,721	990	1,896	2,240	2,683	772	615	788	21,015	58	80,778
Greenville	153,412	4,934	6,060	6,466	11,491	8,014	3,564	5,712	39,047	342	239,042
Myrtle Beach-Conway-N Myrtle Beach	54,586	3,300	2,970	5,629	10,788	7,804	5,180	6,828	24,666	334	122,085
Spartanburg	72,726	1,980	3,599	2,909	3,370	1,883	923	1,836	17,711	49	106,986
Sumter	24,824	1,693	1,169	1,157	833	344	127	620	10,942	42	41,751
Non-MSA Areas	274,252	8,271	8,682	12,441	11,254	3,794	4,825	4,850	121,074	872	450,315
South Carolina	1,078,678	40,185	43,607	57,981	77,598	41,561	22,457	33,548	355,499	2,556	1,753,670

Table A.10
Era of Construction of Occupied Housing in South Carolina by Tenure and MSA
 2000 Census

Metropolitan Statistical Areas	1999 to March '00	1995 to 1998	1990 to 1994	1980 to 1989	1970 to 1979	1960 to 1969	1950 to 1959	1940 to 1949	1939 or Earlier	Total
Owner Occupied Housing										
Anderson	2,004	6,134	5,355	8,635	10,256	6,621	4,997	2,457	3,608	50,067
Augusta-Richmond County	1,543	5,264	6,770	9,448	8,253	6,192	6,639	1,722	2,873	48,704
Charleston-North Charleston	5,351	14,831	16,431	32,389	26,562	19,241	11,347	5,641	6,567	138,360
Charlotte-Gastonia-Concord	2,217	7,541	5,485	9,209	8,050	4,534	3,454	1,955	2,200	44,645
Columbia	6,527	22,465	19,423	33,268	34,817	23,722	16,667	6,888	8,341	172,118
Florence	1,777	7,543	6,148	9,221	10,912	8,456	4,636	2,644	2,915	54,252
Greenville	6,129	20,189	17,322	25,922	25,859	21,198	17,419	8,657	9,956	152,651
Myrtle Beach-Conway-N Myrtle Beach	3,115	12,444	8,446	16,861	9,302	4,069	2,731	1,466	1,265	59,699
Spartanburg	2,612	8,697	7,293	11,310	14,162	9,786	6,894	4,089	5,511	70,354
Sumter	820	3,205	3,289	5,444	5,199	3,430	2,550	1,016	1,254	26,207
Non-MSA Areas	11,069	40,102	33,203	56,184	55,000	36,206	25,847	13,103	19,848	290,562
South Carolina	43,164	148,415	129,165	217,891	208,372	143,455	103,181	49,638	64,338	1,107,619
Renter Occupied Housing										
Anderson	406	1,082	1,350	2,543	3,404	2,255	1,913	1,200	1,429	15,582
Augusta-Richmond County	208	935	1,168	3,708	3,221	1,988	2,056	908	961	15,153
Charleston-North Charleston	1,058	2,912	5,255	16,851	17,862	10,098	6,193	3,985	5,383	69,597
Charlotte-Gastonia-Concord	416	2,423	1,620	3,328	2,818	1,847	1,755	1,067	1,132	16,406
Columbia	1,173	5,390	6,291	16,029	18,435	10,418	7,441	3,668	4,384	73,229
Florence	160	1,411	1,697	4,304	4,609	2,592	1,627	1,107	1,181	18,688
Greenville	1,057	6,539	5,367	13,469	14,212	8,073	6,863	4,407	4,514	64,501
Myrtle Beach-Conway-N Myrtle Beach	852	3,228	1,981	6,087	4,325	2,065	1,961	906	696	22,101
Spartanburg	301	2,012	1,633	5,428	6,658	3,512	3,091	2,260	2,486	27,381
Sumter	189	546	1,029	2,467	2,701	2,100	1,416	466	607	11,521
Non-MSA Areas	1,388	7,302	7,279	18,396	20,261	12,304	10,740	6,706	7,700	92,076
South Carolina	7,208	33,780	34,670	92,610	98,506	57,252	45,056	26,680	30,473	426,235

Table A.11
Number of Rooms in Occupied Housing In South Carolina by Tenure and MSA
 2000 Census

Metropolitan Statistical Areas	1 Room	2 Rooms	3 Rooms	4 Room	5 Room	6 Rooms	7 Rooms	8 Rooms	9 or More	Total
Owner Occupied Housing										
Anderson	33	280	904	6,039	14,027	13,425	7,620	4,218	3,521	50,067
Augusta-Richmond County	72	273	1,575	4,655	10,858	12,438	8,779	5,456	4,598	48,704
Charleston-North Charleston	72	814	4,489	10,292	28,201	35,496	27,846	17,313	13,837	138,360
Charlotte-Gastonia-Concord	28	251	1,137	4,813	11,228	10,931	7,298	4,464	4,495	44,645
Columbia	141	1,089	4,988	13,260	37,117	44,054	33,356	20,230	17,883	172,118
Florence	0	352	2,059	5,166	14,549	13,498	8,858	4,647	5,123	54,252
Greenville	62	748	3,286	15,451	37,002	37,782	25,289	16,680	16,351	152,651
Myrtle Beach-Conway-N Myrtle Beach	83	651	2,531	7,800	16,298	15,736	8,739	4,744	3,117	59,699
Spartanburg	23	315	1,374	8,143	19,175	18,448	11,427	5,853	5,596	70,354
Sumter	8	109	1,021	2,112	6,466	6,756	5,115	2,857	1,763	26,207
Non-MSA Areas	264	2,311	11,442	32,836	78,778	73,815	46,293	25,273	19,550	290,562
South Carolina	786	7,193	34,806	110,567	273,699	282,379	190,620	111,735	95,834	1,107,619
Renter Occupied Housing										
Anderson	189	737	2,399	5,396	4,081	1,757	607	274	142	15,582
Augusta-Richmond County	225	880	1,905	5,019	3,766	1,876	818	446	218	15,153
Charleston-North Charleston	1,556	5,432	11,562	19,777	16,121	8,978	3,864	1,665	642	69,597
Charlotte-Gastonia-Concord	203	1,140	2,383	5,757	3,932	1,956	708	232	95	16,406
Columbia	1,664	6,109	12,058	21,874	17,283	8,962	3,232	1,328	719	73,229
Florence	328	1,249	2,620	5,452	4,716	2,603	988	511	221	18,688
Greenville	1,202	4,577	10,638	21,848	14,857	7,083	2,692	1,040	564	64,501
Myrtle Beach-Conway-N Myrtle Beach	432	1,421	2,997	7,620	5,563	2,602	918	399	149	22,101
Spartanburg	304	2,038	4,097	9,407	6,743	3,044	1,085	463	200	27,381
Sumter	137	643	1,267	3,195	2,961	1,894	977	344	103	11,521
Non-MSA Areas	1,453	5,503	12,898	27,939	23,300	12,403	5,183	2,124	1,273	92,076
South Carolina	7,693	29,729	64,824	133,284	103,323	53,158	21,072	8,826	4,326	426,235

Table A.12
Urban and Rural Distribution of Housing Units in South Carolina
1990 and 2000 Census

Metropolitan Statistical Areas	Urban: Inside Urban Areas	Urban: Outside Urbanized Areas	Rural Farm Housing Units	Rural Non-farm Housing Units	Total Housing Units
1990 Census					
Anderson	22,208	8034	680	29,823	60,745
Augusta-Richmond County	29,222	3,181	728	23,425	56,556
Charleston-North Charleston	155,310	2,170	1,026	41,373	199,879
Charlotte-Gastonia-Concord	22,514	6,591	361	20,972	50,438
Columbia	129,259	12,002	1,870	72,215	215,346
Florence	21,490	10,327	1,772	33,221	66,810
Greenville	101,146	24,358	1,171	64,036	190,711
Myrtle Beach-Conway-N Myrtle Beach	36,714	23,986	1,150	28,110	89,960
Spartanburg	45,597	2,843	492	40,995	89,927
Sumter	18,987	1,253	515	14,261	35,016
Non-MSA Areas	1,843	121,147	7,321	238,456	368,767
South Carolina	584,290	215,892	17,086	606,887	1,424,155
2000 Census					
Anderson	35,815	7,423	609	29,366	73,213
Augusta-Richmond County	37,507	2,398	621	30,684	71,210
Charleston-North Charleston	178,394	3,621	908	50,062	232,985
Charlotte-Gastonia-Concord	38,677	4,326	368	22,690	66,061
Columbia	173,417	13,616	1,684	80,527	269,244
Florence	28,293	15,632	815	36,038	80,778
Greenville	154,029	18,015	1,096	65,902	239,042
Myrtle Beach-Conway-N Myrtle Beach	85,568	777	860	34,880	122,085
Spartanburg	67,414	3,173	568	35,831	106,986
Sumter	25,957	0	330	15,464	41,751
Non-MSA Areas	3,775	175,456	5,797	265,287	450,315
South Carolina	828,846	244,437	13,656	666,731	1,753,670

Table A.13
Owner Occupied Units by Household Size and Dwelling Type in South Carolina by MSA
2000 Census

Metropolitan Statistical Areas	1 Unit	2 to 4	5 to 19	20 to 49	50 +	Mobile Home	Other	Total
One Person Household								
Anderson	7,846	99	81	5	12	2,048	15	10,106
Augusta-Richmond County	7,647	107	63	4	0	2,506	51	10,378
Charleston-North Charleston	21,193	697	675	71	156	5,180	36	28,008
Charlotte-Gastonia-Concord	5,888	208	82	6	41	1,596	39	7,860
Columbia	28,316	521	805	89	309	6,449	42	36,531
Florence	8,063	75	181	6	7	3,044	22	11,398
Greenville	25,662	556	351	86	92	5,466	52	32,265
Myrtle Beach-Conway-N Myrtle Beach	7,995	514	1,563	123	240	3,426	30	13,891
Spartanburg	11,655	152	70	6	0	2,530	0	14,413
Sumter	3,695	23	14	0	5	1,459	7	5,203
Non-MSA Areas	44,308	727	504	371	226	17,520	179	63,835
South Carolina	172,268	3,679	4,389	767	1,088	51,224	473	233,888

Two Person Household								
Anderson	16,103	74	55	6	0	2,855	20	19,113
Augusta-Richmond County	14,181	68	11	3	0	3,291	15	17,569
Charleston-North Charleston	41,382	640	396	31	94	6,376	34	48,953
Charlotte-Gastonia-Concord	13,517	104	79	0	37	2,358	15	16,110
Columbia	51,215	385	406	21	105	8,725	24	60,881
Florence	14,318	87	98	14	0	3,944	0	18,461
Greenville	47,680	253	198	56	23	7,803	70	56,083
Myrtle Beach-Conway-N Myrtle Beach	18,045	459	1,211	182	200	5,113	46	25,256
Spartanburg	22,655	80	41	0	0	3,216	8	26,000
Sumter	6,788	23	4	0	0	1,781	6	8,602
Non-MSA Areas	81,984	524	547	158	122	22,911	101	106,347
South Carolina	327,868	2,697	3,046	471	581	68,373	339	403,375
Three Person Household								
Anderson	7,140	16	12	0	6	2,284	0	9,458
Augusta-Richmond County	6,460	11	19	0	0	2,382	0	8,872
Charleston-North Charleston	20,868	269	118	0	15	4,416	7	25,693
Charlotte-Gastonia-Concord	6,837	43	2	0	0	1,694	0	8,576
Columbia	26,768	155	147	12	17	5,467	5	32,571
Florence	7,520	13	29	0	0	3,121	0	10,683
Greenville	22,660	68	49	6	5	5,106	0	27,894
Myrtle Beach-Conway-N Myrtle Beach	6,512	158	172	22	0	2,809	7	9,680
Spartanburg	10,959	44	20	0	0	2,572	5	13,600
Sumter	3,467	39	30	0	0	1,492	0	5,028
Non-MSA Areas	34,818	200	165	12	5	16,932	12	52,144
South Carolina	154,009	1,016	763	52	48	48,275	36	204,199
Four Person Household								
Anderson	5,853	15	0	0	0	1,823	0	7,691
Augusta-Richmond County	5,473	15	9	0	7	1,916	0	7,420
Charleston-North Charleston	17,910	67	94	0	0	3,916	0	21,987
Charlotte-Gastonia-Concord	6,528	0	10	0	0	1,483	0	8,021
Columbia	22,144	93	52	7	6	5,048	0	27,350
Florence	5,981	38	5	0	0	2,655	0	8,679
Greenville	19,552	41	10	0	15	4,136	9	23,763
Myrtle Beach-Conway-N Myrtle Beach	5,043	28	71	0	0	1,899	12	7,053
Spartanburg	8,629	19	13	0	0	1,898	0	10,559
Sumter	3,019	24	10	0	0	1,262	0	4,315
Non-MSA Areas	26,380	86	69	7	16	14,693	0	41,251
South Carolina	126,512	426	343	14	44	40,729	21	168,089
Five or More Person Household								
Anderson	2,570	0	0	0	0	1,129	0	3,699
Augusta-Richmond County	2,988	14	0	0	0	1,463	0	4,465
Charleston-North Charleston	10,431	67	19	3	0	3,190	9	13,719
Charlotte-Gastonia-Concord	3,193	17	25	0	0	843	0	4,078
Columbia	11,517	50	54	8	0	3,156	0	14,785
Florence	3,035	2	0	0	0	1,994	0	5,031
Greenville	10,019	12	8	0	0	2,607	0	12,646
Myrtle Beach-Conway-N Myrtle Beach	2,427	38	30	0	0	1,324	0	3,819
Spartanburg	4,520	9	19	0	0	1,234	0	5,782
Sumter	1,933	5	21	0	0	1,100	0	3,059
Non-MSA Areas	15,418	104	27	1	14	11,413	8	26,985
South Carolina	68,051	318	203	12	14	29,453	17	98,068

Table A.14
Renter Occupied Units by Household Size and Dwelling Type in South Carolina by MSA
 2000 Census

Metropolitan Statistical Areas	1 Unit	2 to 4	5 to 19	20 to 49	50 +	Mobile Home	Other	Total
One Person Household								
Anderson	2,118	1,402	981	315	261	815	6	5,898
Augusta-Richmond County	1,890	1,130	851	106	260	1,175	23	5,435
Charleston-North Charleston	4,964	5,421	7,712	1,193	2,344	1,935	26	23,595
Charlotte-Gastonia-Concord	1,486	1,069	1,490	189	387	554	0	5,175
Columbia	5,859	5,943	7,449	1,691	3,109	2,781	25	26,857
Florence	2,055	1,329	1,264	282	550	1,109	6	6,595
Greenville	5,875	4,278	6,887	1,553	2,730	2,595	14	23,932
Myrtle Beach-Conway-N Myrtle Beach	1,648	1,490	2,267	358	120	1,305	0	7,188
Spartanburg	3,157	2,242	1,754	466	914	1,305	18	9,856
Sumter	1,235	728	516	78	326	674	0	3,557
Non-MSA Areas	12,146	6,853	3,568	1,311	798	6,398	68	31,142
South Carolina	42,433	31,885	34,739	7,542	11,799	20,646	186	149,230
Two Person Household								
Anderson	1,959	733	614	134	97	724	0	4,261
Augusta-Richmond County	1,654	621	545	51	92	904	0	3,867
Charleston-North Charleston	6,447	4,517	6,727	549	1,089	1,291	19	20,639
Charlotte-Gastonia-Concord	1,771	902	1,187	111	130	631	9	4,741
Columbia	6,904	4,021	5,474	610	1,266	2,469	6	20,750
Florence	2,025	1,034	596	79	74	1,028	3	4,839
Greenville	6,266	2,822	4,605	798	1,237	2,273	0	18,001
Myrtle Beach-Conway-N Myrtle Beach	2,227	1,467	2,101	311	80	1,155	10	7,351
Spartanburg	2,760	1,491	1,128	182	439	1,158	0	7,158
Sumter	1,576	466	257	31	101	585	0	3,016
Non-MSA Areas	11,176	3,690	2,811	506	383	4,936	30	23,532
South Carolina	44,765	21,764	26,045	3,362	4,988	17,154	77	118,155
Three Person Household								
Anderson	1,293	382	254	41	39	568	0	2,577
Augusta-Richmond County	984	449	403	35	18	708	0	2,597
Charleston-North Charleston	5,127	2,571	2,669	190	316	1,186	3	12,062
Charlotte-Gastonia-Concord	1,253	411	561	51	112	593	0	2,981
Columbia	4,654	2,092	2,709	218	386	1,854	6	11,919
Florence	1,457	614	319	97	97	714	4	3,302
Greenville	4,049	1,489	2,440	242	633	1,878	0	10,731
Myrtle Beach-Conway-N Myrtle Beach	1,191	630	789	70	77	782	0	3,539
Spartanburg	2,039	885	766	69	155	749	0	4,663
Sumter	1,111	279	119	0	97	473	0	2,079
Non-MSA Areas	7,542	2,400	1,750	280	342	3,912	0	16,226
South Carolina	30,700	12,202	12,779	1,293	2,272	13,417	13	72,676
Four Person Household								
Anderson	882	139	146	40	34	429	0	1,670
Augusta-Richmond County	934	281	139	10	21	511	0	1,896
Charleston-North Charleston	3,944	1,343	1,331	84	228	769	2	7,701
Charlotte-Gastonia-Concord	993	185	297	26	46	386	0	1,933
Columbia	3,634	1,242	1,552	97	337	1,186	0	8,048
Florence	1,038	309	178	36	28	630	0	2,219
Greenville	2,841	797	1,601	191	323	1,336	0	7,089
Myrtle Beach-Conway-N Myrtle Beach	1,126	242	410	38	0	485	6	2,307
Spartanburg	1,707	545	363	45	85	557	8	3,310
Sumter	971	235	63	0	26	364	0	1,659
Non-MSA Areas	6,199	1,474	927	139	176	2,867	2	11,784
South Carolina	24,269	6,792	7,007	706	1,304	9,520	18	49,616

Five or More Person Household								
Anderson	752	142	37	18	22	205	0	1,176
Augusta-Richmond County	773	141	65	7	8	364	0	1,358
Charleston-North Charleston	3,233	750	754	72	55	736	0	5,600
Charlotte-Gastonia-Concord	920	145	166	5	25	315	0	1,576
Columbia	2,825	784	906	57	124	959	0	5,655
Florence	1,018	180	92	7	28	399	9	1,733
Greenville	2,459	484	597	120	244	844	0	4,748
Myrtle Beach-Conway-N Myrtle Beach	721	286	201	0	0	508	0	1,716
Spartanburg	1,312	315	248	43	49	427	0	2,394
Sumter	687	154	76	0	9	284	0	1,210
Non-MSA Areas	5,021	938	640	139	174	2,480	0	9,392
South Carolina	19,721	4,319	3,782	468	738	7,521	9	36,558

Table A.15
Number of Bedrooms by Tenure by MSA in South Carolina
 2000 Census

Metropolitan Statistical Areas	0	1	2	3	4	5 +	Total
Owner Occupied Units							
Anderson	96	1,030	11,590	30,306	6,027	1,018	50,067
Augusta-Richmond County	117	1,036	9,689	28,499	8,059	1,304	48,704
Charleston-North Charleston	685	2,621	21,428	81,626	27,013	4,987	138,360
Charlotte-Gastonia-Concord	100	951	8,755	26,062	7,563	1,214	44,645
Columbia	442	3,374	28,661	102,862	31,307	5,472	172,118
Florence	200	1,151	10,239	32,976	8,219	1,467	54,252
Greenville	195	2,919	33,297	86,202	25,464	4,574	152,651
Myrtle Beach-Conway-N Myrtle Beach	264	1,519	15,228	35,236	6,393	1,059	59,699
Spartanburg	85	1,155	16,495	41,242	9,556	1,821	70,354
Sumter	61	444	3,960	16,729	4,384	629	26,207
Non-MSA Areas	1,217	7,134	64,767	170,525	39,615	7,304	290,562
South Carolina	3,462	23,334	224,109	652,265	173,600	30,849	1,107,619
Renter Occupied Units							
Anderson	209	3,125	7,676	3,914	580	78	15,582
Augusta-Richmond County	297	2,195	7,466	4,490	655	50	15,153
Charleston-North Charleston	1,917	14,727	29,911	19,324	3,392	326	69,597
Charlotte-Gastonia-Concord	245	3,087	8,170	4,456	399	49	16,406
Columbia	2,096	17,005	32,401	18,324	3,034	369	73,229
Florence	561	3,079	8,316	5,752	776	204	18,688
Greenville	1,497	14,413	30,676	15,437	2,154	324	64,501
Myrtle Beach-Conway-N Myrtle Beach	563	3,428	10,838	6,486	683	103	22,101
Spartanburg	484	5,645	13,321	6,904	915	112	27,381
Sumter	202	1,366	5,023	4,037	826	67	11,521
Non-MSA Areas	2,276	15,354	40,064	29,252	4,349	781	92,076
South Carolina	10,347	83,424	193,862	118,376	17,763	2,463	426,235

Table A.16
Number of Households by Size of Household by Tenure by MSA in South Carolina
2000 Census

Metropolitan Statistical Areas	1	2	3	4	5+	Total
Owner Occupied Units						
Anderson	10,106	19,113	9,458	7,691	3,699	50,067
Augusta-Richmond County	10,378	17,569	8,872	7,420	4,465	48,704
Charleston-North Charleston	28,008	48,953	25,693	21,987	13,719	138,360
Charlotte-Gastonia-Concord	7,860	16,110	8,576	8,021	4,078	44,645
Columbia	36,531	60,881	32,571	27,350	14,785	172,118
Florence	11,398	18,461	10,683	8,679	5,031	54,252
Greenville	32,265	56,083	27,894	23,763	12,646	152,651
Myrtle Beach-Conway-N Myrtle Beach	13,891	25,256	9,680	7,053	3,819	59,699
Spartanburg	14,413	26,000	13,600	10,559	5,782	70,354
Sumter	5,203	8,602	5,028	4,315	3,059	26,207
Non-MSA Areas	63,835	106,347	52,144	41,251	26,985	290,562
South Carolina	233,888	403,375	204,199	168,089	98,068	1,107,619
Renter Occupied Units						
Anderson	5,898	4,261	2,577	1,670	1,176	15,582
Augusta-Richmond County	5,435	3,867	2,597	1,896	1,358	15,153
Charleston-North Charleston	23,595	20,639	12,062	7,701	5,600	69,597
Charlotte-Gastonia-Concord	5,175	4,741	2,981	1,933	1,576	16,406
Columbia	26,857	20,750	11,919	8,048	5,655	73,229
Florence	6,595	4,839	3,302	2,219	1,733	18,688
Greenville	23,932	18,001	10,731	7,089	4,748	64,501
Myrtle Beach-Conway-N Myrtle Beach	7,188	7,351	3,539	2,307	1,716	22,101
Spartanburg	9,856	7,158	4,663	3,310	2,394	27,381
Sumter	3,557	3,016	2,079	1,659	1,210	11,521
Non-MSA Areas	31,142	23,532	16,226	11,784	9,392	92,076
South Carolina	149,230	118,155	72,676	49,616	36,558	426,235

Table A.17
Average Persons Per Household by MSA in South Carolina
2000 Census

Metropolitan Statistical Areas	Average Persons Per Household	Owner Persons Per Household	Renter Persons Per Household
Anderson	2.48	2.56	2.24
Augusta-Richmond County	2.54	2.59	2.39
Charleston-North Charleston	2.55	2.69	2.27
Charlotte-Gastonia-Concord	2.63	2.67	2.50
Columbia	2.51	2.62	2.24
Florence	2.58	2.65	2.37
Greenville	2.48	2.59	2.23
Myrtle Beach-Conway-N Myrtle Beach	2.37	2.43	2.23
Spartanburg	2.52	2.60	2.32
Sumter	2.68	2.75	2.52
Non-MSA Areas	2.55	2.59	2.45
South Carolina	2.53	2.61	2.32

Table A.18
Number of Units with Incomplete Kitchen Facilities by Tenure by MSA in South Carolina
1990 and 2000 Census

Metropolitan Statistical Areas	1990 Census *				2000 Census			
	Total Units	Vacant Units	Owner Occupied	Renter Occupied	Total Units	Vacant Units	Owner Occupied	Renter Occupied
Anderson	458				817	572	137	108
Augusta-Richmond County	711				944	556	201	187
Charleston-North Charleston	1,828				2,434	1,307	487	640
Charlotte-Gastonia-Concord	435				481	314	69	98
Columbia	1,757				2,612	1,366	414	832
Florence	965	Not Available			1,229	774	173	282
Greenville	1,331				2,059	998	310	751
Myrtle Beach-Conway-N Myrtle Beach	730				804	480	182	142
Spartanburg	790				1,123	672	141	310
Sumter	476				497	215	133	149
Non-MSA Areas	6,640				7,118	4,466	1,399	1,253
South Carolina	16,121				20,118	11,720	3,646	4,752

Table A.19
Overcrowding by Age of Householder by MSA in South Carolina
 2000 Census

Metropolitan Statistical Areas	Age 15 to 64				Age 65 or Older				Total Households
	Persons Per Household		Subtotal	Persons Per Household		Subtotal			
	<= 1	1.01 to 1.5		<= 1	1.01 to 1.5		1.51 or more		
	Renter Households				Homeowner Households				
Anderson	12,486	405	163	13,054	2,472	40	16	2,528	15,582
Augusta-Richmond County	12,207	693	255	13,155	1,994	0	4	1,998	15,153
Charleston-North Charleston	58,889	2,482	1,439	62,810	6,731	22	34	6,787	69,597
Charlotte-Gastonia-Concord	13,649	750	365	14,764	1,642	0	0	1,642	16,406
Columbia	61,690	2,714	1,534	65,938	7,200	37	54	7,291	73,229
Florence	14,866	735	364	15,965	2,671	24	28	2,723	18,688
Greenville	53,696	2,022	1,077	56,795	7,653	53	0	7,706	64,501
Myrtle Beach-Conway-N Myrtle Beach	18,633	777	452	19,862	2,218	14	7	2,239	22,101
Spartanburg	21,818	1,227	443	23,488	3,848	35	10	3,893	27,381
Sumter	9,409	491	149	10,049	1,467	0	5	1,472	11,521
Non-MSA Areas	71,804	4,469	2,263	78,536	13,372	104	64	13,540	92,076
South Carolina	349,147	16,765	8,504	374,416	51,268	329	222	51,819	426,235
Anderson	37,214	533	75	37,822	12,193	52	0	12,245	50,067
Augusta-Richmond County	35,833	618	220	36,671	11,956	46	31	12,033	48,704
Charleston-North Charleston	104,382	2,033	750	107,165	30,995	132	68	31,195	138,360
Charlotte-Gastonia-Concord	34,966	602	176	35,744	8,866	18	17	8,901	44,645
Columbia	133,139	2,071	574	135,784	36,040	226	68	36,334	172,118
Florence	40,731	978	393	42,102	12,059	78	13	12,150	54,252
Greenville	114,944	1,748	583	117,275	35,266	97	13	35,376	152,651
Myrtle Beach-Conway-N Myrtle Beach	41,235	649	300	42,184	17,371	86	58	17,515	59,699
Spartanburg	52,072	857	327	53,256	17,014	65	19	17,098	70,354
Sumter	19,503	497	152	20,152	5,994	45	16	6,055	26,207
Non-MSA Areas	203,737	5,435	2,036	211,208	78,591	548	215	79,354	290,562
South Carolina	817,756	16,021	5,586	839,363	266,345	1,393	518	268,256	1,107,619

TABLE A.20
HOUSEHOLD SIZE BY MSA
2000 CENSUS

Metropolitan Statistical Area	1-person household	2-person household	3-person household	4-person household	5-person + household	Total
Anderson	16,004	23,374	12,035	9,361	4,875	65,649
Augusta-Richmond County	15,813	21,436	11,469	9,316	5,823	63,857
Charleston-North Charleston	51,603	69,592	37,755	29,688	19,319	207,957
Charlotte-Gastonia-Concord	13,035	20,851	11,557	9,954	5,654	61,051
Columbia	63,388	81,631	44,490	35,398	20,440	245,347
Florence	17,993	23,300	13,985	10,898	6,764	72,940
Greenville	56,197	74,084	38,625	30,852	17,394	217,152
Myrtle Beach-Conway-North Myrtle Beach	21,079	32,607	13,219	9,360	5,535	81,800
Spartanburg	24,269	33,158	18,263	13,869	8,176	97,735
Sumter	8,760	11,618	7,107	5,974	4,269	37,728
Non-MSA Areas	94,977	129,879	68,370	53,035	36,377	382,638
South Carolina	383,118	521,530	276,875	217,705	134,626	1,533,854

TABLE A.21
TENURE BY HOUSEHOLD SIZE BY MSA
2000 CENSUS

Metropolitan Statistical Area	1-person household	2-person household	3-person household	4-person household	5-person + household	Total
	Owner-occupied households					
Anderson	10,106	19,113	9,458	7,691	3,699	50,067
Augusta-Richmond County	10,378	17,569	8,872	7,420	4,465	48,704
Charleston-North Charleston	28,008	48,953	25,693	21,987	13,719	138,360
Charlotte-Gastonia-Concord	7,860	16,110	8,576	8,021	4,078	44,645
Columbia	36,531	60,881	32,571	27,350	14,785	172,118
Florence	11,398	18,461	10,683	8,679	5,031	54,252
Greenville	32,265	56,083	27,894	23,763	12,646	152,651
Myrtle Beach-Conway-North Myrtle Beach	13,891	25,256	9,680	7,053	3,819	59,699
Spartanburg	14,413	26,000	13,600	10,559	5,782	70,354
Sumter	5,203	8,602	5,028	4,315	3,059	26,207
Non-MSA Areas	63,835	106,347	52,144	41,251	26,985	290,562
South Carolina	233,888	403,375	204,199	168,089	98,068	1,107,619
	Renter-occupied households					
Anderson	5,898	4,261	2,577	1,670	1,176	15,582
Augusta-Richmond County	5,435	3,867	2,597	1,896	1,358	15,153
Charleston-North Charleston	23,595	20,639	12,062	7,701	5,600	69,597
Charlotte-Gastonia-Concord	5,175	4,741	2,981	1,933	1,576	16,406
Columbia	26,857	20,750	11,919	8,048	5,655	73,229
Florence	6,595	4,839	3,302	2,219	1,733	18,688
Greenville	23,932	18,001	10,731	7,089	4,748	64,501
Myrtle Beach-Conway-North Myrtle Beach	7,188	7,351	3,539	2,307	1,716	22,101
Spartanburg	9,856	7,158	4,663	3,310	2,394	27,381
Sumter	3,557	3,016	2,079	1,659	1,210	11,521
Non-MSA Areas	31,142	23,532	16,226	11,784	9,392	92,076
South Carolina	149,230	118,155	72,676	49,616	36,558	426,235

TABLE A.23
OVERCROWDING BY TENURE BY HOUSEHOLDS IN POVERTY BY MSA
 2000 CENSUS

Metropolitan Statistical Area	Owner-occupied households				Renter-occupied households			
	Less than 1 person	1.1 to 1.5 persons	1.51+ persons	Total	Less than 1 person	1.1 to 1.5 persons	1.51+ persons	Total
Anderson	4,068	77	19	4,164	4,184	186	104	4,474
Augusta-Richmond County	4,279	174	99	4,552	4,078	367	117	4,562
Charleston-North Charleston	11,349	496	210	12,055	14,785	1,026	680	16,491
Charlotte-Gastonia-Concord	2,468	136	19	2,623	3,185	221	131	3,537
Columbia	11,761	433	124	12,318	15,826	1,091	696	17,613
Florence	6,346	248	172	6,766	5,619	369	214	6,202
Greenville	9,697	322	104	10,123	14,473	668	479	15,620
Myrtle Beach-Conway-North Myrtle Beach	4,335	116	80	4,531	4,261	282	161	4,704
Spartanburg	5,173	105	97	5,375	6,577	448	174	7,199
Sumter	2,891	128	61	3,080	2,775	205	80	3,060
Non-MSA Areas	35,237	1,656	702	37,595	27,559	2,153	995	30,707
South Carolina	97,604	3,891	1,687	103,182	103,322	7,016	3,831	114,169

TABLE A.24
TENURE BY NUMBER OF ROOMS BY MSA
2000 CENSUS*

Metropolitan Statistical Area	Number of Rooms										Total
	1	2	3	4	5	6	7	8	9 or more		
	Owner-occupied Households										
Anderson	33	280	904	6,039	14,027	13,425	7,620	4,218	3,521	50,067	
Augusta-Richmond County	72	273	1,575	4,655	10,858	12,438	8,779	5,456	4,598	48,704	
Charleston-North Charleston	72	814	4,489	10,292	28,201	35,496	27,846	17,313	13,837	138,360	
Charlotte-Gastonia-Concord	28	251	1,137	4,813	11,228	10,931	7,298	4,464	4,495	44,645	
Columbia	141	1,089	4,988	13,260	37,117	44,054	33,356	20,230	17,883	172,118	
Florence	0	352	2,059	5,166	14,549	13,498	8,858	4,647	5,123	54,252	
Greenville	62	748	3,286	15,451	37,002	37,782	25,289	16,680	16,351	152,651	
Myrtle Beach-Conway-North Myrtle Beach	83	651	2,531	7,800	16,298	15,736	8,739	4,744	3,117	59,699	
Spartanburg	23	315	1,374	8,143	19,175	18,448	11,427	5,853	5,596	70,354	
Sumter	8	109	1,021	2,112	6,466	6,756	5,115	2,857	1,763	26,207	
Non-MSA Areas	264	2,311	11,442	32,836	78,778	73,815	46,293	25,273	19,550	290,562	
South Carolina	786	7,193	34,806	110,567	273,699	282,379	190,620	111,735	95,834	1,107,619	
	Renter-occupied Households										
Anderson	189	737	2,399	5,396	4,081	1,757	607	274	142	15,582	
Augusta-Richmond County	225	880	1,905	5,019	3,766	1,876	818	446	218	15,153	
Charleston-North Charleston	1,556	5,432	11,562	19,777	16,121	8,978	3,864	1,665	642	69,597	
Charlotte-Gastonia-Concord	203	1,140	2,383	5,757	3,932	1,956	708	232	95	16,406	
Columbia	1,664	6,109	12,058	21,874	17,283	8,962	3,232	1,328	719	73,229	
Florence	328	1,249	2,620	5,452	4,716	2,603	988	511	221	18,688	
Greenville	1,202	4,577	10,638	21,848	14,857	7,083	2,692	1,040	564	64,501	
Myrtle Beach-Conway-North Myrtle Beach	432	1,421	2,997	7,620	5,563	2,602	918	399	149	22,101	
Spartanburg	304	2,038	4,097	9,407	6,743	3,044	1,085	463	200	27,381	
Sumter	137	643	1,267	3,195	2,961	1,894	977	344	103	11,521	
Non-MSA Areas	1,453	5,503	12,898	27,939	23,300	12,403	5,183	2,124	1,273	92,076	
South Carolina	7,693	29,729	64,824	133,284	103,323	53,158	21,072	8,826	4,326	426,235	

TABLE A.25
UNITS IN STRUCTURE BY TENURE BY MSA
2000 CENSUS*

Metropolitan Statistical Area	1 unit detached	1 unit attached	2 units	3-4 units	5-9 units	10-19 units	20-49 units	50 or more units	Mobile Home/Trailer	Boat, RV, Van, etc.	Total
Owner-occupied Households											
Anderson	39,018	494	124	80	64	84	11	18	10,139	35	50,067
Augusta-Richmond County	36,241	508	99	116	57	45	7	7	11,558	66	48,704
Charleston-North Charleston	108,408	3,376	861	879	1,079	223	105	265	23,078	86	138,360
Charlotte-Gastonia-Concord	34,932	1,031	100	272	165	33	6	78	7,974	54	44,645
Columbia	137,079	2,881	507	697	1,033	431	137	437	28,845	71	172,118
Florence	38,569	348	39	176	297	16	20	7	14,758	22	54,252
Greenville	122,973	2,600	362	568	416	200	148	135	25,118	131	152,651
Myrtle Beach-Conway-North Myrtle Beach	38,558	1,464	316	881	1,735	1,312	327	440	14,571	95	59,699
Spartanburg	57,388	1,030	123	181	102	61	6	0	11,450	13	70,354
Sumter	18,579	323	67	47	64	15	0	5	7,094	13	26,207
Non-MSA Areas	199,643	3,265	557	1,084	932	380	549	383	83,469	300	290,562
South Carolina	831,388	17,320	3,155	4,981	5,944	2,800	1,316	1,775	238,054	886	1,107,619
Renter-occupied Households											
Anderson	6,635	369	1,266	1,532	1,544	488	548	453	2,741	6	15,582
Augusta-Richmond County	5,883	352	982	1,640	1,577	426	209	399	3,662	23	15,153
Charleston-North Charleston	18,997	4,718	5,969	8,633	12,549	6,644	2,088	4,032	5,917	50	69,597
Charlotte-Gastonia-Concord	5,943	480	1,002	1,710	2,354	1,347	382	700	2,479	9	16,406
Columbia	21,392	2,484	5,913	8,169	11,681	6,409	2,673	5,222	9,249	37	73,229
Florence	7,081	512	1,644	1,822	1,853	596	501	777	3,880	22	18,688
Greenville	19,742	1,748	4,810	5,060	9,328	6,802	2,904	5,167	8,926	14	64,501
Myrtle Beach-Conway-North Myrtle Beach	5,897	1,016	1,680	2,435	3,973	1,795	777	277	4,235	16	22,101
Spartanburg	10,279	696	3,038	2,440	2,761	1,498	805	1,642	4,196	26	27,381
Sumter	4,259	1,321	902	960	715	316	109	559	2,380	0	11,521
Non-MSA Areas	39,259	2,825	6,570	8,785	7,635	2,061	2,375	1,873	20,593	100	92,076
South Carolina	145,367	16,521	33,776	43,186	55,970	28,382	13,371	21,101	68,258	303	426,235

TABLE A.26
YEAR STRUCTURE BUILT BY TENURE BY MSA
 2000 CENSUS*

Metropolitan Statistical Area	1999- March 2000	1995- 1998	1990- 1994	1980- 1989	1970- 1979	1960- 1969	1950- 1959	1940- 1949	1939 or earlier	Total
Owner-occupied Households										
Anderson	2,004	6,134	5,355	8,635	10,256	6,621	4,997	2,457	3,608	50,067
Augusta-Richmond County	1,543	5,264	6,770	9,448	8,253	6,192	6,639	1,722	2,873	48,704
Charleston-North Charleston	5,351	14,831	16,431	32,389	26,562	19,241	11,347	5,641	6,567	138,360
Charlotte-Gastonia-Concord	2,217	7,541	5,485	9,209	8,050	4,534	3,454	1,955	2,200	44,645
Columbia	6,527	22,465	19,423	33,268	34,817	23,722	16,667	6,888	8,341	172,118
Florence	1,777	7,543	6,148	9,221	10,912	8,456	4,636	2,644	2,915	54,252
Greenville	6,129	20,189	17,322	25,922	25,859	21,198	17,419	8,657	9,956	152,651
Myrtle Beach-Conway-North Myrtle Beach	3,115	12,444	8,446	16,861	9,302	4,069	2,731	1,466	1,265	59,699
Spartanburg	2,612	8,697	7,293	11,310	14,162	9,786	6,894	4,089	5,511	70,354
Sumter	820	3,205	3,289	5,444	5,199	3,430	2,550	1,016	1,254	26,207
Non-MSA Areas	11,069	40,102	33,203	56,184	55,000	36,206	25,847	13,103	19,848	290,562
South Carolina	43,164	148,415	129,165	217,891	208,372	143,455	103,181	49,638	64,338	1,107,619
Renter-occupied Households										
Anderson	406	1,082	1,350	2,543	3,404	2,255	1,913	1,200	1,429	15,582
Augusta-Richmond County	208	935	1,168	3,708	3,221	1,988	2,056	908	961	15,153
Charleston-North Charleston	1,058	2,912	5,255	16,851	17,862	10,098	6,193	3,985	5,383	69,597
Charlotte-Gastonia-Concord	416	2,423	1,620	3,328	2,818	1,847	1,755	1,067	1,132	16,406
Columbia	1,173	5,390	6,291	16,029	18,435	10,418	7,441	3,668	4,384	73,229
Florence	160	1,411	1,697	4,304	4,609	2,592	1,627	1,107	1,181	18,688
Greenville	1,057	6,539	5,367	13,469	14,212	8,073	6,863	4,407	4,514	64,501
Myrtle Beach-Conway-North Myrtle Beach	852	3,228	1,981	6,087	4,325	2,065	1,961	906	696	22,101
Spartanburg	301	2,012	1,633	5,428	6,658	3,512	3,091	2,260	2,486	27,381
Sumter	189	546	1,029	2,467	2,701	2,100	1,416	466	607	11,521
Non-MSA Areas	1,388	7,302	7,279	18,396	20,261	12,304	10,740	6,706	7,700	92,076
South Carolina	7,208	33,780	34,670	92,610	98,506	57,252	45,056	26,680	30,473	426,235

**TABLE A.27
NUMBER OF BEDROOMS BY TENURE BY MSA
2000 CENSUS**

Metropolitan Statistical Area	Number of Bedrooms						Total
	0	1	2	3	4	5 or more	
Owner-occupied households							
Anderson	96	1,030	11,590	30,306	6,027	1,018	50,067
Augusta-Richmond County	117	1,036	9,689	28,499	8,059	1,304	48,704
Charleston-North Charleston	685	2,621	21,428	81,626	27,013	4,987	138,360
Charlotte-Gastonia-Concord	100	951	8,755	26,062	7,563	1,214	44,645
Columbia	442	3,374	28,661	102,862	31,307	5,472	172,118
Florence	200	1,151	10,239	32,976	8,219	1,467	54,252
Greenville	195	2,919	33,297	86,202	25,464	4,574	152,651
Myrtle Beach-Conway-North Myrtle Beach	264	1,519	15,228	35,236	6,393	1,059	59,699
Spartanburg	85	1,155	16,495	41,242	9,556	1,821	70,354
Sumter	61	444	3,960	16,729	4,384	629	26,207
Non-MSA Areas	1,217	7,134	64,767	170,525	39,615	7,304	290,562
South Carolina	3,462	23,334	224,109	652,265	173,600	30,849	1,107,619
Renter-occupied households							
Anderson	209	3,125	7,676	3,914	580	78	15,582
Augusta-Richmond County	297	2,195	7,466	4,490	655	50	15,153
Charleston-North Charleston	1,917	14,727	29,911	19,324	3,392	326	69,597
Charlotte-Gastonia-Concord	245	3,087	8,170	4,456	399	49	16,406
Columbia	2,096	17,005	32,401	18,324	3,034	369	73,229
Florence	561	3,079	8,316	5,752	776	204	18,688
Greenville	1,497	14,413	30,676	15,437	2,154	324	64,501
Myrtle Beach-Conway-North Myrtle Beach	563	3,428	10,838	6,486	683	103	22,101
Spartanburg	484	5,645	13,321	6,904	915	112	27,381
Sumter	202	1,366	5,023	4,037	826	67	11,521
Non-MSA Areas	2,276	15,354	40,064	29,252	4,349	781	92,076
South Carolina	10,347	83,424	193,862	118,376	17,763	2,463	426,235

TABLE A.28
NUMBER OF UNITS IN STRUCTURE BY TENURE BY HOUSEHOLD SIZE BY MSA
 2000 CENSUS

Metropolitan Statistical Area	1 unit detached/ attached			2 to 4 units			5 to 19 units			20-49 units			50 + units			Mobile Home			Boat, RV, Van, etc.			Total
	Own	Ren	Own	Ren	Own	Ren	Own	Ren	Own	Ren	Own	Ren	Own	Ren	Own	Ren	Own	Ren	Own	Ren		
	1-person household																					
Anderson	7,846	2,118	99	1,402	81	981	5	315	12	261	2,048	815	15	6	10,106	5,898						
Augusta-Richmond County	7,647	1,890	107	1,130	63	851	4	106	0	260	2,506	1,175	51	23	10,378	5,435						
Charleston-North Charleston	21,193	4,964	697	5,421	675	7,712	71	1,193	156	2,344	5,180	1,935	36	26	28,008	23,595						
Charlotte-Gastonia-Concord	5,888	1,486	208	1,069	82	1,490	6	189	41	387	1,596	554	39	0	7,860	5,175						
Columbia	28,316	5,859	521	5,943	805	7,449	89	1,691	309	3,109	6,449	2,781	42	25	36,531	26,857						
Florence	8,063	2,055	75	1,329	181	1,264	6	282	7	550	3,044	1,109	22	6	11,398	6,595						
Greenville	25,662	5,875	556	4,278	351	6,887	86	1,553	92	2,730	5,466	2,595	52	14	32,265	23,932						
Myrtle Beach-Conway-North Myrtle Beach	7,995	1,648	514	1,490	1,563	2,267	123	358	240	120	3,426	1,305	30	0	13,891	7,188						
Spartanburg	11,655	3,157	152	2,242	70	1,754	6	466	0	914	2,530	1,305	0	18	14,413	9,856						
Sumter	3,695	1,235	23	728	14	516	0	78	5	326	1,459	674	7	0	5,203	3,557						
Non-MSA Areas	44,308	12,146	727	6,853	504	3,568	371	1,311	226	798	17,520	6,398	179	68	63,835	31,142						
South Carolina	172,268	42,433	3,679	31,885	4,389	34,739	767	7,542	1,088	11,799	51,224	20,646	473	186	233,888	149,230						
	2-person household																					
Anderson	16,103	1,959	74	733	55	614	6	134	0	97	2,855	724	20	0	19,113	4,261						
Augusta-Richmond County	14,181	1,654	68	621	11	545	3	51	0	92	3,291	904	15	0	17,569	3,867						
Charleston-North Charleston	41,382	6,447	640	4,517	396	6,727	31	549	94	1,089	6,376	1,291	34	19	48,953	20,639						
Charlotte-Gastonia-Concord	13,517	1,771	104	902	79	1,187	0	111	37	130	2,358	631	15	9	16,110	4,741						
Columbia	51,215	6,904	385	4,021	406	5,474	21	610	105	1,266	8,725	2,469	24	6	60,881	20,750						
Florence	14,318	2,025	87	1,034	98	596	14	79	0	74	3,944	1,028	0	3	18,461	4,839						
Greenville	47,680	6,266	253	2,822	198	4,605	56	798	23	1,237	7,803	2,273	70	0	56,083	18,001						
Myrtle Beach-Conway-North Myrtle Beach	18,045	2,227	459	1,467	1,211	2,101	182	311	200	80	5,113	1,155	46	10	25,256	7,351						
Spartanburg	22,655	2,760	80	1,491	41	1,128	0	182	0	439	3,216	1,158	8	0	26,000	7,158						
Sumter	6,788	1,576	23	466	4	257	0	31	0	101	1,781	585	6	0	8,602	3,016						
Non-MSA Areas	81,984	11,176	524	3,690	547	2,811	158	506	122	383	22,911	4,936	101	30	106,347	23,532						
South Carolina	327,868	44,765	2,697	21,764	3,046	26,045	471	3,362	581	4,988	68,373	17,154	339	77	403,375	118,155						

TABLE A.28 contd.
NUMBER OF UNITS IN STRUCTURE BY TENURE BY HOUSEHOLD SIZE BY MSA
2000 CENSUS

Metropolitan Statistical Area	1 unit detached/ attached		2 to 4 units		5 to 19 units		20-49 units		50 + units		Mobile Home		Boat, RV, Van, etc.		Total	
	Own	Ren	Own	Ren	Own	Ren	Own	Ren	Own	Ren	Own	Ren	Own	Ren	Own	Ren
	3-person household															
Anderson	7,140	1,293	16	382	12	254	0	41	6	39	2,284	568	0	0	9,458	2,577
Augusta-Richmond County	6,460	984	11	449	19	403	0	35	0	18	2,382	708	0	0	8,872	2,597
Charleston-North Charleston	20,868	5,127	269	2,571	118	2,669	0	190	15	316	4,416	1,186	7	3	25,693	12,062
Charlotte-Gastonia-Concord	6,837	1,253	43	411	2	561	0	51	0	112	1,694	593	0	0	8,576	2,981
Columbia	26,768	4,654	155	2,092	147	2,709	12	218	17	386	5,467	1,854	5	6	32,571	11,919
Florence	7,520	1,457	13	614	29	319	0	97	0	97	3,121	714	0	4	10,683	3,302
Greenville	22,660	4,049	68	1,489	49	2,440	6	242	5	633	5,106	1,878	0	0	27,894	10,731
Myrtle Beach-Conway-North Myrtle Beach	6,512	1,191	158	630	172	789	22	70	0	77	2,809	782	7	0	9,680	3,539
Spartanburg	10,959	2,039	44	885	20	766	0	69	0	155	2,572	749	5	0	13,600	4,663
Sumter	3,467	1,111	39	279	30	119	0	0	0	97	1,492	473	0	0	5,028	2,079
Non-MSA Areas	34,818	7,542	200	2,400	165	1,750	12	280	5	342	16,932	3,912	12	0	52,144	16,226
South Carolina	154,009	30,700	1,016	12,202	763	12,779	52	1,293	48	2,272	48,275	13,417	36	13	204,199	72,676
	4-person household															
Anderson	5,853	882	15	139	0	146	0	40	0	34	1,823	429	0	0	7,691	1,670
Augusta-Richmond County	5,473	934	15	281	9	139	0	10	7	21	1,916	511	0	0	7,420	1,896
Charleston-North Charleston	17,910	3,944	67	1,343	94	1,331	0	84	0	228	3,916	769	0	2	21,987	7,701
Charlotte-Gastonia-Concord	6,528	993	0	185	10	297	0	26	0	46	1,483	386	0	0	8,021	1,933
Columbia	22,144	3,634	93	1,242	52	1,552	7	97	6	337	5,048	1,186	0	0	27,350	8,048
Florence	5,981	1,038	38	309	5	178	0	36	0	28	2,655	630	0	0	8,679	2,219
Greenville	19,552	2,841	41	797	10	1,601	0	191	15	323	4,136	1,336	9	0	23,763	7,089
Myrtle Beach-Conway-North Myrtle Beach	5,043	1,126	28	242	71	410	0	38	0	0	1,899	485	12	6	7,053	2,307
Spartanburg	8,629	1,707	19	545	13	363	0	45	0	85	1,898	557	0	8	10,559	3,310
Sumter	3,019	971	24	235	10	63	0	0	0	26	1,262	364	0	0	4,315	1,659
Non-MSA Areas	26,380	6,199	86	1,474	69	927	7	139	16	176	14,693	2,867	0	2	41,251	11,784
South Carolina	126,512	24,269	426	6,792	343	7,007	14	706	44	1,304	40,729	9,520	21	18	168,089	49,616

TABLE A.28 cont'd.
NUMBER OF UNITS IN STRUCTURE BY TENURE BY HOUSEHOLD SIZE BY MSA
 2000 CENSUS

Metropolitan Statistical Area	1 unit detached/ attached		2 to 4 units		5 to 19 units		20-49 units		50 + units		Mobile Home		Boat, RV, Van, etc.		Total	
	Own	Ren	Own	Ren	Own	Ren	Own	Ren	Own	Ren	Own	Ren	Own	Ren	Own	Ren
Anderson	2,570	752	0	142	0	37	0	18	0	22	1,129	205	0	0	3,699	1,176
Augusta-Richmond County	2,988	773	14	141	0	65	0	7	0	8	1,463	364	0	0	4,465	1,358
Charleston-North Charleston	10,431	3,233	67	750	19	754	3	72	0	55	3,190	736	9	0	13,719	5,600
Charlotte-Gastonia-Concord	3,193	920	17	145	25	166	0	5	0	25	843	315	0	0	4,078	1,576
Columbia	11,517	2,825	50	784	54	906	8	57	0	124	3,156	959	0	0	14,785	5,655
Florence	3,035	1,018	2	180	0	92	0	7	0	28	1,994	399	0	9	5,031	1,733
Greenville	10,019	2,459	12	484	8	597	0	120	0	244	2,607	844	0	0	12,646	4,748
Myrtle Beach-Conway-North Myrtle Beach	2,427	721	38	286	30	201	0	0	0	0	1,324	508	0	0	3,819	1,716
Spartanburg	4,520	1,312	9	315	19	248	0	43	0	49	1,234	427	0	0	5,782	2,394
Sumter	1,933	687	5	154	21	76	0	0	0	9	1,100	284	0	0	3,059	1,210
Non-MSA Areas	15,418	5,021	104	938	27	640	1	139	14	174	11,413	2,480	8	0	26,985	9,392
South Carolina	68,051	19,721	318	4,319	203	3,782	12	468	14	738	29,453	7,521	17	9	98,068	36,558
Total																
Anderson	39,512	7,004	204	2,798	148	2,032	11	548	18	453	10,139	2,741	35	6	50,067	15,582
Augusta-Richmond County	36,749	6,235	215	2,622	102	2,003	7	209	7	399	11,558	3,662	66	23	48,704	15,153
Charleston-North Charleston	111,784	23,715	1,740	14,602	1,302	19,193	105	2,088	265	4,032	23,078	5,917	86	50	138,360	69,597
Charlotte-Gastonia-Concord	35,963	6,423	372	2,712	198	3,701	6	382	78	700	7,974	2,479	54	9	44,645	16,406
Columbia	139,960	23,876	1,204	14,082	1,464	18,090	137	2,673	437	5,222	28,845	9,249	71	37	172,118	73,229
Florence	38,917	7,593	215	3,466	313	2,449	20	501	7	777	14,758	3,880	22	22	54,252	18,688
Greenville	125,573	21,490	930	9,870	616	16,130	148	2,904	135	5,167	25,118	8,926	131	14	152,651	64,501
Myrtle Beach-Conway-North Myrtle Beach	40,022	6,913	1,197	4,115	3,047	5,768	327	777	440	277	14,571	4,235	95	16	59,699	22,101
Spartanburg	58,418	10,975	304	5,478	163	4,259	6	805	0	1,642	11,450	4,196	13	26	70,354	27,381
Sumter	18,902	5,580	114	1,862	79	1,031	0	109	5	559	7,094	2,380	13	0	26,207	11,521
Non-MSA Areas	202,908	42,084	1,641	15,355	1,312	9,696	549	2,375	383	1,873	83,469	20,593	300	100	290,562	92,076
South Carolina	848,708	161,888	8,136	76,962	8,744	84,352	1,316	13,371	1,775	21,101	238,054	68,258	886	303	1,107,619	426,235

TABLE A.29
HOUSEHOLD INCOME BY VALUE OF OWNER-OCCUPIED UNITS BY MSA
2000 CENSUS

Metropolitan Statistical Area	Specified Owner-occupied Units ¹							Total
	Less than \$10,000	\$10,000-\$29,999	\$30,000-\$49,999	\$50,000-\$79,999	\$80,000-\$99,999	\$100,000-\$199,999	\$200,000+	
Household Income Less than \$10,000								
Anderson	58	466	686	793	316	350	64	2,733
Augusta-Richmond County	85	342	520	797	217	264	75	2,300
Charleston-North Charleston	137	456	951	1,832	1,029	1,300	588	6,293
Charlotte-Gastonia-Concord	11	135	191	437	220	328	101	1,423
Columbia	101	649	1,282	2,561	898	1,091	309	6,891
Florence	149	480	1,000	1,035	379	283	59	3,385
Greenville	59	716	1,368	1,913	922	1,099	298	6,375
Myrtle Beach-Conway-North Myrtle Beach	49	207	198	548	304	616	209	2,131
Spartanburg	90	426	754	1,060	375	457	58	3,220
Sumter	45	258	376	394	145	193	17	1,428
Non-MSA Areas	824	3,558	4,827	5,181	1,606	1,755	727	18,478
South Carolina	1,608	7,693	12,153	16,551	6,411	7,736	2,505	54,657
Household Income \$10,000 to \$19,999								
Anderson	34	448	852	1,178	654	538	113	3,817
Augusta-Richmond County	37	319	768	1,305	490	507	113	3,539
Charleston-North Charleston	69	374	1,152	2,957	1,237	1,824	684	8,297
Charlotte-Gastonia-Concord	10	148	362	717	519	657	175	2,588
Columbia	82	694	1,632	3,770	1,842	1,985	385	10,390
Florence	90	417	1,021	1,484	606	463	42	4,123
Greenville	83	812	1,826	3,616	1,961	2,192	453	10,943
Myrtle Beach-Conway-North Myrtle Beach	38	217	253	829	678	1,148	275	3,438
Spartanburg	33	495	998	1,998	1,046	992	156	5,718
Sumter	43	191	484	775	256	175	31	1,955
Non-MSA Areas	436	3,178	5,611	7,295	2,674	3,014	929	23,137
South Carolina	955	7,293	14,959	25,924	11,963	13,495	3,356	77,945
Household Income \$20,000 to \$34,999								
Anderson	17	364	1,078	2,073	1,259	1,357	252	6,400
Augusta-Richmond County	42	309	849	2,165	1,062	1,080	152	5,659
Charleston-North Charleston	59	366	1,681	4,970	3,651	4,849	1,605	17,181
Charlotte-Gastonia-Concord	0	131	346	1,335	1,032	1,324	266	4,434
Columbia	49	570	1,852	7,121	4,988	4,680	808	20,068
Florence	51	507	1,035	2,502	1,132	1,006	223	6,456
Greenville	45	755	2,097	5,670	4,050	5,719	858	19,194
Myrtle Beach-Conway-North Myrtle Beach	8	217	308	1,449	1,491	3,496	592	7,561
Spartanburg	74	537	1,360	3,727	1,844	2,073	337	9,952
Sumter	35	119	748	1,411	476	438	46	3,273
Non-MSA Areas	350	3,184	6,060	11,890	4,668	6,100	2,275	34,527
South Carolina	730	7,059	17,414	44,313	25,653	32,122	7,414	134,705

¹ Specified owner-occupied units are owner-occupied, one-family attached and detached houses on less than 10 acres without a business or medical office on the property.

TABLE A.29 contd.
HOUSEHOLD INCOME BY VALUE OF OWNER-OCCUPIED UNITS BY MSA
2000 CENSUS

Metropolitan Statistical Area	Specified Owner-occupied Units							Total
	Less than \$10,000	\$10,000-\$29,999	\$30,000-\$49,999	\$50,000-\$79,999	\$80,000-\$99,999	\$100,000-\$199,999	\$200,000+	
Household Income \$35,000 to \$49,999								
Anderson	44	283	591	2,093	1,363	1,988	375	6,737
Augusta-Richmond County	11	169	697	1,947	1,371	1,363	262	5,820
Charleston-North Charleston	45	198	968	4,849	3,858	6,682	1,715	18,315
Charlotte-Gastonia-Concord	6	44	257	1,223	1,186	2,212	410	5,338
Columbia	21	367	1,435	6,589	5,906	6,981	1,101	22,400
Florence	57	146	729	2,307	1,293	1,553	157	6,242
Greenville	41	368	1,587	5,226	4,693	7,303	978	20,196
Myrtle Beach-Conway-North Myrtle Beach	5	46	226	1,118	1,472	3,701	670	7,238
Spartanburg	20	207	838	2,984	2,354	3,030	353	9,786
Sumter	8	91	456	1,256	783	754	75	3,423
Non-MSA Areas	165	1,886	4,634	10,545	5,411	7,056	2,775	32,472
South Carolina	423	3,805	12,418	40,137	29,690	42,623	8,871	137,967
Household Income \$50,000 to \$74,999								
Anderson	5	113	407	1,925	1,992	3,612	569	8,623
Augusta-Richmond County	10	144	419	2,204	1,837	2,667	380	7,661
Charleston-North Charleston	23	131	809	4,436	4,681	12,652	3,617	26,349
Charlotte-Gastonia-Concord	0	42	190	1,068	1,324	5,056	1,050	8,730
Columbia	26	256	874	6,588	8,282	13,783	2,561	32,370
Florence	13	119	668	2,316	1,630	2,710	461	7,917
Greenville	12	269	1,034	4,832	5,762	13,299	2,332	27,540
Myrtle Beach-Conway-North Myrtle Beach	17	53	183	1,034	1,668	4,976	1,221	9,152
Spartanburg	9	144	662	2,700	3,223	5,437	758	12,933
Sumter	6	83	247	1,477	1,038	1,378	106	4,335
Non-MSA Areas	89	1,093	3,554	10,774	7,209	11,451	4,451	38,621
South Carolina	210	2,447	9,047	39,354	38,646	77,021	17,506	184,231
Household Income \$75,000 to \$99,999								
Anderson	0	49	153	533	667	1,987	578	3,967
Augusta-Richmond County	7	16	97	649	897	2,205	501	4,372
Charleston-North Charleston	6	47	258	1,731	2,018	7,061	3,628	14,749
Charlotte-Gastonia-Concord	0	26	72	445	549	3,038	1,232	5,362
Columbia	13	54	296	2,367	3,351	9,963	3,096	19,140
Florence	0	58	187	755	611	2,060	507	4,178
Greenville	4	64	234	1,208	2,238	8,723	2,418	14,889
Myrtle Beach-Conway-North Myrtle Beach	7	28	48	251	529	2,218	964	4,045
Spartanburg	6	44	144	923	1,242	3,191	953	6,503
Sumter	0	15	74	336	424	849	143	1,841
Non-MSA Areas	33	266	883	2,807	3,014	6,705	4,004	17,712
South Carolina	76	667	2,446	12,005	15,540	48,000	18,024	96,758

TABLE A.29 contd.
HOUSEHOLD INCOME BY VALUE OF OWNER-OCCUPIED UNITS BY MSA
2000 CENSUS

Metropolitan Statistical Area	Specified Owner-occupied Units							Total
	Less than \$10,000	\$10,000-\$29,999	\$30,000-\$49,999	\$50,000-\$79,999	\$80,000-\$99,999	\$100,000-\$199,999	\$200,000+	
Household Income \$100,000 or more								
Anderson	0	23	91	368	376	1,503	1,020	3,381
Augusta-Richmond County	6	18	103	277	435	2,065	1,141	4,045
Charleston-North Charleston	6	49	127	687	1,200	5,527	8,094	15,690
Charlotte-Gastonia-Concord	0	25	30	187	275	2,295	2,375	5,187
Columbia	2	53	187	1,009	1,771	8,279	7,977	19,278
Florence	0	73	158	398	329	1,428	1,497	3,883
Greenville	0	61	143	749	1,249	7,582	7,460	17,244
Myrtle Beach-Conway-North Myrtle Beach	0	11	11	112	222	2,004	1,800	4,160
Spartanburg	2	38	43	449	692	2,576	2,125	5,925
Sumter	0	14	53	165	185	839	323	1,579
Non-MSA Areas	34	187	565	1,556	1,532	5,059	8,341	17,274
South Carolina	50	552	1,511	5,957	8,266	39,157	42,153	97,646
Total								
Anderson	158	1,746	3,858	8,963	6,627	11,335	2,971	35,658
Augusta-Richmond County	198	1,317	3,453	9,344	6,309	10,151	2,624	33,396
Charleston-North Charleston	345	1,621	5,946	21,462	17,674	39,895	19,931	106,874
Charlotte-Gastonia-Concord	27	551	1,448	5,412	5,105	14,910	5,609	33,062
Columbia	294	2,643	7,558	30,005	27,038	46,762	16,237	130,537
Florence	360	1,800	4,798	10,797	5,980	9,503	2,946	36,184
Greenville	244	3,045	8,289	23,214	20,875	45,917	14,797	116,381
Myrtle Beach-Conway-North Myrtle Beach	124	779	1,227	5,341	6,364	18,159	5,731	37,725
Spartanburg	234	1,891	4,799	13,841	10,776	17,756	4,740	54,037
Sumter	137	771	2,438	5,814	3,307	4,626	741	17,834
Non-MSA Areas	1,931	13,352	26,134	50,048	26,114	41,140	23,502	182,221
South Carolina	4,052	29,516	69,948	184,241	136,169	260,154	99,829	783,909

TABLE A.30
HOUSEHOLD INCOME BY GROSS RENT BY MSA
2000 CENSUS

Metropolitan Statistical Area	Specified Renter-occupied Units ²							Total
	Less than \$200	\$200-\$399	\$400-\$599	\$600-\$799	\$800-\$999	\$1000 +	No Cash Rent	
Household Income Less than \$10,000								
Anderson	825	1,333	910	216	15	34	547	3,880
Augusta-Richmond County	629	1,144	968	232	33	21	585	3,612
Charleston-North Charleston	1,816	3,161	3,408	2,032	575	592	1,157	12,741
Charlotte-Gastonia-Concord	484	751	652	453	77	16	279	2,712
Columbia	2,356	3,306	3,755	1,704	434	202	1,507	13,264
Florence	912	1,962	1,219	228	34	70	714	5,139
Greenville	2,244	3,567	3,753	1,373	331	245	1,198	12,711
Myrtle Beach-Conway-North Myrtle Beach	425	733	926	539	166	59	436	3,284
Spartanburg	1,518	1,594	1,438	436	136	119	601	5,842
Sumter	381	804	650	103	17	49	437	2,441
Non-MSA Areas	5,889	8,748	4,518	1,062	265	191	4,443	25,116
South Carolina	17,479	27,103	22,197	8,378	2,083	1,598	11,904	90,742
Household Income \$10,000 to \$19,999								
Anderson	250	1,000	1,356	257	25	14	502	3,404
Augusta-Richmond County	220	1,130	1,220	361	123	16	378	3,448
Charleston-North Charleston	602	2,517	5,090	2,889	780	411	1,285	13,574
Charlotte-Gastonia-Concord	200	630	983	692	148	24	215	2,892
Columbia	846	3,441	5,767	2,714	635	229	1,100	14,732
Florence	343	1,414	1,431	295	75	109	468	4,135
Greenville	734	3,249	4,886	1,974	476	286	915	12,520
Myrtle Beach-Conway-North Myrtle Beach	157	921	1,613	1,029	273	105	449	4,547
Spartanburg	365	1,644	2,361	645	95	95	426	5,631
Sumter	169	868	836	100	29	74	462	2,538
Non-MSA Areas	1,618	7,049	5,699	1,582	350	251	2,963	19,512
South Carolina	5,504	23,863	31,242	12,538	3,009	1,614	9,163	86,933
Household Income \$20,000 to \$34,999								
Anderson	100	851	1,842	444	167	98	261	3,763
Augusta-Richmond County	63	798	1,573	622	62	45	267	3,430
Charleston-North Charleston	208	2,027	6,564	5,287	1,459	1,003	1,435	17,983
Charlotte-Gastonia-Concord	72	588	1,710	1,444	284	78	261	4,437
Columbia	364	2,439	8,896	5,150	1,296	543	1,342	20,030
Florence	164	1,285	1,715	388	117	84	515	4,268
Greenville	356	2,949	7,900	3,780	793	525	967	17,270
Myrtle Beach-Conway-North Myrtle Beach	105	719	2,392	2,078	625	155	409	6,483
Spartanburg	210	1,340	3,548	1,152	245	184	432	7,111
Sumter	77	628	1,298	332	45	21	696	3,097
Non-MSA Areas	825	5,915	7,669	2,324	787	360	2,905	20,785
South Carolina	2,544	19,539	45,107	23,001	5,880	3,096	9,490	108,657

² Specified renter-occupied units include all renter-occupied units except 1-unit attached or detached houses on 10 acres or more.

TABLE A.30 contd.
HOUSEHOLD INCOME BY GROSS RENT BY MSA
2000 CENSUS

Metropolitan Statistical Area	Specified Renter-occupied Units						No Cash Rent	Total
	Less than \$200	\$200-\$399	\$400-\$599	\$600-\$799	\$800-\$999	\$1000 +		
Household Income \$35,000 to \$49,999								
Anderson	53	331	1,017	423	34	47	132	2,037
Augusta-Richmond County	27	375	912	470	75	59	227	2,145
Charleston-North Charleston	157	655	3,390	3,851	1,518	961	974	11,506
Charlotte-Gastonia-Concord	46	198	925	1,181	275	143	125	2,893
Columbia	103	897	4,164	4,127	1,264	503	728	11,786
Florence	105	527	1,192	320	144	45	257	2,590
Greenville	118	1,019	4,005	3,388	813	325	623	10,291
Myrtle Beach-Conway-North Myrtle Beach	44	295	999	1,346	582	106	233	3,605
Spartanburg	75	644	1,949	1,117	241	188	292	4,506
Sumter	15	192	708	293	97	29	373	1,707
Non-MSA Areas	385	2,341	4,691	1,965	949	321	1,575	12,227
South Carolina	1,128	7,474	23,952	18,481	5,992	2,727	5,539	65,293
Household Income \$50,000 to \$74,999								
Anderson	39	194	602	343	173	41	149	1,541
Augusta-Richmond County	32	195	522	438	170	47	136	1,540
Charleston-North Charleston	84	379	1,649	3,140	1,549	1,165	784	8,750
Charlotte-Gastonia-Concord	0	144	509	924	355	229	116	2,277
Columbia	35	475	2,291	3,215	1,341	546	437	8,340
Florence	38	231	624	262	107	46	256	1,564
Greenville	53	560	1,992	2,711	1,042	541	399	7,298
Myrtle Beach-Conway-North Myrtle Beach	12	59	619	1,024	639	303	165	2,821
Spartanburg	31	335	1,101	772	173	149	235	2,796
Sumter	5	142	352	298	148	54	206	1,205
Non-MSA Areas	243	1,255	2,542	1,597	933	645	1,127	8,342
South Carolina	572	3,969	12,803	14,724	6,630	3,766	4,010	46,474
Household Income \$75,000 to \$99,999								
Anderson	0	38	158	73	43	48	22	382
Augusta-Richmond County	0	53	137	188	73	13	21	485
Charleston-North Charleston	23	101	420	831	483	736	146	2,740
Charlotte-Gastonia-Concord	5	69	79	209	107	99	45	613
Columbia	9	148	572	780	629	376	155	2,669
Florence	5	55	182	91	0	32	69	434
Greenville	24	153	474	702	365	370	109	2,197
Myrtle Beach-Conway-North Myrtle Beach	0	29	118	242	105	87	15	596
Spartanburg	16	49	223	223	76	37	41	665
Sumter	0	20	81	53	49	31	50	284
Non-MSA Areas	52	348	624	425	222	290	271	2,232
South Carolina	134	1,063	3,068	3,817	2,152	2,119	944	13,297

TABLE A.30 contd.
HOUSEHOLD INCOME BY GROSS RENT BY MSA
2000 CENSUS

Metropolitan Statistical Area	Specified Renter-occupied Units							Total
	Less than \$200	\$200-\$399	\$400-\$599	\$600-\$799	\$800-\$999	\$1000 +	No Cash Rent	
----- Household Income \$100,000 or more -----								
Anderson	2	20	66	87	61	41	44	321
Augusta-Richmond County	8	39	48	92	28	26	43	284
Charleston-North Charleston	7	131	234	380	405	706	118	1,981
Charlotte-Gastonia-Concord	0	37	73	115	43	60	26	354
Columbia	22	105	324	397	403	431	67	1,749
Florence	6	92	97	78	3	14	45	335
Greenville	14	138	282	350	230	471	124	1,609
Myrtle Beach-Conway-North Myrtle Beach	0	28	82	84	153	145	55	547
Spartanburg	0	36	124	104	59	82	25	430
Sumter	0	14	49	42	33	22	27	187
Non-MSA Areas	76	343	408	243	128	495	260	1,953
South Carolina	135	983	1,787	1,972	1,546	2,493	834	9,750
----- Total -----								
Anderson	1,269	3,767	5,951	1,843	518	323	1,657	15,328
Augusta-Richmond County	979	3,734	5,380	2,403	564	227	1,657	14,944
Charleston-North Charleston	2,897	8,971	20,755	18,410	6,769	5,574	5,899	69,275
Charlotte-Gastonia-Concord	807	2,417	4,931	5,018	1,289	649	1,067	16,178
Columbia	3,735	10,811	25,769	18,087	6,002	2,830	5,336	72,570
Florence	1,573	5,566	6,460	1,662	480	400	2,324	18,465
Greenville	3,543	11,635	23,292	14,278	4,050	2,763	4,335	63,896
Myrtle Beach-Conway-North Myrtle Beach	743	2,784	6,749	6,342	2,543	960	1,762	21,883
Spartanburg	2,215	5,642	10,744	4,449	1,025	854	2,052	26,981
Sumter	647	2,668	3,974	1,221	418	280	2,251	11,459
Non-MSA Areas	9,088	25,999	26,151	9,198	3,634	2,553	13,544	90,167
South Carolina	27,496	83,994	140,156	82,911	27,292	17,413	41,884	421,146

**TABLE A.31
AGE OF HOUSEHOLDER BY INCOME BY MSA**

Metropolitan Statistical Area	2000 CENSUS										Total
	Less than \$10,000	\$10,000-\$19,999	\$20,000-\$34,999	\$35,000-\$49,000	\$50,000-\$74,999	\$75,000-\$99,999	\$100,000-\$149,999	\$150,000+			
	Householder under 25 years										
Anderson	705	615	900	541	322	61	18	0	0	3,162	
Augusta-Richmond County	617	567	938	446	214	56	8	0	0	2,846	
Charleston-North Charleston	3,398	3,224	4,047	2,083	1,057	330	98	70	0	14,307	
Charlotte-Gastonia-Concord	519	690	917	597	335	54	29	0	0	3,141	
Columbia	3,281	3,586	4,135	2,015	1,225	211	68	45	0	14,566	
Florence	832	828	797	549	266	38	35	11	0	3,356	
Greenville	2,709	2,483	3,869	1,920	1,055	231	70	35	0	12,372	
Myrtle Beach-Conway-North Myrtle Beach	705	974	1,568	710	313	87	24	9	0	4,390	
Spartanburg	1,004	1,061	1,392	920	489	92	9	20	0	4,987	
Sumter	374	510	766	339	102	10	5	4	0	2,110	
Non-MSA Areas	4,361	4,085	4,650	3,017	1,500	250	108	24	0	17,995	
South Carolina	18,505	18,623	23,979	13,137	6,878	1,420	472	218	0	83,232	
	Householder 25-34 years										
Anderson	716	1,322	2,471	2,415	2,541	681	303	70	0	10,519	
Augusta-Richmond County	882	1,454	2,645	1,945	2,091	568	242	88	0	9,915	
Charleston-North Charleston	2,961	4,536	9,487	7,905	8,085	2,863	1,363	545	0	37,745	
Charlotte-Gastonia-Concord	595	927	2,459	2,466	3,067	951	375	124	0	10,964	
Columbia	3,299	5,170	11,510	9,559	10,167	3,413	1,560	497	0	45,175	
Florence	1,419	1,540	2,911	2,612	2,296	650	350	158	0	11,936	
Greenville	2,628	4,220	9,707	8,951	9,094	3,074	1,833	536	0	40,043	
Myrtle Beach-Conway-North Myrtle Beach	905	1,749	3,891	3,117	2,749	555	364	103	0	13,433	
Spartanburg	1,192	1,883	4,635	3,734	3,826	1,111	439	144	0	16,964	
Sumter	608	1,034	1,850	1,350	1,282	326	122	46	0	6,618	
Non-MSA Areas	6,306	7,984	15,345	12,933	11,137	2,543	1,007	468	0	57,723	
South Carolina	21,511	31,819	66,911	56,987	56,335	16,735	7,958	2,779	0	261,035	

TABLE A.31 contd.
AGE OF HOUSEHOLDER BY INCOME BY MSA

Metropolitan Statistical Area	2000 CENSUS										Total
	Less than \$10,000	\$10,000-\$19,999	\$20,000-\$34,999	\$35,000-\$49,000	\$50,000-\$74,999	\$75,000-\$99,999	\$100,000-\$149,999	\$150,000+			
	Householder 35-44 years										
Anderson	931	1,317	2,787	3,065	3,603	1,444	843	244		14,234	
Augusta-Richmond County	1,187	1,731	2,727	2,690	3,619	1,696	1,065	349		15,064	
Charleston-North Charleston	3,638	4,556	9,430	9,023	11,555	5,401	3,286	1,675		48,564	
Charlotte-Gastonia-Concord	866	999	2,269	2,746	3,958	2,319	1,178	413		14,748	
Columbia	3,127	5,412	11,410	10,739	14,046	7,420	3,868	1,948		57,970	
Florence	1,651	2,155	3,346	2,844	3,311	1,515	684	476		15,982	
Greenville	2,927	4,212	8,924	9,174	12,227	5,407	3,694	1,751		48,316	
Myrtle Beach-Conway-North Myrtle Beach	1,095	1,982	4,020	3,082	3,738	1,468	896	386		16,667	
Spartanburg	1,447	1,843	4,229	4,197	5,369	2,316	1,181	616		21,198	
Sumter	717	959	2,025	1,927	2,022	616	324	156		8,746	
Non-MSA Areas	8,363	10,164	17,986	15,934	17,076	5,937	2,876	1,546		79,882	
South Carolina	25,949	35,330	69,153	65,421	80,524	35,539	19,895	9,560		341,371	
	Householder 45-54 years										
Anderson	1,020	1,157	2,256	2,169	3,087	1,647	1,223	485		13,044	
Augusta-Richmond County	1,108	1,237	1,994	2,168	2,866	2,031	1,432	498		13,334	
Charleston-North Charleston	3,387	3,497	6,562	6,354	9,701	6,009	4,351	2,116		41,977	
Charlotte-Gastonia-Concord	782	816	1,714	1,905	3,170	2,002	1,475	802		12,666	
Columbia	3,803	4,025	7,805	8,572	11,685	7,708	5,439	3,058		52,095	
Florence	1,740	1,625	3,099	2,893	3,455	1,676	1,066	672		16,226	
Greenville	2,869	3,499	7,229	7,263	9,180	5,738	4,796	2,258		42,832	
Myrtle Beach-Conway-North Myrtle Beach	996	1,694	3,030	2,750	3,362	1,616	1,250	576		15,274	
Spartanburg	1,587	1,671	3,262	3,531	4,466	2,800	1,812	779		19,908	
Sumter	689	852	1,419	1,382	1,569	806	420	262		7,399	
Non-MSA Areas	8,635	8,981	14,297	13,959	15,685	7,999	4,465	2,326		76,347	
South Carolina	26,616	29,054	52,667	52,946	68,226	40,032	27,729	13,832		311,102	

TABLE A.31 contd.
AGE OF HOUSEHOLDER BY INCOME BY MSA

Metropolitan Statistical Area	2000 CENSUS										Total
	Less than \$10,000	\$10,000-\$19,999	\$20,000-\$34,999	\$35,000-\$49,000	\$50,000-\$74,999	\$75,000-\$99,999	\$100,000-\$149,999	\$150,000+			
	Householder 55-64 years										
Anderson	1,188	1,296	2,053	1,725	2,017	922	653	260	10,114		
Augusta-Richmond County	1,076	1,132	1,636	1,421	1,722	1,006	608	422	9,023		
Charleston-North Charleston	3,121	3,247	5,207	4,630	5,544	2,795	2,397	1,522	28,463		
Charlotte-Gastonia-Concord	779	982	1,560	1,414	1,911	1,130	805	428	9,009		
Columbia	2,920	3,391	5,803	5,377	6,476	3,851	2,804	1,707	32,329		
Florence	1,736	1,570	2,232	1,798	1,829	866	615	354	11,000		
Greenville	3,349	3,286	6,078	5,045	5,798	3,231	2,553	1,478	30,818		
Myrtle Beach-Conway-North Myrtle Beach	1,164	1,495	2,863	2,349	2,518	1,092	926	411	12,818		
Spartanburg	1,477	1,990	2,763	2,461	2,746	1,338	999	581	14,355		
Sumter	810	779	922	839	900	439	269	142	5,100		
Non-MSA Areas	8,590	8,550	11,839	9,531	10,163	5,242	3,183	2,164	59,262		
South Carolina	26,210	27,718	42,956	36,590	41,624	21,912	15,812	9,469	222,291		
	Householder 65-74 years										
Anderson	1,404	1,801	1,985	1,184	892	318	170	87	7,841		
Augusta-Richmond County	1,146	1,734	1,686	1,468	898	394	267	75	7,668		
Charleston-North Charleston	2,980	3,672	4,558	3,828	3,126	1,307	935	675	21,081		
Charlotte-Gastonia-Concord	709	1,201	1,464	1,045	903	369	237	139	6,067		
Columbia	3,678	4,472	5,554	3,953	3,621	1,591	1,041	597	24,507		
Florence	1,633	1,801	1,766	1,286	945	339	286	147	8,203		
Greenville	3,599	5,110	5,591	3,720	2,849	1,052	745	697	23,363		
Myrtle Beach-Conway-North Myrtle Beach	1,128	1,906	3,219	2,400	2,168	745	353	225	12,144		
Spartanburg	1,717	2,526	2,776	1,904	1,180	494	354	213	11,164		
Sumter	787	829	937	613	558	195	63	84	4,066		
Non-MSA Areas	10,415	10,874	11,131	7,287	5,991	2,542	2,007	1,451	51,698		
South Carolina	29,196	35,926	40,667	28,688	23,131	9,346	6,458	4,390	177,802		

TABLE A.31 contd.
AGE OF HOUSEHOLDER BY INCOME BY MSA

Metropolitan Statistical Area	2000 CENSUS										Total
	Less than \$10,000	\$10,000-\$19,999	\$20,000-\$34,999	\$35,000-\$49,000	\$50,000-\$74,999	\$75,000-\$99,999	\$100,000-\$149,999	\$150,000+			
	Householder 75 years and over										
Anderson	1,744	2,039	1,417	704	521	174	88	89	6,776		
Augusta-Richmond County	1,509	1,501	1,281	754	520	173	180	73	5,991		
Charleston-North Charleston	3,268	3,868	3,592	1,915	1,633	699	453	251	15,679		
Charlotte-Gastonia-Concord	890	1,264	1,085	523	352	169	123	93	4,499		
Columbia	3,928	4,652	4,073	2,464	2,007	767	572	342	18,805		
Florence	1,850	1,858	1,143	597	486	199	43	80	6,256		
Greenville	4,373	5,690	4,323	2,352	1,516	424	431	467	19,576		
Myrtle Beach-Conway-North Myrtle Beach	1,261	1,382	2,006	1,046	799	265	162	138	7,059		
Spartanburg	2,283	2,563	2,102	908	758	250	108	110	9,082		
Sumter	1,126	1,015	565	435	307	114	76	42	3,680		
Non-MSA Areas	11,558	10,553	7,487	4,092	3,140	1,300	1,064	904	40,098		
South Carolina	33,790	36,385	29,074	15,790	12,039	4,534	3,300	2,589	137,501		
	Total										
Anderson	7,708	9,547	13,869	11,803	12,983	5,247	3,298	1,235	65,690		
Augusta-Richmond County	7,525	9,356	12,907	10,892	11,930	5,924	3,802	1,505	63,841		
Charleston-North Charleston	22,753	26,600	42,883	35,738	40,701	19,404	12,883	6,854	207,816		
Charlotte-Gastonia-Concord	5,140	6,879	11,468	10,696	13,696	6,994	4,222	1,999	61,094		
Columbia	24,036	30,708	50,290	42,679	49,227	24,961	15,352	8,194	245,447		
Florence	10,861	11,377	15,294	12,579	12,588	5,283	3,079	1,898	72,959		
Greenville	22,454	28,500	45,721	38,425	41,719	19,157	14,122	7,222	217,320		
Myrtle Beach-Conway-North Myrtle Beach	7,254	11,182	20,597	15,454	15,647	5,828	3,975	1,848	81,785		
Spartanburg	10,707	13,537	21,159	17,655	18,834	8,401	4,902	2,463	97,658		
Sumter	5,111	5,978	8,484	6,885	6,740	2,506	1,279	736	37,719		
Non-MSA Areas	58,228	61,191	82,735	66,753	64,692	25,813	14,710	8,883	383,005		
South Carolina	181,777	214,855	325,407	269,559	288,757	129,518	81,624	42,837	1,534,334		

TABLE A.32
NUMBER OF FAMILIES BY FAMILY INCOME BY MSA
 2000 CENSUS

Metropolitan Statistical Area	Less than \$10,000	\$10,000-\$19,999	\$20,000-\$34,999	\$35,000-\$49,000	\$50,000-\$74,999	\$75,000-\$99,999	\$100,000-\$149,999	\$150,000+	Total
Anderson	2,943	4,978	9,638	9,360	11,516	4,892	3,065	1,126	47,518
Augusta-Richmond County	3,134	5,563	8,461	8,317	10,103	5,358	3,457	1,375	45,768
Charleston-North Charleston	10,058	14,390	26,405	24,998	32,370	16,768	11,179	5,950	142,118
Charlotte-Gastonia-Concord	2,097	3,756	7,603	7,928	11,648	6,306	3,880	1,835	45,053
Columbia	9,792	16,345	29,642	29,676	39,422	22,113	13,970	7,147	168,107
Florence	5,350	6,786	10,534	9,780	10,929	4,822	2,733	1,708	52,642
Greenville	8,532	14,159	28,893	27,949	34,604	16,823	12,750	6,485	150,195
Myrtle Beach-Conway-North Myrtle Beach	2,915	5,937	12,511	11,068	12,500	4,933	3,459	1,454	54,777
Spartanburg	4,181	7,213	14,174	13,416	16,532	7,542	4,457	2,238	69,753
Sumter	2,268	3,791	6,255	5,487	5,832	2,299	1,203	647	27,782
Non-MSA Areas	25,369	37,045	59,699	53,391	55,787	22,919	13,033	7,780	275,023
South Carolina	76,639	119,963	213,815	201,370	241,243	114,775	73,186	37,745	1,078,736

TABLE A.33
TENURE BY HOUSEHOLD INCOME BY MSA
2000 CENSUS

Metropolitan Statistical Area	Less than \$10,000	\$10,000-\$19,999	\$20,000-\$34,999	\$35,000-\$49,000	\$50,000-\$74,999	\$75,000-\$99,999	\$100,000-\$149,999	\$150,000+	Total
Owner-occupied Households									
Anderson	3,980	6,029	10,085	9,594	11,296	4,896	2,998	1,189	50,067
Augusta-Richmond County	3,981	5,857	9,524	8,795	10,291	5,366	3,490	1,400	48,704
Charleston-North Charleston	10,136	13,244	24,778	24,277	31,659	16,658	11,496	6,112	138,360
Charlotte-Gastonia-Concord	2,362	4,001	6,955	7,693	11,371	6,326	4,079	1,858	44,645
Columbia	10,890	16,081	30,311	30,636	40,355	22,171	14,115	7,559	172,118
Florence	5,726	7,207	11,121	9,921	10,842	4,880	2,797	1,758	54,252
Greenville	9,823	16,132	28,197	27,890	34,176	17,017	12,926	6,490	152,651
Myrtle Beach-Conway-N Myrtle Beach	4,054	6,702	14,115	11,849	12,658	5,172	3,474	1,675	59,699
Spartanburg	4,870	8,072	13,965	12,992	15,819	7,660	4,673	2,303	70,354
Sumter	2,624	3,357	5,334	5,166	5,702	2,208	1,114	702	26,207
Non-MSA Areas	32,750	41,378	61,644	53,836	55,866	23,338	13,583	8,167	290,562
South Carolina	91,196	128,060	216,029	202,649	240,035	115,692	74,745	39,213	1,107,619
Renter-occupied Households									
Anderson	3,908	3,438	3,807	2,094	1,594	420	275	46	15,582
Augusta-Richmond County	3,650	3,506	3,479	2,180	1,564	490	203	81	15,153
Charleston-North Charleston	12,820	13,628	18,047	11,559	8,784	2,761	1,278	720	69,597
Charlotte-Gastonia-Concord	2,769	2,922	4,468	2,938	2,319	627	212	151	16,406
Columbia	13,384	14,825	20,211	11,896	8,438	2,708	1,130	637	73,229
Florence	5,183	4,218	4,302	2,594	1,601	447	237	106	18,688
Greenville	12,819	12,595	17,423	10,406	7,399	2,228	1,085	546	64,501
Myrtle Beach-Conway-N Myrtle Beach	3,332	4,592	6,533	3,626	2,857	596	443	122	22,101
Spartanburg	5,895	5,686	7,253	4,585	2,850	672	251	189	27,381
Sumter	2,460	2,559	3,097	1,713	1,221	284	145	42	11,521
Non-MSA Areas	25,505	19,991	21,169	12,509	8,591	2,310	1,185	816	92,076
South Carolina	91,725	87,960	109,789	66,100	47,218	13,543	6,444	3,456	426,235

These data represent all occupied housing units. Data in Table 16 represent all householders, of which 480 share the same household.

TABLE A.34
TENURE BY POVERTY STATUS BY AGE OF HOUSEHOLDER BY MSA
 2000 CENSUS

Metropolitan Statistical Area	15-24 years	25-34 years	35-44 years	45 to 54 years	55 - 59 years	60-64 years	65 to 74 years	75 years +	Total
Owner-occupied Households									
Anderson	179	407	575	594	303	476	788	842	4,164
Augusta-Richmond County	169	533	697	786	477	420	715	755	4,552
Charleston-North Charleston	472	1,167	2,257	2,113	1,113	1,052	1,965	1,916	12,055
Charlotte-Gastonia-Concord	84	289	515	439	287	270	302	437	2,623
Columbia	501	1,273	2,051	2,244	1,064	1,106	2,027	2,052	12,318
Florence	121	734	1,295	1,194	676	580	1,085	1,081	6,766
Greenville	377	1,234	1,489	1,588	975	1,117	1,544	1,799	10,123
Myrtle Beach-Conway-North Myrtle Beach	176	565	777	631	457	475	705	745	4,531
Spartanburg	137	546	851	857	512	563	871	1,038	5,375
Sumter	68	388	598	502	293	232	410	589	3,080
Non-MSA Areas	1,180	4,132	6,391	6,222	3,097	3,447	6,301	6,825	37,595
South Carolina	3,464	11,268	17,496	17,170	9,254	9,738	16,713	18,079	103,182
Renter-occupied Households									
Anderson	724	817	828	662	207	353	366	517	4,474
Augusta-Richmond County	771	1,032	1,128	593	209	119	291	419	4,562
Charleston-North Charleston	4,354	3,826	3,376	1,930	704	659	878	764	16,491
Charlotte-Gastonia-Concord	781	777	726	538	167	155	201	192	3,537
Columbia	4,626	4,291	3,065	2,215	727	533	1,110	1,046	17,613
Florence	1,008	1,390	1,196	902	364	286	456	600	6,202
Greenville	3,795	3,342	2,803	1,924	743	681	1,230	1,102	15,620
Myrtle Beach-Conway-North Myrtle Beach	1,064	1,137	807	678	208	200	284	326	4,704
Spartanburg	1,205	1,736	1,252	1,045	315	381	550	715	7,199
Sumter	434	660	658	444	226	141	272	225	3,060
Non-MSA Areas	4,990	6,388	6,064	4,726	1,612	1,455	2,632	2,850	30,707
South Carolina	23,742	25,396	21,903	15,657	5,482	4,963	8,270	8,756	114,169

TABLE A.35
HOUSING UNITS BY TYPE BY MSA
1990 CENSUS*

Metropolitan Statistical Area	1 unit detached	1 unit attached	2-4 units	5-19 units	20-49 units	50 or more units	Mobile Home/Trailer	Other	Total
Anderson	43,150	614	3,104	2,786	297	75	10,300	419	60,745
Augusta-Richmond County	38,542	742	3,007	2,511	54	168	11,114	418	56,556
Charleston-North Charleston	111,436	9,796	19,565	25,591	2,483	2,293	26,566	2,149	199,879
Charlotte-Gastonia-Concord	33,530	1,224	2,886	3,074	429	189	8,773	333	50,438
Columbia	137,118	3,940	16,637	20,076	2,945	3,717	28,882	2,031	215,346
Florence	44,831	897	3,658	3,034	467	196	13,167	560	66,810
Greenville	125,304	3,321	11,222	16,966	5,056	1,996	25,508	1,338	190,711
Myrtle Beach-Conway-North Myrtle Beach	37,464	3,378	6,355	11,371	4,537	7,563	18,878	414	89,960
Spartanburg	62,359	1,459	6,412	5,628	787	783	11,986	513	89,927
Sumter	21,660	1,820	2,266	1,046	175	262	7,391	396	35,016
Non-MSA Areas	246,516	7,070	17,687	13,608	3,797	2,835	73,298	3,956	368,767
South Carolina	901,910	34,261	92,799	105,691	21,027	20,077	235,863	12,527	1,424,155

TABLE A.36
HOUSING UNITS BY TYPE BY MSA
2000 CENSUS*

Metropolitan Statistical Area	1 unit detached	1 unit attached	2-4 units	5-19 units	20-49 units	50 or more units	Mobile Home/Trailer	Boat, RV, Van, etc.	Total
Anderson	49,972	1,038	3,463	2,669	593	530	14,842	106	73,213
Augusta-Richmond County	45,816	969	3,342	2,484	238	446	17,744	171	71,210
Charleston-North Charleston	139,262	9,392	19,387	24,167	2,721	4,759	33,064	233	232,985
Charlotte-Gastonia-Concord	43,575	1,731	3,356	4,468	420	914	11,526	71	66,061
Columbia	170,532	5,887	16,822	22,341	3,251	6,265	43,868	278	269,244
Florence	49,721	990	4,136	3,455	615	788	21,015	58	80,778
Greenville	153,412	4,934	12,526	19,505	3,564	5,712	39,047	342	239,042
Myrtle Beach-Conway-North Myrtle Beach	54,586	3,300	8,599	18,592	5,180	6,828	24,666	334	122,085
Spartanburg	72,726	1,980	6,508	5,253	923	1,836	17,711	49	106,986
Sumter	24,824	1,693	2,326	1,177	127	620	10,942	42	41,751
Non-MSA Areas	274,252	8,271	21,123	15,048	4,825	4,850	121,074	872	450,315
South Carolina	1,078,678	40,185	101,588	119,159	22,457	33,548	355,499	2,556	1,753,670

* The Census data are based on the "1" in 6" sample. As a result, the numbers may possibly differ from the 100 percent data released earlier.

TABLE A.37
HOUSING UNITS BY TENURE BY MSA
1990 CENSUS*

Metropolitan Statistical Area	Occupied Housing Units	Owner Occupied Units	Renter Occupied Units	Vacant Housing Units	Total Housing Units
Anderson	55,481	41,697	13,784	5,264	60,745
Augusta-Richmond County	51,307	38,388	12,919	5,249	56,556
Charleston-North Charleston	177,668	111,234	66,434	22,211	199,879
Charlotte-Gastonia-Concord	47,006	33,774	13,232	3,432	50,438
Columbia	196,811	134,181	62,630	18,535	215,346
Florence	62,216	44,764	17,452	4,594	66,810
Greenville	176,960	121,466	55,494	13,751	190,711
Myrtle Beach-Conway-North Myrtle Beach	55,764	38,305	17,459	34,196	89,960
Spartanburg	84,503	58,959	25,544	5,424	89,927
Sumter	32,723	21,328	11,395	2,293	35,016
Non-MSA Areas	317,605	234,728	82,877	51,162	368,767
South Carolina	1,258,044	878,824	379,220	166,111	1,424,155

TABLE A.38
HOUSING UNITS BY TENURE BY MSA
2000 CENSUS*

Metropolitan Statistical Area	Occupied Housing Units	Owner Occupied Units	Renter Occupied Units	Vacant Housing Units	Total Housing Units
Anderson	65,649	50,067	15,582	7,564	73,213
Augusta-Richmond County	63,857	48,704	15,153	7,353	71,210
Charleston-North Charleston	207,957	138,360	69,597	25,028	232,985
Charlotte-Gastonia-Concord	61,051	44,645	16,406	5,010	66,061
Columbia	245,347	172,118	73,229	23,897	269,244
Florence	72,940	54,252	18,688	7,838	80,778
Greenville	217,152	152,651	64,501	21,890	239,042
Myrtle Beach-Conway-North Myrtle Beach	81,800	59,699	22,101	40,285	122,085
Spartanburg	97,735	70,354	27,381	9,251	106,986
Sumter	37,728	26,207	11,521	4,023	41,751
Non-MSA Areas	382,638	290,562	92,076	67,677	450,315
South Carolina	1,533,854	1,107,619	426,235	219,816	1,753,670

* The Census data are based on the "1 in 6" sample. As a result, the numbers may possibly differ from the 100 percent data released earlier.

TABLE A.39
VACANT HOUSING BY MSA
1990 CENSUS*

Metropolitan Statistical Area	For Sale	Homeowner Vacancy Rate	For Rent	Rental Vacancy Rate	Rented or Sold but Not Occupied	For seasonal, recreational, or occasional use	For Migrant Workers	Other Vacant Housing	Total Vacant Housing Units	Total Vacancy Rate
Anderson	567	1.34	1,358	8.97	552	1,362	6	1,419	5,264	8.67
Augusta-Richmond County	826	2.11	1,523	10.55	642	316	16	1,926	5,249	9.28
Charleston-North Charleston	2,236	1.97	5,758	7.98	2,632	5,451	30	6,104	22,211	11.11
Charlotte-Gastonia-Concord	534	1.56	1,136	7.91	326	650	0	786	3,432	6.80
Columbia	2,460	1.80	6,194	9.00	1,632	3,372	14	4,863	18,535	8.61
Florence	536	1.18	1,198	6.42	755	331	24	1,750	4,594	6.88
Greenville	1,860	1.51	5,265	8.67	1,140	1,671	19	3,796	13,751	7.21
Myrtle Beach-Conway-North Myrtle Beach	1,356	3.42	10,372	37.27	793	19,951	50	1,674	34,196	38.01
Spartanburg	686	1.15	2,218	7.99	686	388	24	1,422	5,424	6.03
Sumter	290	1.34	632	5.25	233	170	7	961	2,293	6.55
Non-MSA Areas	3,835	1.61	13,571	14.07	4,300	16,181	170	13,105	51,162	13.87
South Carolina	15,186	1.70	49,225	11.49	13,691	49,843	360	37,806	166,111	11.66

TABLE A.40
VACANT HOUSING BY MSA
2000 CENSUS*

Metropolitan Statistical Area	For Sale	Homeowner Vacancy Rate	For Rent	Rental Vacancy Rate	Rented or Sold but Not Occupied	For seasonal, recreational, or occasional use	For Migrant Workers	Other Vacant Housing	Total Vacant Housing Units	Total Vacancy Rate
Anderson	1,038	2.03	2,135	12.05	521	1,591	5	2,274	7,564	10.33
Augusta-Richmond County	1,198	2.40	2,065	11.99	801	616	12	2,661	7,353	10.33
Charleston-North Charleston	1,981	1.41	7,648	9.90	1,850	7,414	19	6,116	25,028	10.74
Charlotte-Gastonia-Concord	1,104	2.41	1,478	8.26	447	644	5	1,332	5,010	7.58
Columbia	3,180	1.81	7,740	9.56	2,149	4,586	24	6,218	23,897	8.88
Florence	814	1.48	2,171	10.41	1,241	623	25	2,964	7,838	9.70
Greenville	3,417	2.19	7,756	10.73	1,739	3,017	37	5,924	21,890	9.16
Myrtle Beach-Conway-North Myrtle Beach	2,003	3.25	9,547	30.17	1,153	24,945	64	2,573	40,285	33.00
Spartanburg	1,641	2.28	3,163	10.36	788	551	23	3,085	9,251	8.65
Sumter	496	1.86	1,317	10.26	420	236	10	1,544	4,023	9.64
Non-MSA Areas	5,083	1.72	13,156	12.50	4,821	25,975	196	18,446	67,677	15.03
South Carolina	21,955	1.94	58,176	12.01	15,930	70,198	420	53,137	219,816	12.53

* The Census data are based on the "1 in 6" sample. As a result, the numbers may possibly differ from the 100 percent data released earlier.

TABLE A.41
HOUSING UNITS IN URBAN AND RURAL AREAS BY MSA
1990 CENSUS

Metropolitan Statistical Area	Housing Units: Inside Urban Areas		Housing Units: Outside Urban Areas		Housing Units: Rural; Farm		Housing Units: Rural; Nonfarm		Total Housing Units
	Inside Urban Areas	Outside Urban Areas	Inside Urban Areas	Outside Urban Areas	Rural; Farm	Rural; Nonfarm	Rural; Nonfarm		
Anderson	22,208	8,034	680	29,823	60,745				
Augusta-Richmond County	29,222	3,181	728	23,425	56,556				
Charleston-North Charleston	155,310	2,170	1,026	41,373	199,879				
Charlotte-Gastonia-Concord	22,514	6,591	361	20,972	50,438				
Columbia	129,259	12,002	1,870	72,215	215,346				
Florence	21,490	10,327	1,772	33,221	66,810				
Greenville	101,146	24,358	1,171	64,036	190,711				
Myrtle Beach-Conway-North Myrtle Beach	36,714	23,986	1,150	28,110	89,960				
Spartanburg	45,597	2,843	492	40,995	89,927				
Sumter	18,987	1,253	515	14,261	35,016				
Non-MSA Areas	1,843	121,147	7,321	238,456	368,767				
South Carolina	584,290	215,892	17,086	606,887	1,424,155				

TABLE A.42
HOUSING UNITS IN URBAN AND RURAL AREAS BY MSA
2000 CENSUS

Metropolitan Statistical Area	Housing Units: Inside Urban Areas		Housing Units: Inside Urban Clusters		Housing Units: Rural; Farm		Housing Units: Rural; Nonfarm		Total Housing Units
	Inside Urban Areas	Inside Urban Clusters	Inside Urban Clusters	Inside Urban Clusters	Rural; Farm	Rural; Nonfarm	Rural; Nonfarm		
Anderson	35,815	7,423	609	29,366	73,213				
Augusta-Richmond County	37,507	2,398	621	30,684	71,210				
Charleston-North Charleston	178,394	3,621	908	50,062	232,985				
Charlotte-Gastonia-Concord	38,677	4,326	368	22,690	66,061				
Columbia	173,417	13,616	1,684	80,527	269,244				
Florence	28,293	15,632	815	36,038	80,778				
Greenville	154,029	18,015	1,096	65,902	239,042				
Myrtle Beach-Conway-North Myrtle Beach	85,568	777	860	34,880	122,085				
Spartanburg	67,414	3,173	568	35,831	106,986				
Sumter	25,957	0	330	15,464	41,751				
Non-MSA Areas	3,775	175,456	5,797	265,287	450,315				
South Carolina	828,846	244,437	13,656	666,731	1,753,670				

TABLE A.45
OVERCROWDING BY TENURE BY INCIDENCE OF INCOMPLETE PLUMBING/KITCHEN FACILITIES BY MSA
 1990 CENSUS

Metropolitan Statistical Area	Owner-occupied: Persons Per Room; Lacking Complete Plumbing Facilities		Renter-occupied: Persons Per Room; Lacking Complete Plumbing facilities		Total Housing Units "Occupied + Vacant Units"	
	Less than 1 person	1.01 to 1.5 persons "Overcrowded"	Less than 1 person	1.01 to 1.5 persons "Overcrowded"	Lacking Complete Kitchen	Lacking Complete Plumbing
Anderson	165	0	220	10	0	458
Augusta-Richmond County	248	31	224	27	24	711
Charleston-North Charleston	952	107	476	77	87	1,828
Charlotte-Gastonia-Concord	152	22	105	37	10	435
Columbia	949	49	709	68	52	1,757
Florence	411	24	661	70	52	965
Greenville	436	16	475	27	0	1,331
Myrtle Beach-Conway-North Myrtle Beach	251	31	334	20	17	730
Spartanburg	386	11	387	18	18	790
Sumter	306	17	197	29	26	476
Non-MSA Areas	2,769	267	3,367	461	361	6,640
South Carolina	7,025	575	7,155	844	647	16,121
						20,177

TABLE A.46
OVERCROWDING BY TENURE BY INCIDENCE OF INCOMPLETE PLUMBING/KITCHEN FACILITIES BY MSA
 2000 CENSUS

Metropolitan Statistical Area	Owner-occupied: Persons Per Room; Lacking Complete Plumbing Facilities		Renter-occupied: Persons Per Room; Lacking Complete Plumbing facilities		Total Housing Units "Occupied + Vacant Units"	
	Less than 1 person	1.01 to 1.5 persons "Overcrowded"	Less than 1 person	1.01 to 1.5 persons "Overcrowded"	Lacking Complete Kitchen	Lacking Complete Plumbing
Anderson	157	9	96	6	0	817
Augusta-Richmond County	171	11	103	4	2	944
Charleston-North Charleston	571	14	405	48	40	2,434
Charlotte-Gastonia-Concord	158	2	52	0	0	491
Columbia	707	17	581	42	41	2,612
Florence	185	11	253	10	0	1,229
Greenville	474	0	486	19	30	2,059
Myrtle Beach-Conway-North Myrtle Beach	235	6	162	32	10	804
Spartanburg	281	0	215	11	0	1,123
Sumter	117	0	117	7	0	497
Non-MSA Areas	1,899	35	1,384	59	80	7,118
South Carolina	4,955	105	3,854	238	203	20,118
						18,097

TABLE A.47
POVERTY STATUS BY AGE BY MSA*
1990 CENSUS

Metropolitan Statistical Area	Under 5 years	5 years	6-11 years	12-17 years	18-64 years	65-74 years	75 years and over	Total
Anderson	1,792	253	1,618	1,947	7,908	1,739	1,922	17,179
Augusta-Richmond County	2,281	447	2,599	2,062	9,372	1,523	1,413	19,697
Charleston-North Charleston	9,304	2,018	9,837	7,655	36,734	4,669	3,323	73,540
Charlotte-Gastonia-Concord	1,299	330	1,549	1,329	6,689	1,043	968	13,207
Columbia	6,943	1,356	7,344	6,875	34,356	4,656	3,765	65,295
Florence	3,717	633	4,236	4,473	16,106	3,104	2,274	34,543
Greenville	5,426	841	5,064	4,556	26,052	4,080	4,627	50,646
Myrtle Beach-Conway-North Myrtle Beach	2,220	411	2,679	2,369	10,836	1,561	1,282	21,358
Spartanburg	2,859	516	3,078	2,438	12,200	2,492	2,470	26,053
Sumter	2,420	462	2,950	2,196	9,083	1,315	1,124	19,550
Non-MSA Areas	19,249	3,796	23,852	21,594	79,492	16,114	12,628	176,725
South Carolina	57,510	11,063	64,806	57,494	248,828	42,296	35,796	517,793

TABLE A.48
POVERTY STATUS BY AGE BY MSA*
2000 CENSUS

Metropolitan Statistical Area	Under 5 years	5 years	6-11 years	12-17 years	18-64 years	65-74 years	75 years and over	Total
Anderson	2,020	405	2,297	1,618	10,304	1,483	1,512	19,639
Augusta-Richmond County	2,340	412	2,921	2,600	11,863	1,191	1,535	22,862
Charleston-North Charleston	7,270	1,147	9,686	8,321	41,103	3,426	3,551	74,504
Charlotte-Gastonia-Concord	1,381	335	1,868	1,665	9,293	721	819	16,082
Columbia	7,407	1,464	8,959	7,601	43,009	4,046	3,807	76,293
Florence	3,054	731	4,542	3,705	17,512	1,993	1,952	33,489
Greenville	5,805	1,032	6,513	5,792	36,443	3,423	3,670	62,678
Myrtle Beach-Conway-North Myrtle Beach	2,042	468	2,669	2,384	13,296	1,239	1,258	23,356
Spartanburg	2,557	551	3,450	3,042	16,683	1,798	2,313	30,394
Sumter	1,802	328	2,292	1,875	8,166	842	1,146	16,451
Non-MSA Areas	16,775	3,530	21,000	19,619	88,234	11,345	11,618	172,121
South Carolina	52,453	10,403	66,197	58,222	295,906	31,507	33,181	547,869

* Figures reflect the population for whom poverty was determined.

TABLE A.49
SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME BY MSA
 1990 CENSUS

Metropolitan Statistical Area	Specified Owner-Occupied Units ¹ : Percent of Household Income						Total
	Less than 20 percent	20 to 24 percent	25 to 29 percent	30 to 34 percent	35 percent or more ²	Not computed ³	
Anderson	19,378	3,960	2,341	1,448	2,888	119	30,134
Augusta-Richmond County	17,206	3,573	2,149	1,184	2,843	239	27,194
Charleston-North Charleston	43,352	13,093	8,620	5,073	12,878	864	83,880
Charlotte-Gastonia-Concord	14,260	3,545	1,997	1,244	2,554	167	23,767
Columbia	58,442	14,659	9,445	5,412	12,131	606	100,695
Florence	18,600	3,737	2,426	1,577	4,162	370	30,872
Greenville	58,366	12,473	6,948	4,069	8,504	480	90,840
Myrtle Beach-Conway-North Myrtle Beach	12,835	3,051	2,254	1,371	3,851	140	23,502
Spartanburg	28,992	5,806	3,175	1,948	4,214	320	44,455
Sumter	7,966	2,063	1,486	813	2,212	174	14,714
Non-MSA Areas	95,066	17,228	11,292	7,182	20,680	1,802	153,250
South Carolina	374,463	83,188	52,133	31,321	76,917	5,281	623,303

TABLE A.50
SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD INCOME BY MSA
 2000 CENSUS

Metropolitan Statistical Area	Specified Owner-Occupied Units* ¹ : Percent of Household Income						Total
	Less than 20 percent	20 to 24 percent	25 to 29 percent	30 to 34 percent	35 percent or more ²	Not computed ³	
Anderson	21,773	4,469	2,705	1,892	4,311	508	35,658
Augusta-Richmond County	20,283	4,295	2,537	1,544	4,300	437	33,396
Charleston-North Charleston	56,659	15,152	10,043	6,221	17,609	1,190	106,874
Charlotte-Gastonia-Concord	18,423	5,337	3,021	1,847	4,174	260	33,062
Columbia	74,670	17,838	11,213	7,314	18,359	1,143	130,537
Florence	22,061	4,164	2,593	1,522	5,249	595	36,184
Greenville	69,097	15,677	9,847	5,611	15,052	1,097	116,381
Myrtle Beach-Conway-North Myrtle Beach	21,428	4,603	3,282	2,225	5,800	387	37,725
Spartanburg	31,657	7,164	4,646	2,843	7,132	595	54,037
Sumter	10,746	2,169	1,459	866	2,330	264	17,834
Non-MSA Areas	109,656	19,433	13,594	8,659	27,873	3,006	182,221
South Carolina	456,453	100,301	64,940	40,544	112,189	9,482	783,909

¹ Specified owner-occupied units are owner-occupied, one-family attached and detached houses on less than 10 acres without a business or medical office on the property.

² While the 2000 Census has further "Percent of Income" categories for this tabulation, these data were aggregated to be consistent with the 1990 Census.

³ Units occupied by households that reported no income or a net loss, and units for which no cash rent is paid comprise the "Not computed" category.

TABLE A.51
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME BY MSA
 1990 CENSUS

Metropolitan Statistical Area	Specified Renter-Occupied Units*: Percent of Household Income						Total
	Less than 20 percent	20 to 24 percent	25 to 29 percent	30 to 34 percent	35 percent or more	Not computed	
Anderson	4,726	1,800	1,272	955	3,312	1,306	13,371
Augusta-Richmond County	4,508	1,533	1,145	886	3,004	1,375	12,451
Charleston-North Charleston	20,636	9,097	7,555	4,910	18,413	5,136	65,747
Charlotte-Gastonia-Concord	4,476	1,708	1,382	905	3,442	977	12,890
Columbia	20,012	8,990	6,879	4,860	15,871	4,991	61,603
Florence	5,025	1,980	1,530	1,120	4,811	2,275	16,741
Greenville	20,360	7,458	5,361	3,755	13,440	3,987	54,361
Myrtle Beach-Conway-North Myrtle Beach	4,867	2,344	1,812	1,225	4,551	2,179	16,978
Spartanburg	9,326	3,371	2,691	1,796	5,828	1,874	24,886
Sumter	3,054	1,282	1,037	904	2,692	2,137	11,106
Non-MSA Areas	25,402	9,018	7,230	4,868	19,918	12,291	78,727
South Carolina	122,392	48,581	37,894	26,184	95,282	38,528	368,861

TABLE A.52
GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME BY MSA
 2000 CENSUS

Metropolitan Statistical Area	Specified Renter-Occupied Units*: Percent of Household Income						Total
	Less than 20 percent	20 to 24 percent	25 to 29 percent	30 to 34 percent	35 percent or more	Not computed	
Anderson	5,251	1,637	1,404	903	4,032	2,101	15,328
Augusta-Richmond County	5,201	1,688	1,205	877	3,966	2,007	14,944
Charleston-North Charleston	21,186	8,374	6,270	5,002	20,639	7,804	69,275
Charlotte-Gastonia-Concord	5,631	2,473	1,484	1,118	4,095	1,377	16,178
Columbia	24,007	9,464	7,287	5,083	19,769	6,960	72,570
Florence	6,428	1,693	1,255	1,136	5,024	2,929	18,465
Greenville	22,276	8,223	5,842	4,163	17,488	5,904	63,896
Myrtle Beach-Conway-North Myrtle Beach	6,947	2,908	2,171	1,500	6,135	2,222	21,883
Spartanburg	9,712	3,181	2,537	1,949	6,822	2,780	26,981
Sumter	3,640	1,136	1,044	616	2,475	2,548	11,459
Non-MSA Areas	29,873	9,250	7,189	5,018	22,433	16,404	90,167
South Carolina	140,152	50,027	37,688	27,365	112,878	53,036	421,146

* Specified renter-occupied units include all renter-occupied units except 1-unit attached or detached houses on 10 acres or more.

**TABLE A.53
HOUSE HEATING FUEL - OCCUPIED HOUSING UNITS**

Metropolitan Statistical Area	Utility Gas	Bottled, Tank or LP Gas	Electricity	Fuel Oil, Kerosene, etc.				Wood	Solar Energy	Other Fuel	No Fuel Used	Total
				Fuel Oil,	Coal or Coke	Wood	Solar Energy					
1990 Census												
Anderson	16,280	3,825	24,422	6,715	120	3,921	11	107	80	55,481		
Augusta-Richmond County	22,800	6,098	17,390	2,477	0	2,419	6	31	86	51,307		
Charleston-North Charleston	48,251	13,525	103,958	6,576	17	4,774	16	141	410	177,668		
Charlotte-Gastonia-Concord	10,668	1,899	21,896	9,593	49	2,670	14	108	109	47,006		
Columbia	67,967	15,149	90,229	14,873	33	7,987	64	255	254	196,811		
Florence	6,127	5,814	34,826	11,623	43	3,512	47	67	157	62,216		
Greenville	49,056	7,241	71,874	38,297	299	9,591	20	300	282	176,960		
Myrtle Beach-Conway-North Myrtle Beach	2,338	4,310	43,154	4,150	0	1,631	0	84	97	55,764		
Spartanburg	15,329	6,156	36,702	21,389	171	4,422	27	182	125	84,503		
Sumter	3,668	3,842	17,296	5,700	0	2,015	0	62	140	32,723		
Nonmetro Areas	67,026	48,403	128,266	44,144	283	28,195	133	531	624	317,605		
South Carolina	309,510	116,262	590,013	165,537	1,015	71,137	338	1,868	2,364	1,258,044		
2000 Census												
Anderson	23,662	4,658	32,776	3,366	0	913	23	43	208	65,649		
Augusta-Richmond County	24,820	7,246	29,872	922	21	716	6	85	169	63,857		
Charleston-North Charleston	46,584	11,234	144,663	3,264	5	1,250	49	205	703	207,957		
Charlotte-Gastonia-Concord	25,186	3,240	27,667	4,011	8	767	5	87	80	61,051		
Columbia	74,103	18,466	143,884	5,573	14	2,404	51	235	617	245,347		
Florence	9,232	7,396	50,357	4,873	16	678	17	185	186	72,940		
Greenville	83,020	12,244	99,238	18,997	51	2,806	30	301	465	217,152		
Myrtle Beach-Conway-North Myrtle Beach	2,429	4,254	72,734	1,262	0	625	19	82	395	81,800		
Spartanburg	26,429	8,017	50,074	11,535	22	1,146	54	151	307	97,735		
Sumter	5,288	3,917	25,317	2,531	0	435	10	116	114	37,728		
Nonmetro Areas	81,802	50,662	218,550	21,997	46	7,550	183	615	1,233	382,638		
South Carolina	402,555	131,334	895,132	78,331	183	19,290	447	2,105	4,477	1,533,854		

TABLE A.54
AGE OF HOUSEHOLDER BY MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD
INCOME BY MSA
1990 CENSUS

Metropolitan Statistical Area	Specified Owner-Occupied Units						Total
	Less than 20 percent	20 to 24 percent	25 to 29 percent	30 to 34 percent	35 percent or more	Not computed	
15 to 64 years							
Anderson	14,149	3,030	1,748	1,113	1,959	68	22,067
Augusta-Richmond County	12,758	2,913	1,665	849	1,944	151	20,280
Charleston-North Charleston	32,484	11,315	7,582	4,168	9,524	615	65,688
Charlotte-Gastonia-Concord	10,775	2,978	1,621	918	1,723	79	18,094
Columbia	43,658	12,762	8,054	4,312	8,966	370	78,122
Florence	14,208	2,915	1,879	1,056	2,585	247	22,890
Greenville	42,100	10,156	5,527	3,160	5,811	288	67,042
Myrtle Beach-Conway-North Myrtle Beach	8,375	2,398	1,734	1,063	2,720	99	16,389
Spartanburg	21,239	4,583	2,345	1,397	2,621	166	32,351
Sumter	5,884	1,648	1,235	600	1,503	100	10,970
Non-MSA Areas	67,185	12,606	7,807	4,756	12,181	1,069	105,604
South Carolina	272,815	67,304	41,197	23,392	51,537	3,252	459,497
65 years and over							
Anderson	5,229	930	593	335	929	51	8,067
Augusta-Richmond County	4,448	660	484	335	899	88	6,914
Charleston-North Charleston	10,868	1,778	1,038	905	3,354	249	18,192
Charlotte-Gastonia-Concord	3,485	567	376	326	831	88	5,673
Columbia	14,784	1,897	1,391	1,100	3,165	236	22,573
Florence	4,392	822	547	521	1,577	123	7,982
Greenville	16,266	2,317	1,421	909	2,693	192	23,798
Myrtle Beach-Conway-North Myrtle Beach	4,460	653	520	308	1,131	41	7,113
Spartanburg	7,753	1,223	830	551	1,593	154	12,104
Sumter	2,082	415	251	213	709	74	3,744
Non-MSA Areas	27,881	4,622	3,485	2,426	8,499	733	47,646
South Carolina	101,648	15,884	10,936	7,929	25,380	2,029	163,806
Total							
Anderson	19,378	3,960	2,341	1,448	2,888	119	30,134
Augusta-Richmond County	17,206	3,573	2,149	1,184	2,843	239	27,194
Charleston-North Charleston	43,352	13,093	8,620	5,073	12,878	864	83,880
Charlotte-Gastonia-Concord	14,260	3,545	1,997	1,244	2,554	167	23,767
Columbia	58,442	14,659	9,445	5,412	12,131	606	100,695
Florence	18,600	3,737	2,426	1,577	4,162	370	30,872
Greenville	58,366	12,473	6,948	4,069	8,504	480	90,840
Myrtle Beach-Conway-North Myrtle Beach	12,835	3,051	2,254	1,371	3,851	140	23,502
Spartanburg	28,992	5,806	3,175	1,948	4,214	320	44,455
Sumter	7,966	2,063	1,486	813	2,212	174	14,714
Non-MSA Areas	95,066	17,228	11,292	7,182	20,680	1,802	153,250
South Carolina	374,463	83,188	52,133	31,321	76,917	5,281	623,303

TABLE A.55
AGE OF HOUSEHOLDER BY MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD
INCOME BY MSA
2000 CENSUS

Metropolitan Statistical Area	Specified Owner-Occupied Units						Total
	Less than 20 percent	20 to 24 percent	25 to 29 percent	30 to 34 percent	35 percent or more	Not computed	
15 to 64 years							
Anderson	15,491	3,640	2,125	1,492	3,146	312	26,206
Augusta-Richmond County	14,451	3,529	1,829	1,101	2,797	242	23,949
Charleston-North Charleston	41,477	12,997	8,449	4,907	12,679	794	81,303
Charlotte-Gastonia-Concord	14,016	4,627	2,569	1,528	3,215	204	26,159
Columbia	56,449	15,303	9,347	5,925	13,739	719	101,482
Florence	16,169	3,394	2,079	1,156	3,577	351	26,726
Greenville	50,076	13,080	8,420	4,414	10,985	599	87,574
Myrtle Beach-Conway-North Myrtle Beach	13,604	3,620	2,443	1,625	4,126	258	25,676
Spartanburg	22,856	5,778	3,788	2,304	4,993	373	40,092
Sumter	7,657	1,850	1,193	649	1,561	176	13,086
Non-MSA Areas	73,115	14,542	9,752	6,117	17,764	1,894	123,184
South Carolina	325,361	82,360	51,994	31,218	78,582	5,922	575,437
65 years and over							
Anderson	6,282	829	580	400	1,165	196	9,452
Augusta-Richmond County	5,832	766	708	443	1,503	195	9,447
Charleston-North Charleston	15,182	2,155	1,594	1,314	4,930	396	25,571
Charlotte-Gastonia-Concord	4,407	710	452	319	959	56	6,903
Columbia	18,221	2,535	1,866	1,389	4,620	424	29,055
Florence	5,892	770	514	366	1,672	244	9,458
Greenville	19,021	2,597	1,427	1,197	4,067	498	28,807
Myrtle Beach-Conway-North Myrtle Beach	7,824	983	839	600	1,674	129	12,049
Spartanburg	8,801	1,386	858	539	2,139	222	13,945
Sumter	3,089	319	266	217	769	88	4,748
Non-MSA Areas	36,541	4,891	3,842	2,542	10,109	1,112	59,037
South Carolina	131,092	17,941	12,946	9,326	33,607	3,560	208,472
Total							
Anderson	21,773	4,469	2,705	1,892	4,311	508	35,658
Augusta-Richmond County	20,283	4,295	2,537	1,544	4,300	437	33,396
Charleston-North Charleston	56,659	15,152	10,043	6,221	17,609	1,190	106,874
Charlotte-Gastonia-Concord	18,423	5,337	3,021	1,847	4,174	260	33,062
Columbia	74,670	17,838	11,213	7,314	18,359	1,143	130,537
Florence	22,061	4,164	2,593	1,522	5,249	595	36,184
Greenville	69,097	15,677	9,847	5,611	15,052	1,097	116,381
Myrtle Beach-Conway-North Myrtle Beach	21,428	4,603	3,282	2,225	5,800	387	37,725
Spartanburg	31,657	7,164	4,646	2,843	7,132	595	54,037
Sumter	10,746	2,169	1,459	866	2,330	264	17,834
Non-MSA Areas	109,656	19,433	13,594	8,659	27,873	3,006	182,221
South Carolina	456,453	100,301	64,940	40,544	112,189	9,482	783,909

* While the 2000 Census had more categories for the age group "15 to 64", these data have been aggregated to be consistent with the 1990 Census.

TABLE A.56
AGE OF HOUSEHOLDER BY GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME BY
MSA
1990 CENSUS

Metropolitan Statistical Area	Specified Renter-Occupied Units						Total
	Less than 20 percent	20 to 24 percent	25 to 29 percent	30 to 34 percent	35 percent or more	Not computed	
15 to 64 years							
Anderson	4,290	1,421	1,082	719	2,401	850	10,763
Augusta-Richmond County	4,277	1,426	996	718	2,463	1,071	10,951
Charleston-North Charleston	19,730	8,543	6,785	4,449	15,574	4,505	59,586
Charlotte-Gastonia-Concord	4,263	1,555	1,200	768	2,836	719	11,341
Columbia	19,272	8,213	6,046	4,371	13,591	4,163	55,656
Florence	4,719	1,755	1,197	908	3,766	1,745	14,090
Greenville	19,281	6,486	4,527	3,125	10,681	3,091	47,191
Myrtle Beach-Conway-North Myrtle Beach	4,546	2,173	1,617	1,110	3,902	1,766	15,114
Spartanburg	8,754	2,998	2,204	1,445	4,514	1,362	21,277
Sumter	2,865	1,162	901	703	2,279	1,841	9,751
Non-MSA Areas	23,629	7,838	5,805	3,909	15,830	9,278	66,289
South Carolina	115,626	43,570	32,360	22,225	77,837	30,391	322,009
65 years and over							
Anderson	436	379	190	236	911	456	2,608
Augusta-Richmond County	231	107	149	168	541	304	1,500
Charleston-North Charleston	906	554	770	461	2,839	631	6,161
Charlotte-Gastonia-Concord	213	153	182	137	606	258	1,549
Columbia	740	777	833	489	2,280	828	5,947
Florence	306	225	333	212	1,045	530	2,651
Greenville	1,079	972	834	630	2,759	896	7,170
Myrtle Beach-Conway-North Myrtle Beach	321	171	195	115	649	413	1,864
Spartanburg	572	373	487	351	1,314	512	3,609
Sumter	189	120	136	201	413	296	1,355
Non-MSA Areas	1,773	1,180	1,425	959	4,088	3,013	12,438
South Carolina	6,766	5,011	5,534	3,959	17,445	8,137	46,852
Total							
Anderson	4,726	1,800	1,272	955	3,312	1,306	13,371
Augusta-Richmond County	4,508	1,533	1,145	886	3,004	1,375	12,451
Charleston-North Charleston	20,636	9,097	7,555	4,910	18,413	5,136	65,747
Charlotte-Gastonia-Concord	4,476	1,708	1,382	905	3,442	977	12,890
Columbia	20,012	8,990	6,879	4,860	15,871	4,991	61,603
Florence	5,025	1,980	1,530	1,120	4,811	2,275	16,741
Greenville	20,360	7,458	5,361	3,755	13,440	3,987	54,361
Myrtle Beach-Conway-North Myrtle Beach	4,867	2,344	1,812	1,225	4,551	2,179	16,978
Spartanburg	9,326	3,371	2,691	1,796	5,828	1,874	24,886
Sumter	3,054	1,282	1,037	904	2,692	2,137	11,106
Non-MSA Areas	25,402	9,018	7,230	4,868	19,918	12,291	78,727
South Carolina	122,392	48,581	37,894	26,184	95,282	38,528	368,861

TABLE A.57
AGE OF HOUSEHOLDER BY GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME BY MSA
2000 CENSUS

Metropolitan Statistical Area	Specified Renter-Occupied Units						Total
	Less than 20 percent	20 to 24 percent	25 to 29 percent	30 to 34 percent	35 percent or more	Not computed	
15 to 64 years							
Anderson	4,782	1,483	1,208	671	3,136	1,547	12,827
Augusta-Richmond County	4,824	1,516	1,065	754	3,318	1,505	12,982
Charleston-North Charleston	20,001	7,792	5,737	4,482	17,503	7,018	62,533
Charlotte-Gastonia-Concord	5,264	2,298	1,339	984	3,620	1,068	14,573
Columbia	22,628	8,666	6,574	4,484	17,275	5,815	65,442
Florence	5,860	1,526	1,081	966	4,092	2,315	15,840
Greenville	20,903	7,487	5,121	3,696	14,646	4,470	56,323
Myrtle Beach-Conway-North Myrtle Beach	6,508	2,727	1,967	1,343	5,390	1,743	19,678
Spartanburg	8,986	2,855	2,194	1,598	5,447	2,078	23,158
Sumter	3,346	1,036	904	554	1,914	2,252	10,006
Non-MSA Areas	27,502	8,186	5,917	4,176	18,693	12,605	77,079
South Carolina	130,604	45,572	33,107	23,708	95,034	42,416	370,441
65 years and over							
Anderson	469	154	196	232	896	554	2,501
Augusta-Richmond County	377	172	140	123	648	502	1,962
Charleston-North Charleston	1,185	582	533	520	3,136	786	6,742
Charlotte-Gastonia-Concord	367	175	145	134	475	309	1,605
Columbia	1,379	798	713	599	2,494	1,145	7,128
Florence	568	167	174	170	932	614	2,625
Greenville	1,373	736	721	467	2,842	1,434	7,573
Myrtle Beach-Conway-North Myrtle Beach	439	181	204	157	745	479	2,205
Spartanburg	726	326	343	351	1,375	702	3,823
Sumter	294	100	140	62	561	296	1,453
Non-MSA Areas	2,371	1,064	1,272	842	3,740	3,799	13,088
South Carolina	9,548	4,455	4,581	3,657	17,844	10,620	50,705
Total							
Anderson	5,251	1,637	1,404	903	4,032	2,101	15,328
Augusta-Richmond County	5,201	1,688	1,205	877	3,966	2,007	14,944
Charleston-North Charleston	21,186	8,374	6,270	5,002	20,639	7,804	69,275
Charlotte-Gastonia-Concord	5,631	2,473	1,484	1,118	4,095	1,377	16,178
Columbia	24,007	9,464	7,287	5,083	19,769	6,960	72,570
Florence	6,428	1,693	1,255	1,136	5,024	2,929	18,465
Greenville	22,276	8,223	5,842	4,163	17,488	5,904	63,896
Myrtle Beach-Conway-North Myrtle Beach	6,947	2,908	2,171	1,500	6,135	2,222	21,883
Spartanburg	9,712	3,181	2,537	1,949	6,822	2,780	26,981
Sumter	3,640	1,136	1,044	616	2,475	2,548	11,459
Non-MSA Areas	29,873	9,250	7,189	5,018	22,433	16,404	90,167
South Carolina	140,152	50,027	37,688	27,365	112,878	53,036	421,146

TABLE A.58
HOUSEHOLD INCOME BY SELECTED MONTHLY OWNER COSTS AS A PERCENT OF
HOUSEHOLD INCOME BY MSA
2000 CENSUS

Metropolitan Statistical Area	Specified Owner-Occupied Units ¹						Total
	Less than 20 percent	20 to 24 percent	25 to 29 percent	30 to 34 percent	35 percent or more	Not computed	
Less than \$10,000							
Anderson	231	307	293	274	1,180	448	2,733
Augusta-Richmond County	159	157	182	167	1,212	423	2,300
Charleston-North Charleston	132	239	234	446	4,075	1,167	6,293
Charlotte-Gastonia-Concord	116	85	91	64	822	245	1,423
Columbia	344	358	403	358	4,326	1,102	6,891
Florence	234	195	239	183	1,974	560	3,385
Greenville	538	535	384	415	3,524	979	6,375
Myrtle Beach-Conway-North Myrtle Beach	132	138	143	219	1,121	378	2,131
Spartanburg	264	232	319	253	1,566	586	3,220
Sumter	100	59	80	92	845	252	1,428
Non-MSA Areas	1,431	1,245	1,491	1,140	10,372	2,799	18,478
South Carolina	3,681	3,550	3,859	3,611	31,017	8,939	54,657
\$10,000 to \$19,999							
Anderson	1,741	434	286	192	1,164	0	3,817
Augusta-Richmond County	1,141	433	428	268	1,269	0	3,539
Charleston-North Charleston	1,874	963	851	549	4,060	0	8,297
Charlotte-Gastonia-Concord	861	366	250	145	966	0	2,588
Columbia	3,073	1,267	903	649	4,498	0	10,390
Florence	1,530	559	340	318	1,376	0	4,123
Greenville	4,382	1,394	868	559	3,740	0	10,943
Myrtle Beach-Conway-North Myrtle Beach	1,141	312	369	167	1,449	0	3,438
Spartanburg	2,416	668	382	249	2,003	0	5,718
Sumter	705	235	163	181	671	0	1,955
Non-MSA Areas	9,674	2,806	1,977	1,559	7,121	0	23,137
South Carolina	28,538	9,437	6,817	4,836	28,317	0	77,945
\$20,000 to \$34,999							
Anderson	3,486	581	623	455	1,255	0	6,400
Augusta-Richmond County	2,793	626	604	500	1,136	0	5,659
Charleston-North Charleston	6,646	1,621	1,893	1,919	5,100	2	17,181
Charlotte-Gastonia-Concord	1,980	385	463	488	1,118	0	4,434
Columbia	8,034	1,937	2,442	2,275	5,380	0	20,068
Florence	3,302	704	737	420	1,293	0	6,456
Greenville	8,960	1,912	2,050	1,634	4,638	0	19,194
Myrtle Beach-Conway-North Myrtle Beach	3,472	656	710	730	1,993	0	7,561
Spartanburg	4,698	1,139	1,044	904	2,167	0	9,952
Sumter	1,593	469	373	324	514	0	3,273
Non-MSA Areas	18,739	3,644	3,472	2,560	6,111	1	34,527
South Carolina	63,703	13,674	14,411	12,209	30,705	3	134,705

¹ Specified owner-occupied units are owner-occupied, one-family attached and detached houses on less than 10 acres without a business or medical office on the property.

TABLE A.58 contd.
HOUSEHOLD INCOME BY SELECTED MONTHLY OWNER COSTS AS A PERCENT OF
HOUSEHOLD INCOME BY MSA
2000 CENSUS

Metropolitan Statistical Area	Specified Owner-Occupied Units						Total
	Less than 20 percent	20 to 24 percent	25 to 29 percent	30 to 34 percent	35 percent or more	Not computed	
\$35,000 to \$49,000							
Anderson	3,893	1,142	747	489	466	0	6,737
Augusta-Richmond County	3,496	1,047	540	286	451	0	5,820
Charleston-North Charleston	8,296	3,532	2,677	1,510	2,300	0	18,315
Charlotte-Gastonia-Concord	2,426	1,072	670	548	622	0	5,338
Columbia	10,679	4,218	3,099	1,987	2,417	0	22,400
Florence	4,059	899	583	365	336	0	6,242
Greenville	10,552	3,467	2,801	1,437	1,939	0	20,196
Myrtle Beach-Conway-North Myrtle Beach	3,683	1,303	926	565	761	0	7,238
Spartanburg	5,054	1,706	1,365	804	857	0	9,786
Sumter	1,947	650	434	184	208	0	3,423
Non-MSA Areas	20,752	4,684	2,885	1,896	2,255	0	32,472
South Carolina	74,837	23,720	16,727	10,071	12,612	0	137,967
\$50,000 to \$74,999							
Anderson	6,204	1,261	581	368	198	11	8,623
Augusta-Richmond County	5,547	1,224	525	218	147	0	7,661
Charleston-North Charleston	15,627	5,286	2,978	1,117	1,341	0	26,349
Charlotte-Gastonia-Concord	4,777	1,989	1,100	397	467	0	8,730
Columbia	21,063	5,648	2,912	1,517	1,230	0	32,370
Florence	6,007	1,104	414	188	204	0	7,917
Greenville	18,029	4,995	2,463	1,165	888	0	27,540
Myrtle Beach-Conway-North Myrtle Beach	6,147	1,529	785	345	346	0	9,152
Spartanburg	8,808	2,237	1,014	421	453	0	12,933
Sumter	3,254	541	378	79	83	0	4,335
Non-MSA Areas	29,185	4,561	2,598	1,029	1,248	0	38,621
South Carolina	124,648	30,375	15,748	6,844	6,605	11	184,231
\$75,000 to 99,999							
Anderson	3,179	546	123	71	48	0	3,967
Augusta-Richmond County	3,557	511	171	73	60	0	4,372
Charleston-North Charleston	10,776	2,108	949	462	454	0	14,749
Charlotte-Gastonia-Concord	3,751	968	336	159	142	6	5,362
Columbia	14,610	2,938	957	298	337	0	19,140
Florence	3,375	502	216	41	44	0	4,178
Greenville	11,567	2,095	822	255	150	0	14,889
Myrtle Beach-Conway-North Myrtle Beach	3,191	390	227	153	84	0	4,045
Spartanburg	5,118	803	374	143	65	0	6,503
Sumter	1,647	157	22	6	9	0	1,841
Non-MSA Areas	14,641	1,565	745	309	452	0	17,712
South Carolina	75,412	12,583	4,942	1,970	1,845	6	96,758

TABLE A.58 contd.
HOUSEHOLD INCOME BY SELECTED MONTHLY OWNER COSTS AS A PERCENT OF
HOUSEHOLD INCOME BY MSA
2000 CENSUS

Metropolitan Statistical Area	Specified Owner-Occupied Units						Total
	Less than 20 percent	20 to 24 percent	25 to 29 percent	30 to 34 percent	35 percent or more	Not computed	
\$100,000 to \$149,999							
Anderson	2,178	148	52	35	0	0	2,413
Augusta-Richmond County	2,570	230	87	32	25	0	2,944
Charleston-North Charleston	8,564	1,025	336	133	228	0	10,286
Charlotte-Gastonia-Concord	2,967	430	105	46	19	0	3,567
Columbia	10,662	1,222	437	204	149	0	12,674
Florence	2,114	152	64	7	22	0	2,359
Greenville	9,827	1,090	430	112	134	0	11,593
Myrtle Beach-Conway-North Myrtle Beach	2,447	228	90	39	39	0	2,843
Spartanburg	3,528	294	100	55	21	0	3,998
Sumter	935	52	9	0	0	0	996
Non-MSA Areas	9,249	703	330	138	274	0	10,694
South Carolina	55,041	5,574	2,040	801	911	0	64,367
\$150,000 or more							
Anderson	861	50	0	8	0	49	968
Augusta-Richmond County	1,020	67	0	0	0	14	1,101
Charleston-North Charleston	4,744	378	125	85	51	21	5,404
Charlotte-Gastonia-Concord	1,545	42	6	0	18	9	1,620
Columbia	6,205	250	60	26	22	41	6,604
Florence	1,440	49	0	0	0	35	1,524
Greenville	5,242	189	29	34	39	118	5,651
Myrtle Beach-Conway-North Myrtle Beach	1,215	47	32	7	7	9	1,317
Spartanburg	1,771	85	48	14	0	9	1,927
Sumter	565	6	0	0	0	12	583
Non-MSA Areas	5,985	225	96	28	40	206	6,580
South Carolina	30,593	1,388	396	202	177	523	33,279
Total							
Anderson	21,773	4,469	2,705	1,892	4,311	508	35,658
Augusta-Richmond County	20,283	4,295	2,537	1,544	4,300	437	33,396
Charleston-North Charleston	56,659	15,152	10,043	6,221	17,609	1,190	106,874
Charlotte-Gastonia-Concord	18,423	5,337	3,021	1,847	4,174	260	33,062
Columbia	74,670	17,838	11,213	7,314	18,359	1,143	130,537
Florence	22,061	4,164	2,593	1,522	5,249	595	36,184
Greenville	69,097	15,677	9,847	5,611	15,052	1,097	116,381
Myrtle Beach-Conway-North Myrtle Beach	21,428	4,603	3,282	2,225	5,800	387	37,725
Spartanburg	31,657	7,164	4,646	2,843	7,132	595	54,037
Sumter	10,746	2,169	1,459	866	2,330	264	17,834
Non-MSA Areas	109,656	19,433	13,594	8,659	27,873	3,006	182,221
South Carolina	456,453	100,301	64,940	40,544	112,189	9,482	783,909

TABLE A.59
HOUSEHOLD INCOME BY GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME BY MSA
2000 CENSUS

Metropolitan Statistical Area	Specified Renter-Occupied Units ²						Total
	Less than 20 percent	20 to 24 percent	25 to 29 percent	30 to 34 percent	35 percent or more	Not computed	
Less than \$10,000							
Anderson	125	98	209	182	2,279	987	3,880
Augusta-Richmond County	167	114	118	103	2,175	935	3,612
Charleston-North Charleston	353	226	357	373	8,389	3,043	12,741
Charlotte-Gastonia-Concord	111	92	82	111	1,727	589	2,712
Columbia	393	326	555	391	8,482	3,117	13,264
Florence	170	127	217	213	3,093	1,319	5,139
Greenville	340	324	579	468	8,290	2,710	12,711
Myrtle Beach-Conway-North Myrtle Beach	81	56	67	78	2,106	896	3,284
Spartanburg	267	249	377	262	3,358	1,329	5,842
Sumter	76	61	106	63	1,413	722	2,441
Non-MSA Areas	1,141	870	1,225	1,037	13,603	7,240	25,116
South Carolina	3,224	2,543	3,892	3,281	54,915	22,887	90,742
\$10,000 to \$19,999							
Anderson	301	263	519	415	1,404	502	3,404
Augusta-Richmond County	382	299	385	495	1,509	378	3,448
Charleston-North Charleston	962	669	1,030	1,334	8,294	1,285	13,574
Charlotte-Gastonia-Concord	277	174	212	282	1,732	215	2,892
Columbia	1,210	920	1,453	1,749	8,300	1,100	14,732
Florence	559	463	444	564	1,637	468	4,135
Greenville	1,080	878	1,388	1,412	6,831	931	12,520
Myrtle Beach-Conway-North Myrtle Beach	292	261	393	412	2,740	449	4,547
Spartanburg	556	422	635	877	2,715	426	5,631
Sumter	298	238	301	327	900	474	2,538
Non-MSA Areas	2,556	2,173	2,414	2,245	7,149	2,975	19,512
South Carolina	8,473	6,760	9,174	10,112	43,211	9,203	86,933
\$20,000 to \$34,999							
Anderson	1,338	972	584	284	324	261	3,763
Augusta-Richmond County	1,066	936	677	255	229	267	3,430
Charleston-North Charleston	3,088	3,899	3,499	2,637	3,425	1,435	17,983
Charlotte-Gastonia-Concord	899	1,148	911	635	583	261	4,437
Columbia	4,316	4,849	4,191	2,584	2,742	1,348	20,030
Florence	1,786	904	487	339	237	515	4,268
Greenville	4,468	4,434	3,132	2,092	2,177	967	17,270
Myrtle Beach-Conway-North Myrtle Beach	1,267	1,420	1,243	926	1,218	409	6,483
Spartanburg	2,177	1,853	1,294	724	631	432	7,111
Sumter	887	641	551	212	110	696	3,097
Non-MSA Areas	8,030	4,255	2,715	1,412	1,467	2,906	20,785
South Carolina	29,322	25,311	19,284	12,100	13,143	9,497	108,657

² Specified renter-occupied units include all renter-occupied units except 1-unit attached or detached houses on 10 acres or more.

TABLE A.59 contd.
HOUSEHOLD INCOME BY GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME BY MSA
2000 CENSUS

Metropolitan Statistical Area	Specified Renter-Occupied Units						Total
	Less than 20 percent	20 to 24 percent	25 to 29 percent	30 to 34 percent	35 percent or more	Not computed	
\$35,000 to \$49,000							
Anderson	1,580	235	64	6	16	136	2,037
Augusta-Richmond County	1,570	273	14	16	45	227	2,145
Charleston-North Charleston	5,935	2,670	1,061	461	405	974	11,506
Charlotte-Gastonia-Concord	1,584	857	220	64	43	125	2,893
Columbia	6,921	2,736	950	256	195	728	11,786
Florence	2,044	145	91	20	33	257	2,590
Greenville	6,725	1,987	632	144	174	629	10,291
Myrtle Beach-Conway-North Myrtle Beach	1,963	880	411	66	52	233	3,605
Spartanburg	3,327	544	172	69	102	292	4,506
Sumter	1,057	175	72	14	16	373	1,707
Non-MSA Areas	8,273	1,366	673	200	130	1,585	12,227
South Carolina	40,979	11,868	4,360	1,316	1,211	5,559	65,293
\$50,000 to \$74,999							
Anderson	1,316	51	9	7	9	149	1,541
Augusta-Richmond County	1,311	66	11	8	8	136	1,540
Charleston-North Charleston	6,702	705	275	167	117	784	8,750
Charlotte-Gastonia-Concord	1,886	192	59	14	10	116	2,277
Columbia	7,090	558	122	83	50	437	8,340
Florence	1,236	45	16	0	11	256	1,564
Greenville	6,211	522	103	47	16	399	7,298
Myrtle Beach-Conway-North Myrtle Beach	2,278	284	57	18	19	165	2,821
Spartanburg	2,378	105	45	17	16	235	2,796
Sumter	944	13	6	0	36	206	1,205
Non-MSA Areas	6,434	472	138	89	72	1,137	8,342
South Carolina	37,786	3,013	841	450	364	4,020	46,474
\$75,000 to 99,999							
Anderson	324	8	19	9	0	22	382
Augusta-Richmond County	464	0	0	0	0	21	485
Charleston-North Charleston	2,400	137	35	22	0	146	2,740
Charlotte-Gastonia-Concord	546	10	0	12	0	45	613
Columbia	2,418	60	16	20	0	155	2,669
Florence	343	9	0	0	13	69	434
Greenville	2,034	41	8	0	0	114	2,197
Myrtle Beach-Conway-North Myrtle Beach	581	0	0	0	0	15	596
Spartanburg	617	0	7	0	0	41	665
Sumter	218	8	8	0	0	50	284
Non-MSA Areas	1,856	50	17	24	12	273	2,232
South Carolina	11,801	323	110	87	25	951	13,297

TABLE A.59 contd.
HOUSEHOLD INCOME BY GROSS RENT AS A PERCENT OF HOUSEHOLD INCOME BY MSA
2000 CENSUS

Metropolitan Statistical Area	Specified Renter-Occupied Units						Total
	Less than 20 percent	20 to 24 percent	25 to 29 percent	30 to 34 percent	35 percent or more	Not compute d	
\$100,000 or more							
Anderson	267	10	0	0	0	44	321
Augusta-Richmond County	241	0	0	0	0	43	284
Charleston-North Charleston	1,746	68	13	8	9	137	1,981
Charlotte-Gastonia-Concord	328	0	0	0	0	26	354
Columbia	1,659	15	0	0	0	75	1,749
Florence	290	0	0	0	0	45	335
Greenville	1,418	37	0	0	0	154	1,609
Myrtle Beach-Conway-North Myrtle Beach	485	7	0	0	0	55	547
Spartanburg	390	8	7	0	0	25	430
Sumter	160	0	0	0	0	27	187
Non-MSA Areas	1,583	64	7	11	0	288	1,953
South Carolina	8,567	209	27	19	9	919	9,750
Total							
Anderson	5,251	1,637	1,404	903	4,032	2,101	15,328
Augusta-Richmond County	5,201	1,688	1,205	877	3,966	2,007	14,944
Charleston-North Charleston	21,186	8,374	6,270	5,002	20,639	7,804	69,275
Charlotte-Gastonia-Concord	5,631	2,473	1,484	1,118	4,095	1,377	16,178
Columbia	24,007	9,464	7,287	5,083	19,769	6,960	72,570
Florence	6,428	1,693	1,255	1,136	5,024	2,929	18,465
Greenville	22,276	8,223	5,842	4,163	17,488	5,904	63,896
Myrtle Beach-Conway-North Myrtle Beach	6,947	2,908	2,171	1,500	6,135	2,222	21,883
Spartanburg	9,712	3,181	2,537	1,949	6,822	2,780	26,981
Sumter	3,640	1,136	1,044	616	2,475	2,548	11,459
Non-MSA Areas	29,873	9,250	7,189	5,018	22,433	16,404	90,167
South Carolina	140,152	50,027	37,688	27,365	112,878	53,036	421,146

TABLE A.60
MORTGAGE STATUS BY SELECTED MONTHLY OWNER COSTS AS A PERCENT OF HOUSEHOLD
INCOME BY MSA
2000 CENSUS

Metropolitan Statistical Area	Specified Owner-Occupied Units						Total
	Less than 20 percent	20 to 24 percent	25 to 29 percent	30 to 49 percent	50 percent or more	Not computed	
Housing units with a Mortgage							
Anderson	11,350	3,688	2,199	3,293	1,873	198	22,601
Augusta-Richmond County	11,161	3,725	1,942	3,017	1,681	173	21,699
Charleston-North Charleston	34,912	13,387	8,922	12,558	7,810	504	78,093
Charlotte-Gastonia-Concord	11,626	4,828	2,688	3,673	1,705	134	24,654
Columbia	46,917	15,909	10,003	15,024	7,388	489	95,730
Florence	11,864	3,428	2,115	3,239	2,125	205	22,976
Greenville	39,736	13,481	8,821	11,369	6,420	376	80,203
Myrtle Beach-Conway-North Myrtle Beach	10,809	4,113	2,883	4,628	2,353	185	24,971
Spartanburg	17,569	6,151	4,028	5,608	2,987	293	36,636
Sumter	6,266	1,893	1,268	1,541	968	117	12,053
Non-MSA Areas	50,210	15,027	10,317	16,663	11,137	878	104,232
South Carolina	252,420	85,630	55,186	80,613	46,447	3,552	523,848
Housing units without a Mortgage							
Anderson	10,423	781	506	725	312	310	13,057
Augusta-Richmond County	9,122	570	595	707	439	264	11,697
Charleston-North Charleston	21,747	1,765	1,121	2,054	1,408	686	28,781
Charlotte-Gastonia-Concord	6,797	509	333	380	263	126	8,408
Columbia	27,753	1,929	1,210	1,997	1,264	654	34,807
Florence	10,197	736	478	792	615	390	13,208
Greenville	29,361	2,196	1,026	1,797	1,077	721	36,178
Myrtle Beach-Conway-North Myrtle Beach	10,619	490	399	625	419	202	12,754
Spartanburg	14,088	1,013	618	830	550	302	17,401
Sumter	4,480	276	191	388	299	147	5,781
Non-MSA Areas	59,446	4,406	3,277	5,160	3,572	2,128	77,989
South Carolina	204,033	14,671	9,754	15,455	10,218	5,930	260,061
Total							
Anderson	21,773	4,469	2,705	4,018	2,185	508	35,658
Augusta-Richmond County	20,283	4,295	2,537	3,724	2,120	437	33,396
Charleston-North Charleston	56,659	15,152	10,043	14,612	9,218	1,190	106,874
Charlotte-Gastonia-Concord	18,423	5,337	3,021	4,053	1,968	260	33,062
Columbia	74,670	17,838	11,213	17,021	8,652	1,143	130,537
Florence	22,061	4,164	2,593	4,031	2,740	595	36,184
Greenville	69,097	15,677	9,847	13,166	7,497	1,097	116,381
Myrtle Beach-Conway-North Myrtle Beach	21,428	4,603	3,282	5,253	2,772	387	37,725
Spartanburg	31,657	7,164	4,646	6,438	3,537	595	54,037
Sumter	10,746	2,169	1,459	1,929	1,267	264	17,834
Non-MSA Areas	109,656	19,433	13,594	21,823	14,709	3,006	182,221
South Carolina	456,453	100,301	64,940	96,068	56,665	9,482	783,909

TABLE A.61
STATE OF SOUTH CAROLINA
SINGLE FAMILY UNITS PER UNIT VALUATION BY MSA: 1980-2002, THOUSANDS OF REAL 2002 DOLLARS

Metropolitan Statistical Areas	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Anderson	80.98	72.32	60.83	70.74	68.69	68.46	82.19	94.62	93.02	93.96	89.15	87.41	93.06	96.56	105.37	99.74	105.11	110.97	116.21	114.70	116.88	121.62	113.90
Augusta-Richmond County	66.22	69.40	62.44	66.48	66.13	67.80	76.84	104.44	111.39	83.67	116.37	114.49	110.46	111.34	107.97	105.16	106.15	104.24	111.62	110.86	111.77	101.74	106.90
Charleston-North Charleston	79.46	85.36	73.89	70.61	76.22	84.94	92.15	96.49	103.44	98.48	105.09	106.80	113.07	114.87	123.01	130.74	133.49	141.01	155.93	150.69	163.37	159.89	153.85
Charlotte-Gastonia-Concord	91.49	87.90	72.34	65.11	68.47	64.64	97.02	105.35	100.38	98.83	97.70	119.61	123.24	117.07	109.02	115.58	118.22	117.24	130.97	135.11	132.50	139.53	147.18
Columbia	71.74	75.63	79.83	79.09	79.73	83.10	89.90	94.61	95.60	92.86	93.69	86.03	88.05	83.94	87.16	85.24	87.19	86.92	93.76	102.23	96.29	99.69	98.51
Florence	64.20	73.82	52.61	57.26	61.80	57.68	49.33	80.83	76.83	84.49	92.58	88.10	95.82	94.37	95.25	90.41	94.98	94.83	94.56	94.37	90.79	96.16	123.46
Greenville	78.32	76.82	70.76	81.39	87.60	90.98	93.82	95.37	99.77	96.45	98.30	100.01	100.03	99.43	98.46	95.02	90.69	94.71	97.65	95.42	103.71	104.24	102.58
Myrtle Beach -Conway-																							
North Myrtle Beach	74.86	68.17	64.96	65.31	73.00	66.58	69.09	72.66	75.89	78.81	83.33	87.27	90.21	90.68	91.85	91.73	95.28	99.96	104.81	114.78	119.99	117.22	126.75
Spartanburg	85.51	73.94	72.36	79.09	74.46	75.20	82.33	86.72	89.38	87.05	83.21	79.84	78.90	85.41	84.23	87.85	89.18	88.38	87.65	90.54	90.03	90.07	90.44
Sumter	72.59	72.71	66.54	79.13	73.56	67.17	78.66	72.95	73.09	66.17	69.30	66.45	72.51	65.57	72.27	72.42	74.25	79.80	83.59	102.19	99.29	101.18	96.35
Non-MSA Areas	69.03	68.11	63.07	64.98	66.09	74.70	89.24	103.97	107.17	103.26	101.37	97.42	106.32	108.76	121.53	126.30	125.41	132.06	137.07	146.08	163.14	160.70	173.51
South Carolina	74.82	74.70	68.98	70.92	73.62	76.32	86.32	95.24	98.30	94.08	97.46	96.39	99.86	99.65	103.83	104.35	105.35	109.67	115.76	120.66	126.46	126.73	130.15

TABLE A.62
STATE OF SOUTH CAROLINA
DUPLEX UNITS PER UNIT VALUATION BY MSA: 1980-2002, THOUSANDS OF REAL 2002 DOLLARS

Metropolitan Statistical Areas	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Anderson	54.48	33.42	19.00	30.36	36.97	37.07	32.24	29.25	40.05	41.34	32.19	42.12	39.16	36.83	33.99	41.74	41.10	49.94	46.91	46.15	43.32	38.90	51.83
Augusta-Richmond County	20.20	18.48	27.69	38.29	41.13	51.11	25.85	47.14	56.26	40.57	0.00	0.00	21.21	0.00	47.37	0.00	0.00	0.00	0.00	0.00	0.00	30.34	43.00
Charleston-North Charleston	30.85	31.08	35.85	38.45	56.67	41.32	49.58	54.98	41.06	107.40	55.46	48.09	85.58	76.20	72.45	43.46	42.80	38.92	61.11	67.42	85.55	91.14	100.22
Charlotte-Gastonia-Concord	41.83	60.57	27.36	29.90	29.80	34.48	62.31	48.66	62.13	0.00	42.21	19.13	0.00	28.29	62.73	41.30	39.82	60.59	61.25	48.28	70.01	80.79	84.02
Columbia	39.43	30.25	51.16	46.19	47.56	84.62	68.42	69.07	86.49	33.10	51.32	54.37	37.96	46.89	59.70	50.93	41.76	34.35	46.81	37.22	35.87	60.85	38.72
Florence	32.63	21.29	40.57	34.67	41.01	30.61	21.40	28.72	21.17	39.37	35.95	40.55	25.39	47.26	23.05	28.20	25.39	26.07	21.10	22.46	21.52	82.51	63.48
Greenville	35.95	34.08	45.65	49.26	46.82	55.44	41.10	53.79	45.76	53.47	50.93	53.67	50.82	46.70	48.32	35.90	40.49	56.36	59.80	45.94	43.19	44.24	49.29
Myrtle Beach -Conway-																							
North Myrtle Beach	45.12	40.62	35.87	42.55	45.37	39.50	79.45	38.71	63.90	69.48	65.73	108.04	52.45	48.37	79.28	45.42	61.25	71.03	73.15	87.29	81.52	73.02	70.55
Spartanburg	39.77	42.70	42.77	42.58	44.52	39.93	40.48	33.85	39.91	47.73	40.22	48.18	41.06	0.00	54.75	58.99	32.41	46.98	37.85	73.36	36.43	42.69	43.23
Sumter	34.92	0.00	0.00	34.94	48.48	49.40	44.59	34.05	32.94	34.46	41.24	39.10	41.68	21.18	0.00	0.00	0.00	44.09	40.88	85.35	0.00	51.81	58.03
Non-MSA Areas	30.74	35.23	41.90	43.69	59.63	57.16	45.11	54.26	42.10	50.83	53.01	48.96	51.00	39.28	45.90	43.81	38.88	51.07	47.34	54.66	68.74	65.50	73.99
South Carolina	37.06	34.84	38.27	41.62	48.92	48.27	45.31	50.33	44.90	60.18	48.64	47.92	47.19	40.52	47.27	40.78	41.02	51.73	50.92	58.66	67.05	66.18	61.86

TABLE A.63
STATE OF SOUTH CAROLINA
TRI AND FOUR PLEX UNITS PER UNIT VALUATION BY MSA: 1980-2002, THOUSANDS OF REAL 2002 DOLLARS

Metropolitan Statistical Areas	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	
Anderson	37.79	36.38	50.70	37.47	31.81	47.07	31.81	30.97	32.63	31.40	51.19	30.29	31.84	30.03	34.58	0.00	37.81	43.42	0.00	21.14	28.93	0.00	0.00	
Augusta-Richmond County	41.48	0.00	28.61	38.55	38.65	34.39	54.20	31.88	24.14	45.47	0.00	37.75	37.22	0.00	39.69	0.00	0.00	61.64	13.67	0.00	0.00	0.00	0.00	
Charleston-North Charleston	41.06	80.73	46.60	48.91	44.37	56.00	48.47	50.24	39.00	55.46	25.88	0.00	0.00	0.00	52.69	40.57	47.17	68.38	60.15	72.29	88.59	130.74	76.96	
Charlotte-Gastonia-Concord	24.25	81.37	50.06	33.78	41.51	30.03	57.06	43.61	42.34	49.11	44.97	0.00	0.00	0.00	0.00	53.62	0.00	42.98	65.41	55.46	0.00	88.21	79.98	
Columbia	42.79	30.41	48.12	36.77	33.29	32.09	42.93	31.69	34.50	35.22	32.96	40.63	32.27	30.20	38.90	61.85	44.79	30.85	570.31	49.04	157.36	74.66	75.04	
Florence	0.00	0.00	0.00	43.27	31.90	4.00	22.04	21.40	21.79	19.88	24.18	20.26	17.18	39.77	0.00	0.00	33.59	27.77	44.45	0.00	45.82	0.00	0.00	
Greenville	63.39	59.19	37.11	50.20	48.74	48.92	73.05	52.83	43.66	50.51	46.88	27.06	28.54	0.00	32.25	44.05	73.34	47.20	53.06	60.43	33.82	537.11	52.56	
Myrtle Beach -Conway-North Myrtle Beach	20.21	35.41	40.78	26.95	70.02	36.17	43.06	42.15	54.26	63.52	58.04	57.66	61.67	117.66	69.94	56.23	65.45	65.21	70.73	72.71	80.51	88.03	74.92	
Spartanburg	46.84	37.60	40.94	32.34	46.02	39.45	33.33	49.39	55.19	37.38	42.31	41.96	34.48	49.71	0.00	37.60	0.00	39.80	0.00	0.00	32.36	0.00	49.58	
Sumter	0.00	31.05	0.00	34.14	53.04	44.21	39.28	39.13	29.52	27.28	0.00	26.54	48.20	33.12	25.29	26.29	36.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Non-MSA Areas	47.30	49.28	49.44	62.27	56.99	67.50	50.48	62.64	48.57	60.26	39.50	44.96	40.57	37.64	37.95	34.77	26.27	33.33	40.98	60.08	63.66	47.07	47.30	
South Carolina	46.45	59.00	45.45	46.96	44.11	48.45	45.80	48.31	42.25	41.91	44.82	42.96	38.88	40.84	42.46	37.92	51.52	52.58	58.29	65.99	68.83	84.54	66.15	

TABLE A.64
STATE OF SOUTH CAROLINA
MULTI FAMILY UNITS PER UNIT VALUATION BY MSA: 1980-2002, THOUSANDS OF REAL 2002 DOLLARS

Metropolitan Statistical Areas	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Anderson	31.04	0.00	26.72	73.49	32.74	33.50	34.99	28.53	37.42	22.66	27.08	24.76	28.62	29.93	29.03	30.29	29.12	32.94	33.95	29.55	28.65	27.51	30.96
Augusta-Richmond County	42.11	35.96	44.98	0.00	53.49	29.72	37.74	30.78	0.00	0.00	64.89	18.07	0.00	52.76	0.00	48.82	0.00	13.67	0.00	0.00	0.00	0.00	39.30
Charleston-North Charleston	51.82	60.31	38.71	35.38	43.17	36.75	43.60	37.96	33.07	28.98	33.00	15.14	32.33	26.30	31.47	37.95	75.06	62.26	52.21	55.85	89.74	94.10	69.72
Charlotte-Gastonia-Concord	45.27	62.00	32.30	46.06	38.85	32.41	42.64	47.72	44.11	29.54	49.83	40.98	35.09	34.23	59.63	24.92	33.20	54.60	34.22	43.59	43.79	41.88	48.17
Columbia	33.34	34.85	37.60	38.98	35.71	41.09	35.96	40.38	29.07	34.01	36.00	30.83	32.66	30.35	34.04	33.98	32.19	35.69	36.08	37.03	37.68	45.39	36.77
Florence	44.04	30.41	0.00	34.29	38.98	27.84	35.13	26.57	27.25	38.06	34.09	23.30	24.10	41.99	45.97	46.09	49.69	46.94	46.51	45.96	45.02	0.00	37.50
Greenville	26.48	34.19	28.34	33.28	28.69	38.19	32.28	21.40	40.13	36.11	48.88	36.00	35.48	42.42	43.42	36.32	54.89	54.48	50.81	40.49	50.20	48.40	61.54
Myrtle Beach -Conway-North Myrtle Beach	49.46	71.73	72.88	57.12	64.80	64.17	59.26	49.27	45.71	56.68	58.64	60.85	56.66	59.54	71.40	52.06	53.74	62.59	57.81	85.65	73.77	76.48	114.59
Spartanburg	47.63	24.80	30.39	38.06	40.05	29.67	26.37	45.16	35.60	33.55	27.87	36.95	30.06	33.09	0.00	30.52	40.71	39.49	39.41	43.23	51.77	24.82	28.50
Sumter	52.42	49.13	0.00	0.00	0.00	0.00	36.73	0.00	26.92	0.00	0.00	14.12	105.37	0.00	0.00	0.00	0.00	31.95	0.00	0.00	0.00	59.39	74.68
Non-MSA Areas	39.96	43.45	47.56	44.22	45.59	38.63	67.93	70.01	63.74	58.24	42.49	47.51	76.65	76.73	77.10	80.05	67.78	73.15	70.33	68.40	56.89	74.61	46.34
South Carolina	40.76	53.57	47.85	45.57	47.10	42.45	44.14	47.81	38.90	43.02	43.16	39.42	46.10	54.12	56.58	49.54	51.70	56.37	52.17	60.17	64.13	68.16	69.67

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**TABLE B.1
LABOR FORCE BY MSA AND NON-MSA AREAS**

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Metropolitan Statistical Areas												
Anderson	76,438	77,038	78,822	80,109	81,687	81,487	84,320	85,747	84,633	84,094	85,211	83,416
Augusta-Richmond County	71,428	71,591	73,776	72,195	73,906	71,938	73,155	73,128	73,180	75,547	73,641	73,903
Charleston-North Charleston	243,661	247,475	247,078	243,753	245,936	243,257	257,150	266,453	269,947	275,836	275,137	281,017
Charlotte-Gastonia-Concord	73,347	75,535	77,354	77,693	80,649	81,596	85,212	87,509	89,350	90,048	88,949	91,730
Columbia	295,273	299,107	300,132	301,662	309,000	310,591	323,964	330,713	332,102	329,188	331,797	334,298
Florence	88,697	91,280	94,205	92,593	93,161	94,281	95,916	95,414	94,460	94,016	90,936	93,560
Greenville	254,292	258,049	262,505	263,707	270,196	269,435	276,832	281,613	277,651	283,911	282,877	277,964
Myrtle Beach-Conway-North Myrtle Beach	77,447	81,212	83,046	85,103	91,354	93,724	99,141	102,343	104,217	105,626	102,090	106,930
Spartanburg	120,859	121,694	123,620	124,884	128,256	128,009	132,068	134,091	133,079	131,398	130,896	129,257
Sumter	41,993	42,725	44,748	44,360	45,325	45,156	46,577	47,438	47,147	47,755	45,316	45,579
Non-MSA Areas	425,096	430,666	441,234	438,032	445,741	445,532	457,009	458,474	457,512	458,498	445,140	450,828
South Carolina	1,768,528	1,796,363	1,826,513	1,824,090	1,865,211	1,865,007	1,931,339	1,962,922	1,963,273	1,975,919	1,951,986	1,968,479

**TABLE B.2
BLS EMPLOYMENT BY MSA AND NON-MSA AREAS**

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Metropolitan Statistical Areas												
Anderson	71,643	72,807	74,221	75,698	78,415	77,454	81,185	83,206	81,975	81,890	80,487	78,094
Augusta-Richmond County	67,325	67,172	67,846	67,675	68,652	66,835	68,915	69,805	69,537	72,528	69,641	70,096
Charleston-North Charleston	233,220	233,968	230,832	228,767	233,542	229,863	246,742	258,597	260,681	267,600	265,086	269,839
Charlotte-Gastonia-Concord	69,295	70,996	72,211	74,254	77,741	77,268	81,697	84,271	85,668	86,796	84,333	85,433
Columbia	280,144	283,499	280,938	287,355	297,330	297,275	313,753	322,244	321,996	319,741	319,602	320,564
Florence	82,773	84,306	84,440	84,458	86,539	86,117	90,045	90,527	88,657	89,121	85,199	87,001
Greenville	240,816	244,732	247,820	252,484	262,253	258,626	269,401	275,175	269,896	277,809	271,554	263,302
Myrtle Beach-Conway-North Myrtle Beach	71,709	75,009	75,129	79,008	86,790	88,612	94,604	98,484	100,154	101,833	97,279	102,029
Spartanburg	114,266	115,890	116,990	119,343	123,499	121,865	127,050	129,622	127,310	126,867	124,097	120,407
Sumter	38,049	39,443	40,657	40,842	42,659	42,239	44,033	45,233	44,559	45,527	42,012	42,098
Non-MSA Areas	387,866	394,925	395,838	399,563	413,103	407,090	426,639	431,072	425,005	431,104	408,656	412,354
South Carolina	1,657,104	1,682,743	1,686,920	1,709,446	1,770,523	1,753,247	1,844,062	1,888,237	1,875,433	1,900,817	1,847,944	1,851,214

**TABLE B.3
UNEMPLOYMENT BY MSA AND NON-MSA AREAS**

	1991-2002											
Metropolitan Statistical Areas	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Anderson	4,795	4,231	4,601	4,411	3,272	4,033	3,135	2,541	2,658	2,204	4,724	5,322
Augusta-Richmond County	4,103	4,419	5,930	4,520	5,254	5,103	4,240	3,323	3,643	3,019	4,000	3,807
Charleston-North Charleston	10,441	13,507	16,246	14,986	12,394	13,394	10,408	7,856	9,266	8,236	10,051	11,178
Charlotte-Gastonia-Concord	4,052	4,539	5,143	3,439	2,908	4,328	3,515	3,238	3,682	3,252	4,616	6,297
Columbia	15,129	15,608	19,194	14,307	11,670	13,316	10,211	8,469	10,106	9,447	12,195	13,734
Florence	5,924	6,974	9,765	8,135	6,622	8,164	5,871	4,887	5,803	4,895	5,737	6,559
Greenville	13,476	13,317	14,685	11,223	7,943	10,809	7,431	6,438	7,755	6,102	11,323	14,662
Myrtle Beach-Conway-North Myrtle Beach	5,738	6,203	7,917	6,095	4,564	5,112	4,537	3,859	4,063	3,793	4,811	4,901
Spartanburg	6,593	5,804	6,630	5,541	4,757	6,144	5,018	4,469	5,769	4,531	6,799	8,850
Sumter	3,944	3,282	4,091	3,518	2,666	2,917	2,544	2,205	2,588	2,228	3,304	3,481
Non-MSA Areas	37,230	35,741	45,396	38,469	32,638	38,442	30,370	27,402	32,507	27,394	36,484	38,474
South Carolina	111,424	113,620	139,595	114,644	94,688	111,760	87,277	74,685	87,840	75,102	104,042	117,265

**TABLE B.4
UNEMPLOYMENT RATE BY MSA AND NON-MSA AREAS**

	1991-2002											
Metropolitan Statistical Areas	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Anderson	6.3	5.5	5.8	5.5	4.0	4.9	3.7	3.0	3.1	2.6	5.5	6.4
Augusta-Richmond County	5.7	6.2	8.0	6.3	7.1	7.1	5.8	4.5	5.0	4.0	5.4	5.2
Charleston-North Charleston	4.3	5.5	6.6	6.1	5.0	5.5	4.0	2.9	3.4	3.0	3.7	4.0
Charlotte-Gastonia-Concord	5.5	6.0	6.6	4.4	3.6	5.3	4.1	3.7	4.1	3.6	5.2	6.9
Columbia	5.1	5.2	6.4	4.7	3.8	4.3	3.2	2.6	3.0	2.9	3.7	4.1
Florence	6.7	7.6	10.4	8.8	7.1	8.7	6.1	5.1	6.1	5.2	6.3	7.0
Greenville	5.3	5.2	5.6	4.3	2.9	4.0	2.7	2.3	2.8	2.1	4.0	5.3
Myrtle Beach-Conway-North Myrtle Beach	7.4	7.6	9.5	7.2	5.0	5.5	4.6	3.8	3.9	3.6	4.7	4.6
Spartanburg	5.5	4.8	5.4	4.4	3.7	4.8	3.8	3.3	4.3	3.4	5.2	6.8
Sumter	9.4	7.7	9.1	7.9	5.9	6.5	5.5	4.6	5.5	4.7	7.3	7.6
Non-MSA Areas	8.8	8.3	10.3	8.8	7.3	8.6	6.6	6.0	7.1	6.0	8.2	8.5
South Carolina	6.3	6.3	7.6	6.3	5.1	6.0	4.5	3.8	4.5	3.8	5.3	6.0

**TABLE B.5
SEX BY EMPLOYMENT STATUS BY MSA
2000 CENSUS**

Metropolitan Statistical Area	Population 16 years and over: Male						Population 16 years and over: Female					
	In Armed Forces	Civilian Employed	Civilian Un-employed	Total in Labor Force	Not in Labor Force	Population	In Armed Forces	Civilian Employed	Civilian Un-employed	Total in Labor Force	Not in Labor Force	Population
Anderson	46	41,831	1,620	43,497	17,851	61,348	27	35,901	1,880	37,808	30,163	67,971
Augusta-Richmond County	191	38,946	2,280	41,417	20,498	61,915	44	34,406	2,359	36,809	30,169	66,978
Charleston-North Charleston	9,712	128,317	7,079	145,108	59,554	204,662	1,210	119,562	7,373	128,145	90,560	218,705
Charlotte-Gastonia-Concord	49	43,485	2,162	45,696	13,888	59,584	0	37,991	3,167	41,158	24,987	66,145
Columbia	7,105	159,608	8,739	175,452	64,275	239,727	3,316	151,239	9,336	163,891	99,642	263,533
Florence	99	42,808	3,380	46,287	21,837	68,124	20	41,590	3,898	45,508	34,860	80,368
Greenville	276	147,521	6,973	154,770	56,714	211,484	27	125,475	7,647	133,149	94,117	227,266
Myrtle Beach-Conway-North Myrtle Beach	42	51,814	2,066	53,922	23,205	77,127	33	45,763	2,638	48,434	33,980	82,414
Spartanburg	73	63,662	3,351	67,086	26,964	94,050	12	56,248	3,568	59,828	43,412	103,240
Sumter	3,157	20,845	1,528	25,530	11,763	37,293	763	20,527	1,876	23,166	17,998	41,164
Non-MSA Areas	8,393	216,927	14,481	239,801	132,539	372,340	1,432	200,234	16,094	217,760	190,818	408,578
South Carolina	29,143	955,764	53,659	1,038,566	449,088	1,487,654	6,884	868,936	59,836	935,656	690,706	1,626,362

**TABLE B.6
SEX BY WORK STATUS BY HOURS WORKED PER WEEK BY MSA
2000 CENSUS**

Metropolitan Statistical Area	Population 16 years and over: Male				Population 16 years and over: Female					
	Worked 35+ hrs/week	Worked 15-34 hrs/week	Worked 1-14 hrs/week	Did not work	Worked 35+ hrs/week	Worked 15-34 hrs/week	Worked 1-14 hrs/week	Did not work	Total	
Anderson	40,526	4,502	1,041	15,279	61,348	31,631	8,193	1,589	26,558	67,971
Augusta-Richmond County	38,860	4,109	1,025	17,921	61,915	29,649	7,949	2,069	27,311	66,978
Charleston-North Charleston	136,021	16,622	4,156	47,863	204,662	105,557	28,608	7,225	77,315	218,705
Charlotte-Gastonia-Concord	42,705	4,403	1,215	11,261	59,584	32,836	9,747	2,148	21,414	66,145
Columbia	161,794	20,294	5,168	52,471	239,727	133,967	34,837	9,209	85,520	263,533
Florence	42,673	4,881	1,510	19,060	68,124	36,703	9,221	2,458	31,986	80,368
Greenville	143,774	17,958	4,293	45,459	211,484	106,516	32,705	7,570	80,475	227,266
Myrtle Beach-Conway-North Myrtle Beach	49,048	7,188	1,508	19,383	77,127	40,100	11,470	2,092	28,752	82,414
Spartanburg	62,887	6,938	1,595	22,630	94,050	49,290	12,482	3,233	38,235	103,240
Sumter	24,478	2,476	796	9,543	37,293	18,852	4,924	1,169	16,219	41,164
Non-MSA Areas	226,171	23,585	7,877	114,707	372,340	183,321	43,990	11,036	170,231	408,578
South Carolina	968,937	112,956	30,184	375,577	1,487,654	768,422	204,126	49,798	604,016	1,626,362

TABLE B.7
SEX BY INDUSTRY BY MSA
2000 CENSUS

Metropolitan Statistical Area	AFFHM	Constr.	Mfg.	W. Trd	R. Trd	TWU	Info.	FIRR	PSMAW	EHSS	AERAFS	Other Srvcs	PA	Total
Population 16 years and over: Male														
Anderson	365	5,479	14,007	1,764	4,610	2,622	615	1,374	2,405	3,119	2,097	2,128	1,246	41,831
Augusta-Richmond County	1,048	5,255	8,969	1,206	3,564	6,211	442	881	3,320	2,562	2,190	1,624	1,674	38,946
Charleston-North Charleston	1,261	20,055	17,609	5,658	14,497	10,559	2,584	5,492	11,921	12,201	11,600	6,220	8,660	128,317
Charlotte-Gastonia-Concord	406	5,769	11,897	2,763	4,631	3,847	1,096	1,878	3,231	2,573	2,343	1,925	1,126	43,485
Columbia	2,377	20,411	26,018	7,463	17,623	11,497	4,447	9,894	13,843	16,057	10,417	7,386	12,175	159,608
Florence	1,114	5,039	11,758	2,464	5,026	3,431	584	1,802	2,265	3,523	1,922	2,318	1,562	42,808
Greenville	1,170	18,996	42,376	7,565	16,173	8,849	3,827	5,727	12,446	11,469	8,481	6,729	3,713	147,521
Myrtle Beach-Conway-North Myrtle Beach	905	9,874	4,395	1,699	7,175	2,463	1,282	3,478	3,522	2,968	9,994	2,145	1,914	51,814
Spartanburg	537	8,269	22,007	3,572	6,505	4,088	1,341	1,746	3,859	3,977	3,270	3,063	1,428	63,662
Sumter	440	2,843	6,134	772	2,255	1,222	374	718	1,158	1,432	1,012	1,214	1,271	20,845
Non-MSA Areas	7,476	33,512	64,619	7,535	21,474	15,046	3,446	6,254	12,282	14,617	12,186	9,187	9,293	216,927
South Carolina	17,099	135,502	229,789	42,461	103,533	69,835	20,038	39,244	70,252	74,498	65,512	43,939	44,062	955,764
Population 16 years and over: Female														
Anderson	115	551	8,049	719	4,492	646	815	2,044	1,832	11,254	2,601	1,777	1,006	35,901
Augusta-Richmond County	254	738	4,371	454	4,617	2,069	442	1,632	2,246	11,601	2,934	1,590	1,458	34,406
Charleston-North Charleston	407	2,634	8,134	2,108	16,577	3,839	2,329	8,338	9,985	39,477	13,354	5,902	6,478	119,562
Charlotte-Gastonia-Concord	90	668	5,578	1,542	5,227	1,231	1,033	2,963	2,678	10,494	3,559	1,912	1,016	37,991
Columbia	650	2,205	12,039	3,085	16,792	4,111	4,259	15,391	11,164	48,427	11,879	7,532	13,705	151,239
Florence	244	456	5,448	775	5,149	755	500	3,966	1,973	14,162	3,957	2,329	1,876	41,590
Greenville	272	2,362	22,093	3,201	16,417	2,689	3,668	8,939	9,187	36,178	10,954	6,436	3,079	125,475
Myrtle Beach-Conway-North Myrtle Beach	189	1,272	2,504	515	8,120	698	1,246	4,727	2,744	10,922	9,608	2,010	1,208	45,763
Spartanburg	80	967	11,156	1,623	7,782	1,335	1,303	3,087	3,451	16,421	5,091	2,630	1,322	56,248
Sumter	144	350	3,674	346	2,700	358	249	1,325	854	6,542	1,702	1,031	1,252	20,527
Non-MSA Areas	1,241	2,903	41,551	3,674	26,198	4,132	2,672	11,108	9,148	59,732	19,948	8,706	9,221	200,234
South Carolina	3,686	15,106	124,597	18,042	114,071	21,863	18,516	63,520	55,262	265,210	85,587	41,855	41,621	868,936

AFFHM = Agriculture, Forestry, Fishing, Hunting & Mining
 FIRR = Finance, Insurance, Real Estate and Rental Leasing
 EHSS = Educational Health & Social Services
 W. Trd & R. Trade = Wholesale and Retail Trade
 PSMAW = Professional, Scientific, Management, Administrative & Waste Management Services
 AERAFS = Arts, Entertainment, Recreation, Accommodation & Food Services
 PA = Public Administration
 TWU = Transportation, Warehousing, Utilities

**TABLE B.8
SEX BY OCCUPATION BY MSA
2000 CENSUS**

Metropolitan Statistical Area	Management, Business & Professional Financial Operations & Related		Service	Sales & Office	Farming, Fishing & Forestry	Construction, Extraction & Maintenance	Production, Transportation, Material & Moving	Total
	Population 16 years and over: Male	Population 16 years and over: Female						
Anderson	4,542	4,970	4,327	6,482	220	9,244	12,046	41,831
Augusta-Richmond County	4,242	6,183	4,538	4,768	552	8,604	10,059	38,946
Charleston-North Charleston	16,457	20,639	17,438	21,782	836	27,060	24,105	128,317
Charlotte-Gastonia-Concord	6,097	5,160	4,060	7,517	226	9,172	11,253	43,485
Columbia	23,614	27,436	18,850	29,593	1,046	28,725	30,344	159,608
Florence	4,852	5,178	4,070	7,061	475	8,785	12,387	42,808
Greenville	21,012	22,515	14,975	25,063	659	27,700	35,597	147,521
Myrtle Beach-Conway-North Myrtle Beach	6,728	5,231	9,666	10,283	448	12,354	7,104	51,814
Spartanburg	7,009	7,689	5,588	9,997	289	12,700	20,390	63,662
Sumter	2,005	2,271	2,465	3,283	162	4,490	6,169	20,845
Non-MSA Areas	21,346	20,794	24,771	29,257	3,691	50,959	66,109	216,927
South Carolina	117,904	128,066	110,748	155,086	8,604	199,793	235,563	955,764
	Population 16 years and over: Male		Population 16 years and over: Female					
Anderson	3,235	7,605	6,050	11,741	87	455	6,728	35,901
Augusta-Richmond County	3,207	8,359	6,318	11,722	84	398	4,318	34,406
Charleston-North Charleston	13,455	29,978	22,681	43,401	306	1,386	8,355	119,562
Charlotte-Gastonia-Concord	4,009	8,834	6,078	13,919	68	338	4,745	37,991
Columbia	19,650	38,514	24,901	55,041	331	1,430	11,372	151,239
Florence	4,064	9,796	8,498	13,772	117	421	4,922	41,590
Greenville	13,266	27,466	21,834	43,898	190	1,296	17,525	125,475
Myrtle Beach-Conway-North Myrtle Beach	4,753	8,846	9,923	18,830	75	573	2,763	45,763
Spartanburg	4,860	12,326	9,477	20,050	67	466	9,002	56,248
Sumter	1,709	4,319	3,957	6,866	77	214	3,385	20,527
Non-MSA Areas	15,173	40,723	38,196	65,398	673	2,278	37,793	200,234
South Carolina	87,381	196,766	157,913	304,638	2,075	9,255	110,908	868,936

TABLE B.9
TOTAL BEA EMPLOYMENT AND REAL PERSONAL INCOME
ANDERSON MSA, 1969 THROUGH 2001: 1,000s OF REAL 2002 DOLLARS

Year	Earnings	Social Security Contributions	Residence Adjustment	Dividends, Interest, Rents	Transfer Payments	Personal Income	Per Capita Income	Total BEA Employment	Average Real Earnings Per Job
1969	992,968	36,964	82,095	112,168	95,146	1,245,412	12,117	47,135	21,066
1970	980,255	36,420	88,932	123,474	109,548	1,265,789	11,961	47,459	20,655
1971	1,021,537	39,356	94,552	130,371	120,889	1,327,992	12,186	48,290	21,154
1972	1,107,883	44,347	112,138	138,064	131,961	1,445,699	13,062	50,924	21,756
1973	1,196,768	54,246	128,560	151,463	147,487	1,570,032	13,744	53,796	22,246
1974	1,212,262	57,729	132,810	158,991	167,997	1,614,331	13,755	54,879	22,090
1975	1,128,525	53,475	121,264	159,765	213,447	1,569,525	13,103	52,663	21,429
1976	1,227,481	57,473	142,723	169,378	212,101	1,694,210	14,056	54,735	22,426
1977	1,293,951	60,104	149,565	181,762	211,777	1,776,950	14,293	57,181	22,629
1978	1,385,902	65,102	161,954	193,092	215,260	1,891,107	14,813	59,425	23,322
1979	1,426,334	69,376	183,802	208,329	226,763	1,975,852	15,213	60,979	23,391
1980	1,381,820	68,435	206,983	246,985	252,056	2,019,409	15,078	60,278	22,924
1981	1,350,543	72,505	222,562	278,976	268,027	2,047,604	15,028	59,245	22,796
1982	1,285,039	71,208	225,297	305,235	283,659	2,028,021	14,819	57,879	22,202
1983	1,337,577	74,985	241,752	331,122	295,654	2,131,121	15,563	58,721	22,779
1984	1,425,211	80,596	270,061	371,692	298,107	2,284,474	16,560	60,933	23,390
1985	1,441,628	85,100	297,375	391,267	322,492	2,367,663	17,037	60,334	23,894
1986	1,464,613	90,052	327,725	409,865	334,291	2,446,443	17,539	60,629	24,157
1987	1,552,693	94,248	362,221	410,409	336,761	2,567,837	18,239	62,251	24,942
1988	1,641,521	103,378	397,908	430,702	348,327	2,715,080	19,078	64,960	25,270
1989	1,675,491	109,154	422,512	469,713	371,250	2,829,812	19,619	66,955	25,024
1990	1,702,628	109,167	453,591	464,674	397,153	2,908,878	19,987	68,381	24,899
1991	1,679,473	110,282	435,580	464,663	428,359	2,897,794	19,788	67,008	25,064
1992	1,791,277	115,616	423,970	451,972	459,770	3,011,374	20,305	68,688	26,078
1993	1,884,078	122,311	421,920	450,969	475,418	3,110,074	20,594	71,051	26,517
1994	1,960,372	129,440	421,505	474,933	508,791	3,236,160	21,177	73,351	26,726
1995	1,989,150	133,119	440,549	522,079	523,329	3,341,988	21,570	74,651	26,646
1996	2,057,943	134,979	450,311	551,503	549,939	3,474,717	22,100	76,434	26,924
1997	2,106,864	138,021	490,513	607,433	570,662	3,637,451	22,788	78,021	27,004
1998	2,177,798	141,332	541,178	654,462	584,273	3,816,379	23,591	79,934	27,245
1999	2,300,584	146,577	578,308	635,139	601,889	3,969,344	24,200	83,604	27,518
2000	2,379,672	148,318	606,561	695,162	623,278	4,156,355	24,986	85,355	27,880
2001	2,427,664	149,837	598,396	693,724	676,517	4,246,464	25,143	84,725	28,653

TABLE B.10
TOTAL BEA EMPLOYMENT AND REAL PERSONAL INCOME
AUGUSTA-RICHMOND COUNTY MSA, 1969 THROUGH 2001: 1,000s OF REAL 2002 DOLLARS

Year	Earnings	Social Security Contributions	Residence Adjustment	Dividends, Interest, Rents	Transfer Payments	Personal Income	Per Capita Income	Total BEA Employment	Average Real Earnings Per Job
1969	975,713	34,506	257,626	106,934	85,857	1,391,625	12,995	41,386	23,576
1970	951,695	33,548	230,745	118,664	103,010	1,370,566	12,865	41,194	23,103
1971	975,928	35,489	223,089	125,822	118,232	1,407,582	13,138	41,275	23,645
1972	1,053,913	39,687	216,677	133,213	126,925	1,491,041	13,820	43,557	24,196
1973	1,147,386	48,667	210,162	144,112	142,317	1,595,309	14,347	45,741	25,084
1974	1,137,145	51,649	211,179	150,787	160,632	1,608,093	14,309	46,762	24,318
1975	1,076,487	49,179	191,050	153,885	191,766	1,564,008	13,715	45,445	23,688
1976	1,200,923	53,847	207,395	164,538	196,459	1,715,468	14,821	47,347	25,364
1977	1,237,752	55,492	209,845	176,493	196,821	1,765,419	15,068	48,951	25,286
1978	1,324,703	60,905	196,809	190,740	202,655	1,854,001	15,451	51,302	25,822
1979	1,367,016	65,631	189,924	206,003	214,920	1,912,232	15,826	52,930	25,827
1980	1,377,841	67,475	185,885	238,920	238,703	1,973,874	15,981	53,031	25,982
1981	1,416,049	74,428	163,792	271,677	256,773	2,033,862	16,332	53,786	26,327
1982	1,386,631	75,797	175,747	289,789	259,467	2,035,837	16,161	52,760	26,282
1983	1,439,023	81,604	161,929	308,547	264,734	2,092,629	16,588	52,997	27,153
1984	1,656,382	92,555	167,015	355,488	265,999	2,352,329	18,378	57,047	29,035
1985	1,817,716	106,799	146,746	384,634	287,570	2,529,867	19,470	59,986	30,302
1986	1,870,749	114,081	149,431	412,585	301,916	2,620,601	19,823	61,373	30,482
1987	1,982,333	120,290	79,604	416,590	309,654	2,667,892	19,980	63,637	31,151
1988	2,156,559	135,049	19,098	438,523	323,335	2,802,467	20,703	67,303	32,043
1989	2,556,055	165,404	-140,116	501,504	353,392	3,105,430	22,727	73,780	34,644
1990	2,765,741	179,736	-310,339	506,966	377,725	3,160,358	22,484	80,771	34,242
1991	2,811,629	186,487	-330,712	506,258	410,276	3,210,964	22,029	80,157	35,077
1992	2,969,903	193,641	-325,523	505,155	440,356	3,396,250	22,732	80,410	36,934
1993	3,003,821	196,651	-330,815	503,325	464,824	3,444,503	22,536	81,826	36,710
1994	2,917,774	192,007	-275,893	530,172	477,470	3,457,516	22,298	82,254	35,473
1995	2,833,621	186,049	-230,737	546,251	505,267	3,468,354	22,025	80,415	35,237
1996	2,692,354	175,428	-174,510	606,705	532,722	3,481,843	21,934	79,943	33,678
1997	2,692,842	175,970	-115,500	655,711	555,755	3,612,839	22,443	81,494	33,043
1998	2,728,971	176,892	-45,227	710,332	569,332	3,786,516	23,232	82,415	33,113
1999	2,804,071	180,626	-77,986	676,629	586,487	3,808,575	23,007	84,965	33,003
2000	2,857,143	180,925	-32,265	748,260	607,742	3,999,955	23,896	85,039	33,598
2001	2,933,593	184,445	-1,354	749,021	653,209	4,150,024	24,655	85,372	34,362

TABLE B.11
TOTAL BEA EMPLOYMENT AND REAL PERSONAL INCOME
CHARLESTON-NORTH CHARLESTON MSA, 1969 THROUGH 2001: 1,000s OF REAL 2002 DOLLARS

Year	Earnings	Social Security Contributions	Residence Adjustment	Dividends, Interest, Rents	Transfer Payments	Personal Income	Per Capita Income	Total BEA Employment	Average Real Earnings Per Job
1969	3,585,938	96,449	-44,236	355,985	217,329	4,018,566	12,039	147,764	24,268
1970	3,743,560	99,998	-44,736	383,845	263,889	4,246,560	12,614	152,019	24,626
1971	3,794,007	102,816	-41,401	406,234	310,573	4,366,597	12,655	151,065	25,115
1972	3,987,182	110,180	-37,938	427,686	340,994	4,607,744	13,012	153,498	25,975
1973	4,205,077	135,400	-41,791	466,271	382,752	4,876,908	13,454	162,199	25,925
1974	4,510,906	149,590	-42,542	485,946	440,863	5,245,583	13,892	172,213	26,194
1975	4,624,712	149,907	-46,086	489,013	525,133	5,442,866	13,994	176,145	26,255
1976	4,952,155	161,757	-54,864	522,859	552,664	5,811,057	14,439	183,618	26,970
1977	5,052,305	165,735	-59,421	554,238	552,509	5,933,895	14,573	188,037	26,869
1978	5,358,771	180,713	-65,022	613,519	570,912	6,297,467	15,084	197,655	27,112
1979	5,581,608	195,638	-73,300	683,419	603,979	6,600,067	15,523	204,706	27,266
1980	5,715,081	202,509	-80,770	778,807	680,400	6,891,008	15,892	209,800	27,241
1981	5,902,514	227,347	-83,305	873,164	713,909	7,178,935	16,122	217,639	27,121
1982	5,935,391	233,911	-80,011	937,705	735,354	7,294,528	16,092	217,489	27,291
1983	6,119,095	243,955	-68,425	1,027,641	756,257	7,590,612	16,469	223,072	27,431
1984	6,717,544	268,623	-83,460	1,179,011	767,687	8,312,158	17,786	237,516	28,282
1985	6,944,551	295,402	-91,161	1,292,930	819,018	8,669,937	18,472	247,821	28,022
1986	7,199,499	320,387	-93,473	1,394,557	861,003	9,041,200	18,799	256,642	28,053
1987	7,510,572	332,755	-95,339	1,503,250	871,182	9,456,910	19,285	264,769	28,367
1988	7,846,754	363,380	-101,637	1,588,358	895,749	9,865,843	20,021	272,325	28,814
1989	8,026,276	380,699	-105,316	1,186,000	1,011,065	9,737,325	19,366	277,402	28,934
1990	8,385,494	409,287	-112,687	1,848,319	1,117,396	10,829,234	21,282	291,237	28,793
1991	8,358,146	413,685	-107,293	1,886,786	1,166,842	10,890,797	20,790	290,011	28,820
1992	8,464,351	418,618	-94,714	1,856,318	1,307,938	11,115,275	20,957	285,927	29,603
1993	8,431,406	420,010	-95,086	1,906,765	1,384,749	11,207,824	21,071	285,835	29,497
1994	8,231,851	431,815	-82,055	2,028,644	1,460,726	11,207,351	21,171	284,127	28,972
1995	7,989,016	438,193	-71,021	2,063,916	1,545,100	11,088,818	21,235	284,522	28,079
1996	8,084,449	450,360	-70,334	2,178,413	1,626,899	11,369,067	21,949	286,335	28,234
1997	8,437,790	476,714	-78,785	2,301,713	1,697,262	11,881,265	22,487	297,792	28,335
1998	9,033,624	512,293	-93,116	2,513,793	1,737,157	12,679,165	23,670	309,565	29,182
1999	9,795,590	551,188	-107,218	2,459,397	1,796,498	13,393,079	24,522	320,857	30,529
2000	10,204,201	569,590	-113,428	2,697,431	1,854,554	14,073,167	25,564	326,736	31,231
2001	10,342,519	586,734	-117,509	2,699,173	1,999,799	14,337,248	25,833	325,372	31,787

TABLE B.12
TOTAL BEA EMPLOYMENT AND REAL PERSONAL INCOME
CHARLOTTE-GASTONIA-CONCORD MSA, 1969 THROUGH 2001: 1,000s OF REAL 2002 DOLLARS

Year	Earnings	Social Security Contributions	Residence Adjustment	Dividends, Interest, Rents	Transfer Payments	Personal Income	Per Capita Income	Total BEA Employment	Average Real Earnings Per Job
1969	765,271	27,262	68,105	74,109	70,924	951,147	11,339	37,216	20,563
1970	771,555	27,631	75,756	82,546	83,064	985,289	11,477	38,138	20,231
1971	796,520	29,508	97,213	87,687	92,867	1,044,778	11,693	38,958	20,446
1972	832,005	31,793	130,166	93,174	100,690	1,124,242	12,332	39,446	21,092
1973	897,416	38,965	154,239	103,717	111,592	1,228,000	13,365	40,466	22,177
1974	894,382	40,592	165,431	110,137	128,241	1,257,599	13,505	41,098	21,762
1975	847,170	38,235	165,686	116,988	165,053	1,256,661	13,308	39,503	21,446
1976	951,537	42,872	179,918	126,320	162,001	1,376,903	14,211	42,409	22,437
1977	1,027,877	46,112	187,429	136,849	155,999	1,462,041	14,932	44,224	23,243
1978	1,129,682	51,285	199,197	154,309	160,516	1,592,419	15,749	46,484	24,303
1979	1,174,618	55,474	217,620	172,181	167,646	1,676,591	16,102	48,079	24,431
1980	1,176,257	56,502	234,532	199,497	188,153	1,741,937	16,228	47,825	24,595
1981	1,180,464	62,163	251,897	227,590	199,836	1,797,624	16,419	48,018	24,584
1982	1,186,205	64,500	251,612	247,453	214,599	1,835,368	16,516	47,378	25,037
1983	1,263,184	69,956	264,414	271,989	221,606	1,951,237	17,373	48,322	26,141
1984	1,389,798	77,536	303,739	310,812	221,452	2,148,263	18,747	51,379	27,050
1985	1,381,739	80,787	380,166	342,921	236,556	2,260,597	19,174	51,423	26,870
1986	1,410,617	85,528	449,158	367,149	247,706	2,389,103	19,813	53,244	26,493
1987	1,472,507	88,260	519,062	376,661	250,989	2,530,959	20,493	54,749	26,896
1988	1,556,669	96,295	564,228	410,313	258,373	2,693,287	21,353	57,720	26,969
1989	1,597,442	101,754	598,957	423,251	277,091	2,794,987	21,650	59,496	26,850
1990	1,683,177	105,935	628,055	452,655	299,873	2,957,825	22,349	61,881	27,200
1991	1,673,744	108,678	608,360	451,670	324,524	2,949,620	21,812	61,382	27,268
1992	1,728,108	110,943	636,530	432,821	355,142	3,041,658	22,169	62,441	27,676
1993	1,792,225	115,835	651,334	443,778	367,611	3,139,113	22,490	63,595	28,182
1994	1,873,684	122,895	685,270	476,969	395,867	3,308,895	23,332	66,087	28,352
1995	1,953,713	129,329	732,190	490,192	413,197	3,459,964	23,856	68,534	28,507
1996	2,000,411	130,520	782,541	519,186	439,017	3,610,634	24,291	69,601	28,741
1997	2,024,270	132,670	841,389	561,364	455,717	3,750,070	24,511	72,217	28,030
1998	2,199,496	143,561	846,217	599,927	470,395	3,972,474	25,262	75,788	29,022
1999	2,351,757	152,141	903,240	581,174	488,546	4,172,575	25,829	77,845	30,211
2000	2,391,108	151,167	1,025,944	657,586	509,984	4,433,455	26,756	78,761	30,359
2001	2,456,321	154,202	1,013,035	655,303	553,758	4,524,215	26,685	77,838	31,557

TABLE B.13
TOTAL BEA EMPLOYMENT AND REAL PERSONAL INCOME
COLUMBIA MSA, 1969 THROUGH 2001: 1,000s OF REAL 2002 DOLLARS

Year	Earnings	Social Security Contributions	Residence Adjustment	Dividends, Interest, Rents	Transfer Payments	Personal Income	Per Capita Income	Total BEA Employment	Average Real Earnings Per Job
1969	4,274,063	129,471	-3,080	483,579	313,735	4,938,825	12,551	192,945	22,152
1970	4,447,984	134,159	-9,806	529,546	369,192	5,202,756	12,835	198,403	22,419
1971	4,662,856	144,612	-18,214	560,857	418,304	5,479,192	13,025	204,074	22,849
1972	5,066,760	161,260	-24,260	596,218	463,917	5,941,374	13,894	213,409	23,742
1973	5,493,413	200,976	-42,080	655,835	526,587	6,432,778	14,670	225,446	24,367
1974	5,749,110	218,643	-65,562	689,072	601,347	6,755,325	14,837	237,054	24,252
1975	5,642,015	211,589	-72,516	693,802	739,227	6,790,939	14,706	235,385	23,969
1976	5,981,401	223,128	-92,743	731,659	755,510	7,152,699	15,310	240,117	24,910
1977	6,162,878	228,772	-104,341	770,147	747,024	7,346,935	15,384	247,424	24,908
1978	6,463,866	244,937	-114,687	830,014	765,807	7,700,064	15,932	255,198	25,329
1979	6,723,769	263,741	-132,057	899,133	810,171	8,037,275	16,342	264,352	25,435
1980	6,706,196	267,976	-138,814	1,034,698	899,792	8,233,896	16,474	267,906	25,032
1981	6,726,084	289,975	-128,960	1,153,969	947,171	8,408,290	16,641	269,258	24,980
1982	6,666,748	298,709	-119,342	1,229,575	962,174	8,440,447	16,628	268,985	24,785
1983	7,024,123	323,089	-124,830	1,311,453	992,484	8,880,140	17,299	277,046	25,354
1984	7,655,703	353,945	-101,680	1,463,678	994,778	9,658,535	18,620	290,479	26,355
1985	8,004,649	390,423	-92,650	1,593,741	1,063,494	10,178,811	19,525	299,816	26,699
1986	8,401,902	425,016	-96,573	1,684,471	1,105,598	10,670,382	20,194	310,580	27,052
1987	8,777,298	442,804	-90,097	1,777,963	1,115,581	11,137,940	20,903	316,843	27,702
1988	9,274,660	487,328	-97,933	1,886,441	1,152,336	11,728,176	21,819	329,932	28,111
1989	9,500,513	511,964	-83,171	1,998,170	1,251,798	12,155,345	22,348	337,713	28,132
1990	9,759,750	524,174	-106,425	2,167,869	1,367,349	12,664,370	22,958	345,134	28,278
1991	9,622,245	524,732	-92,628	2,155,368	1,520,702	12,680,956	22,514	340,139	28,289
1992	9,887,582	530,332	-87,044	2,088,817	1,650,059	13,009,083	22,730	344,415	28,708
1993	9,998,089	544,477	-89,327	2,117,623	1,728,455	13,210,364	22,700	348,957	28,651
1994	10,336,857	572,052	-112,255	2,296,577	1,815,434	13,764,561	23,335	361,720	28,577
1995	10,705,762	600,417	-109,682	2,375,618	1,888,226	14,259,507	23,800	374,405	28,594
1996	11,230,660	622,977	-113,348	2,494,114	1,979,684	14,968,133	24,580	387,685	28,969
1997	11,653,188	652,615	-107,419	2,613,096	2,050,776	15,557,026	25,102	399,022	29,204
1998	12,397,432	695,089	-104,888	2,901,034	2,102,810	16,601,300	26,311	410,746	30,183
1999	13,066,858	727,000	-140,296	2,809,751	2,179,404	17,188,718	26,852	418,412	31,230
2000	13,507,716	739,529	-128,949	3,082,059	2,261,514	17,982,811	27,704	426,795	31,649
2001	13,491,836	751,641	-112,161	3,050,646	2,443,163	18,121,843	27,605	421,701	31,994

TABLE B.14
TOTAL BEA EMPLOYMENT AND REAL PERSONAL INCOME
FLORENCE MSA, 1969 THROUGH 2001: 1,000s OF REAL 2002 DOLLARS

Year	Earnings	Social Security Contributions	Residence Adjustment	Dividends, Interest, Rents	Transfer Payments	Personal Income	Per Capita Income	Total BEA Employment	Average Real Earnings Per Job
1969	1,291,413	44,328	-54,572	138,816	128,508	1,459,838	10,238	66,314	19,474
1970	1,316,104	45,334	-56,625	149,174	156,078	1,519,397	10,615	68,220	19,292
1971	1,364,145	48,759	-57,668	155,261	171,094	1,584,073	10,878	69,459	19,640
1972	1,488,895	55,285	-65,172	162,770	181,977	1,713,185	11,655	72,383	20,570
1973	1,633,737	69,126	-74,073	179,187	202,821	1,872,545	12,324	76,731	21,292
1974	1,745,427	75,268	-83,811	185,584	241,769	2,013,800	12,776	78,970	22,102
1975	1,563,319	68,185	-67,159	190,372	307,656	1,926,004	11,971	74,442	21,000
1976	1,676,418	73,907	-72,599	200,687	307,337	2,037,936	12,554	76,551	21,899
1977	1,733,068	76,260	-74,027	213,417	307,471	2,103,669	12,639	77,461	22,373
1978	1,872,086	82,579	-75,092	228,834	322,502	2,265,751	13,398	79,247	23,623
1979	1,905,038	88,697	-81,433	245,083	341,968	2,321,958	13,515	80,757	23,590
1980	1,895,830	91,520	-87,028	282,065	371,000	2,370,347	13,683	82,124	23,085
1981	1,966,608	100,268	-95,242	319,839	384,920	2,475,856	14,224	83,012	23,691
1982	1,865,950	97,902	-82,354	339,593	392,907	2,418,194	13,866	79,948	23,340
1983	1,884,300	101,946	-74,726	365,903	402,145	2,475,675	14,242	80,389	23,440
1984	2,066,596	112,277	-85,334	406,068	402,925	2,677,978	15,312	84,028	24,594
1985	2,084,260	118,289	-79,564	438,700	438,743	2,763,850	15,755	82,669	25,212
1986	2,124,596	127,324	-73,681	451,994	452,024	2,827,608	16,138	83,932	25,313
1987	2,232,866	129,655	-67,272	460,018	454,038	2,949,995	16,875	85,346	26,163
1988	2,357,346	142,124	-71,142	488,179	468,290	3,100,549	17,745	89,163	26,439
1989	2,421,527	150,455	-68,552	497,256	509,072	3,208,849	18,268	92,229	26,256
1990	2,495,480	154,822	-69,082	556,545	560,791	3,388,912	19,178	94,492	26,409
1991	2,533,755	160,862	-76,290	553,226	622,687	3,472,516	19,344	94,781	26,733
1992	2,621,171	164,019	-75,828	532,819	687,854	3,601,996	19,786	95,792	27,363
1993	2,695,580	170,232	-79,098	536,471	719,790	3,702,512	20,102	97,377	27,682
1994	2,751,920	175,293	-76,420	580,102	750,991	3,831,300	20,627	99,165	27,751
1995	2,817,219	182,017	-82,498	577,861	778,604	3,909,169	20,818	101,556	27,741
1996	2,952,672	186,335	-90,907	600,765	817,967	4,094,162	21,670	104,089	28,367
1997	3,022,341	191,751	-92,916	623,948	843,559	4,205,181	22,054	107,527	28,108
1998	3,138,401	198,615	-97,459	692,981	861,261	4,396,569	22,937	108,978	28,798
1999	3,223,813	201,769	-95,014	661,886	895,537	4,484,453	23,279	109,724	29,381
2000	3,335,556	203,515	-99,282	728,866	924,267	4,685,891	24,244	110,370	30,222
2001	3,375,128	208,363	-106,627	724,800	1,000,475	4,785,413	24,671	109,876	30,718

TABLE B.15
TOTAL BEA EMPLOYMENT AND REAL PERSONAL INCOME
GREENVILLE MSA, 1969 THROUGH 2001: 1,000s OF REAL 2002 DOLLARS

Year	Earnings	Social Security Contributions	Residence Adjustment	Dividends, Interest, Rents	Transfer Payments	Personal Income	Per Capita Income	Total BEA Employment	Average Real Earnings Per Job
1969	3,745,065	137,689	-25,918	450,686	286,003	4,318,147	12,554	165,145	22,677
1970	3,829,822	140,119	-31,591	478,172	334,291	4,470,576	12,754	170,861	22,415
1971	3,968,620	150,629	-45,801	496,136	375,338	4,643,664	12,949	173,738	22,843
1972	4,379,597	172,135	-84,546	519,007	397,698	5,039,621	13,639	185,141	23,655
1973	4,806,935	216,844	-119,239	580,395	446,757	5,498,004	14,574	198,489	24,218
1974	4,952,077	232,903	-152,809	612,274	511,088	5,689,728	14,672	205,909	24,050
1975	4,536,051	211,313	-127,996	602,648	658,050	5,457,440	13,921	193,302	23,466
1976	4,936,155	227,418	-147,575	633,187	652,557	5,846,906	14,943	203,432	24,264
1977	5,147,578	234,700	-173,239	669,828	651,619	6,061,086	15,122	210,733	24,427
1978	5,490,553	254,032	-199,814	726,203	664,111	6,427,022	15,811	220,860	24,860
1979	5,737,095	276,080	-236,272	791,546	706,765	6,723,054	16,268	227,996	25,163
1980	5,841,843	285,210	-259,597	905,210	789,058	6,991,304	16,590	231,982	25,182
1981	5,845,013	310,565	-278,192	1,032,222	843,023	7,131,500	16,665	233,999	24,979
1982	5,626,227	306,838	-273,966	1,121,030	887,555	7,054,008	16,332	229,762	24,487
1983	5,834,815	323,056	-289,099	1,210,079	904,806	7,337,545	16,880	233,804	24,956
1984	6,268,369	349,820	-315,723	1,367,618	900,851	7,871,294	17,973	244,794	25,607
1985	6,569,191	385,295	-344,744	1,468,324	974,074	8,281,550	18,714	251,641	26,105
1986	6,938,629	421,291	-386,145	1,540,136	1,020,712	8,692,041	19,445	259,859	26,702
1987	7,378,855	444,938	-423,160	1,596,644	1,033,252	9,140,653	20,229	268,389	27,493
1988	7,907,019	494,865	-471,623	1,705,778	1,065,277	9,711,587	21,136	283,120	27,928
1989	8,183,003	524,401	-514,148	1,816,993	1,134,138	10,095,585	21,652	292,392	27,986
1990	8,525,796	541,873	-570,363	1,973,890	1,233,626	10,621,075	22,372	298,951	28,519
1991	8,350,800	545,049	-559,184	1,913,037	1,361,390	10,520,994	21,821	294,395	28,366
1992	8,480,521	545,991	-506,872	1,893,482	1,482,967	10,804,108	22,091	292,894	28,954
1993	8,842,833	573,820	-517,901	1,915,036	1,545,527	11,211,675	22,596	304,860	29,006
1994	9,231,675	608,681	-500,993	2,037,298	1,625,073	11,784,373	23,363	314,100	29,391
1995	9,728,359	647,995	-509,577	2,158,857	1,686,932	12,416,575	24,175	327,946	29,665
1996	10,069,949	661,265	-530,907	2,278,058	1,764,235	12,920,070	24,655	337,246	29,859
1997	10,387,701	685,668	-554,186	2,399,492	1,820,190	13,367,530	25,035	345,373	30,077
1998	10,962,602	717,783	-572,242	2,703,514	1,861,695	14,237,785	26,147	351,795	31,162
1999	11,550,225	747,758	-673,797	2,556,822	1,923,128	14,608,621	26,394	357,967	32,266
2000	12,055,650	771,025	-736,163	2,842,318	1,996,270	15,387,050	27,390	366,404	32,903
2001	11,814,631	769,069	-681,993	2,844,321	2,162,367	15,370,257	27,019	357,688	33,031

TABLE B.16
TOTAL BEA EMPLOYMENT AND REAL PERSONAL INCOME
MYRTLE BEACH-CONWAY-NORTH MYRTLE BEACH MSA, 1969 - 2001: 1,000s OF REAL 2002 DOLLARS

Year	Earnings	Social Security Contributions	Residence Adjustment	Dividends, Interest, Rents	Transfer Payments	Personal Income	Per Capita Income	Total BEA Employment	Average Real Earnings Per Job
1969	601,447	17,331	5,363	81,677	60,155	731,311	10,569	32,578	18,462
1970	606,159	18,130	5,876	95,337	74,656	763,897	10,784	33,513	18,087
1971	692,732	21,240	4,495	105,357	82,468	863,811	11,465	36,778	18,836
1972	780,963	24,584	2,772	116,179	88,340	963,671	12,224	38,915	20,068
1973	858,116	31,202	-978	133,941	98,385	1,058,262	12,914	41,574	20,641
1974	891,943	33,576	-913	141,153	115,299	1,113,907	13,097	42,789	20,845
1975	897,131	34,926	-9,147	143,761	144,041	1,140,860	12,957	44,523	20,150
1976	947,318	37,645	-9,350	158,210	152,329	1,210,861	13,015	46,675	20,296
1977	983,327	39,781	-13,673	175,629	150,875	1,256,375	13,416	49,449	19,886
1978	1,100,527	44,285	-18,677	205,105	158,948	1,401,619	14,388	52,899	20,804
1979	1,094,822	47,803	-21,795	234,887	173,405	1,433,516	14,425	54,886	19,947
1980	1,103,048	49,652	-25,880	272,898	198,959	1,499,373	14,632	56,424	19,549
1981	1,153,804	55,623	-23,292	315,190	214,347	1,604,426	15,088	58,389	19,761
1982	1,163,567	59,392	-18,113	339,791	230,373	1,656,225	15,157	61,323	18,974
1983	1,270,190	65,872	-1,252	379,311	239,156	1,821,533	15,874	65,144	19,498
1984	1,457,860	76,454	-12,177	439,756	244,790	2,053,776	17,008	71,913	20,273
1985	1,569,924	86,002	-22,462	495,001	272,990	2,229,451	17,621	73,823	21,266
1986	1,604,510	93,771	-18,632	537,245	292,377	2,321,729	17,755	76,014	21,108
1987	1,760,686	99,206	-15,398	564,678	301,143	2,511,904	18,616	77,904	22,601
1988	1,857,515	108,919	-12,831	610,595	313,794	2,660,154	19,340	82,605	22,487
1989	1,905,504	115,810	-9,333	555,814	351,733	2,687,908	19,121	84,944	22,432
1990	1,971,783	121,006	-3,789	670,878	387,561	2,905,427	20,012	88,004	22,406
1991	1,988,507	124,403	-6,380	671,276	409,589	2,938,590	19,567	88,161	22,555
1992	2,046,747	129,093	-9,285	667,922	456,881	3,033,172	19,680	89,306	22,918
1993	2,011,896	131,494	-11,607	678,059	478,976	3,025,830	19,896	90,126	22,323
1994	2,155,590	145,710	-19,223	735,444	531,293	3,257,393	20,705	96,185	22,411
1995	2,368,371	161,511	-31,225	785,767	564,967	3,526,370	21,485	105,029	22,550
1996	2,558,198	170,242	-36,154	843,322	608,120	3,803,245	22,130	110,463	23,159
1997	2,760,534	184,594	-45,752	910,803	645,471	4,086,462	22,820	117,337	23,527
1998	2,940,628	196,966	-55,575	976,386	671,034	4,335,507	23,308	121,571	24,189
1999	3,227,466	212,240	-74,252	940,900	698,671	4,580,544	23,878	125,615	25,693
2000	3,378,722	218,677	-80,537	1,047,665	730,926	4,858,100	24,530	127,143	26,574
2001	3,342,074	220,707	-76,256	1,058,798	798,171	4,902,080	24,293	125,470	26,636

TABLE B.17
TOTAL BEA EMPLOYMENT AND REAL PERSONAL INCOME
SPARTANBURG MSA, 1969 THROUGH 2001: 1,000s OF REAL 2002 DOLLARS

Year	Earnings	Social Security Contributions	Residence Adjustment	Dividends, Interest, Rents	Transfer Payments	Personal Income	Per Capita Income	Total BEA Employment	Average Real Earnings Per Job
1969	1,873,190	69,685	-93,702	185,603	159,396	2,054,803	11,984	80,942	23,142
1970	1,928,077	71,194	-98,002	199,302	182,890	2,141,073	12,281	83,182	23,179
1971	2,008,136	76,781	-102,827	207,974	198,315	2,234,817	12,556	84,945	23,640
1972	2,151,593	85,843	-103,458	218,767	213,029	2,394,088	13,027	89,202	24,120
1973	2,330,885	106,118	-106,833	243,765	238,759	2,600,457	13,898	94,456	24,677
1974	2,333,611	110,442	-101,326	257,779	272,368	2,651,990	13,979	96,140	24,273
1975	2,231,401	104,426	-118,107	253,252	345,294	2,607,413	13,598	92,462	24,133
1976	2,418,643	113,281	-125,383	267,719	338,761	2,786,458	14,598	97,992	24,682
1977	2,449,229	113,906	-118,982	283,801	336,908	2,837,051	14,508	99,015	24,736
1978	2,619,405	123,800	-125,108	309,837	343,668	3,024,001	15,322	103,123	25,401
1979	2,696,635	132,419	-118,647	335,780	365,146	3,146,495	15,768	105,651	25,524
1980	2,726,380	135,601	-123,945	385,826	404,262	3,256,921	15,986	106,912	25,501
1981	2,695,553	145,109	-111,716	440,271	434,182	3,313,182	16,091	106,717	25,259
1982	2,571,428	143,671	-103,397	469,464	460,139	3,253,962	15,684	104,062	24,711
1983	2,674,664	151,398	-102,227	511,240	467,148	3,399,428	16,286	104,858	25,507
1984	2,926,015	165,944	-110,285	571,745	462,520	3,684,052	17,400	110,100	26,576
1985	2,995,250	179,980	-95,404	611,962	494,357	3,826,186	17,798	111,949	26,755
1986	3,085,670	190,716	-78,491	638,099	509,211	3,963,773	18,353	113,368	27,218
1987	3,270,086	199,341	-77,549	655,621	511,882	4,160,699	19,088	117,242	27,892
1988	3,475,066	220,336	-75,353	689,889	525,196	4,394,462	19,890	123,256	28,194
1989	3,573,269	232,920	-65,785	729,948	557,260	4,561,773	20,310	128,215	27,869
1990	3,646,802	235,368	-49,354	783,880	596,672	4,742,632	20,839	130,220	28,005
1991	3,609,404	239,870	-51,608	782,640	650,439	4,751,006	20,587	127,013	28,418
1992	3,821,679	251,241	-97,994	763,802	693,813	4,930,060	21,139	129,343	29,547
1993	3,958,516	261,405	-103,774	775,125	719,468	5,087,929	21,628	132,773	29,814
1994	4,089,625	273,759	-133,161	827,925	747,658	5,258,288	22,087	138,048	29,625
1995	4,282,216	288,074	-164,147	820,798	784,001	5,434,795	22,540	142,733	30,002
1996	4,346,476	287,927	-163,684	852,576	822,383	5,569,823	22,796	144,939	29,988
1997	4,463,155	296,156	-188,762	887,030	848,046	5,713,312	23,147	147,493	30,260
1998	4,623,614	304,653	-234,264	966,212	859,320	5,910,229	23,714	148,633	31,108
1999	4,817,968	312,733	-189,400	931,263	894,319	6,141,416	24,381	148,188	32,513
2000	4,948,520	315,986	-210,907	1,047,667	923,694	6,392,987	25,126	149,228	33,161
2001	4,899,033	318,726	-269,649	1,040,347	998,780	6,349,785	24,707	146,423	33,458

TABLE B.18
TOTAL BEA EMPLOYMENT AND REAL PERSONAL INCOME
SUMTER MSA, 1969 THROUGH 2001: 1,000s OF REAL 2002 DOLLARS

Year	Earnings	Social Security Contributions	Residence Adjustment	Dividends, Interest, Rents	Transfer Payments	Personal Income	Per Capita Income	Total BEA Employment	Average Real Earnings Per Job
1969	695,566	21,687	-35,356	66,344	55,282	760,149	9,526	35,738	19,463
1970	721,788	22,121	-38,438	69,614	70,174	801,017	10,045	36,300	19,884
1971	743,354	23,654	-39,519	72,286	79,524	831,991	10,163	36,618	20,300
1972	806,187	25,808	-42,157	75,591	86,177	899,991	10,680	37,060	21,754
1973	826,031	30,669	-41,801	81,918	97,384	932,864	11,218	37,870	21,812
1974	826,457	31,524	-37,924	84,554	113,833	955,396	11,468	37,428	22,081
1975	804,656	30,660	-41,851	85,437	135,742	953,324	11,166	37,207	21,626
1976	847,922	32,908	-40,486	91,100	139,379	1,005,007	11,791	37,623	22,537
1977	865,577	33,781	-40,575	97,393	136,403	1,025,018	11,837	38,479	22,495
1978	916,987	36,913	-45,854	104,348	141,135	1,079,702	12,436	39,903	22,980
1979	928,191	38,669	-46,924	111,776	148,714	1,103,089	12,599	40,317	23,022
1980	906,349	38,617	-45,482	126,813	165,833	1,114,896	12,564	40,192	22,550
1981	900,278	41,661	-38,001	143,720	172,950	1,137,286	12,578	40,200	22,395
1982	914,155	43,238	-42,709	147,810	175,214	1,151,231	12,534	39,766	22,988
1983	946,755	45,454	-40,466	155,705	181,686	1,198,225	12,931	40,747	23,235
1984	1,077,903	49,083	-65,039	178,114	183,089	1,324,985	13,998	42,404	25,420
1985	1,120,067	53,593	-71,655	192,605	197,033	1,384,457	14,367	43,447	25,780
1986	1,138,148	56,983	-64,662	201,818	203,415	1,421,736	14,496	43,949	25,897
1987	1,189,096	58,900	-63,520	216,821	204,105	1,487,601	14,963	44,864	26,504
1988	1,231,227	64,723	-61,798	229,483	209,487	1,543,677	15,471	46,188	26,657
1989	1,248,748	67,931	-57,444	249,515	232,414	1,605,301	15,749	47,103	26,511
1990	1,280,001	69,946	-18,249	268,589	246,558	1,706,954	16,855	48,725	26,270
1991	1,269,699	70,483	-27,039	270,084	277,576	1,719,837	16,758	47,829	26,547
1992	1,296,766	71,736	-33,576	267,894	301,568	1,760,915	17,067	48,664	26,647
1993	1,346,548	75,052	-26,142	278,394	311,839	1,835,586	17,444	51,108	26,347
1994	1,362,115	78,020	-26,805	297,300	335,544	1,890,134	17,909	52,006	26,191
1995	1,397,913	81,909	-39,078	300,164	346,034	1,923,124	18,168	53,516	26,121
1996	1,454,321	82,264	-53,289	310,272	360,686	1,989,727	18,782	53,950	26,957
1997	1,489,437	86,300	-62,201	329,744	378,427	2,049,107	19,427	55,075	27,044
1998	1,517,624	87,921	-67,893	355,983	387,987	2,105,779	19,966	55,684	27,254
1999	1,546,839	89,109	-38,819	341,233	400,532	2,160,676	20,612	55,725	27,758
2000	1,598,630	90,468	-58,825	364,961	411,177	2,225,474	21,243	56,601	28,244
2001	1,554,150	88,491	-57,323	362,694	444,617	2,215,647	21,247	54,754	28,384

TABLE B.19
TOTAL BEA EMPLOYMENT AND REAL PERSONAL INCOME
NON-MSA AREAS, 1969 THROUGH 2001: 1,000s OF REAL 2002 DOLLARS

Year	Earnings	Social Security Contributions	Residence Adjustment	Dividends, Interest, Rents	Transfer Payments	Personal Income	Per Capita Income	Total BEA Employment	Average Real Earnings Per Job
1969	5,898,499	194,724	307,301	608,073	647,363	7,266,512	9,794	323,276	18,246
1970	5,969,113	196,705	319,973	666,847	788,085	7,547,313	10,207	326,699	18,271
1971	6,097,239	208,514	349,164	701,207	864,076	7,803,172	10,387	329,323	18,514
1972	6,609,730	233,339	400,723	744,395	920,888	8,442,398	11,058	338,440	19,530
1973	7,128,872	283,652	457,853	832,881	1,023,664	9,159,618	11,808	350,776	20,323
1974	7,123,712	295,654	500,354	881,856	1,194,765	9,405,033	11,998	351,651	20,258
1975	6,490,119	270,278	516,887	897,175	1,500,390	9,134,293	11,375	335,050	19,371
1976	7,061,769	297,113	589,888	958,708	1,499,731	9,812,983	12,030	345,908	20,415
1977	7,187,088	304,215	633,844	1,031,239	1,479,796	10,027,752	12,203	350,216	20,522
1978	7,660,343	329,853	685,883	1,138,644	1,510,503	10,665,520	12,784	361,305	21,202
1979	7,890,952	352,443	725,267	1,251,227	1,605,862	11,120,864	13,184	368,904	21,390
1980	7,660,115	357,177	755,600	1,446,736	1,795,594	11,300,867	13,347	370,568	20,671
1981	7,799,412	388,541	744,397	1,645,683	1,869,356	11,670,306	13,669	370,745	21,037
1982	7,419,515	381,619	709,798	1,752,173	1,931,920	11,431,786	13,326	358,772	20,680
1983	7,787,010	413,720	673,532	1,899,546	1,965,788	11,912,155	13,855	366,746	21,233
1984	8,549,308	447,772	726,191	2,131,845	1,965,862	12,925,433	14,937	380,579	22,464
1985	8,699,342	479,367	731,129	2,319,305	2,106,856	13,377,265	15,378	380,470	22,865
1986	9,001,212	520,156	721,190	2,442,640	2,167,940	13,812,825	15,802	386,382	23,296
1987	9,453,626	536,363	747,394	2,517,545	2,161,179	14,343,382	16,291	392,419	24,091
1988	9,817,563	582,192	783,756	2,663,810	2,217,549	14,900,486	16,828	403,745	24,316
1989	9,919,094	610,342	804,322	2,849,902	2,397,173	15,360,149	17,239	410,751	24,149
1990	10,109,104	613,336	808,853	3,060,796	2,584,318	15,949,735	17,786	418,579	24,151
1991	9,854,127	614,351	835,557	3,105,541	2,871,386	16,052,261	17,627	408,279	24,136
1992	10,309,807	638,352	830,967	3,114,986	3,147,038	16,764,447	18,198	414,441	24,876
1993	10,583,604	662,681	851,638	3,120,996	3,271,058	17,164,614	18,396	420,562	25,165
1994	11,019,306	698,693	874,383	3,327,431	3,446,371	17,968,799	19,008	430,755	25,581
1995	11,285,612	728,703	914,592	3,380,687	3,593,984	18,446,171	19,269	443,766	25,431
1996	11,568,735	728,371	954,308	3,565,331	3,777,760	19,137,763	19,738	450,834	25,661
1997	12,101,508	762,283	985,235	3,865,404	3,919,413	20,109,278	20,478	463,415	26,114
1998	12,587,751	792,702	1,019,231	4,259,164	4,022,333	21,095,777	21,230	475,142	26,493
1999	13,168,168	817,164	1,088,078	4,158,632	4,162,557	21,760,271	21,704	483,935	27,211
2000	13,468,965	819,442	1,180,444	4,524,862	4,295,532	22,650,361	22,373	489,303	27,527
2001	13,454,616	821,849	1,199,500	4,552,761	4,656,996	23,042,023	22,635	481,954	27,917

TABLE B.20
TOTAL BEA EMPLOYMENT AND REAL PERSONAL INCOME
SOUTH CAROLINA, 1969 THROUGH 2001: 1,000s OF REAL 2002 DOLLARS

Year	Earnings	Social Security Contributions	Residence Adjustment	Dividends, Interest, Rents	Transfer Payments	Personal Income	Per Capita Income	Total BEA Employment	Average Real Earnings Per Job
1969	24,699,132	810,096	463,625	2,663,974	2,119,699	29,136,333	11,339	1,170,439	21,102
1970	25,266,111	825,358	442,084	2,896,520	2,534,876	30,314,233	11,668	1,195,988	21,126
1971	26,125,075	881,358	463,083	3,049,192	2,831,678	31,587,670	11,867	1,214,523	21,511
1972	28,264,710	984,262	504,946	3,225,064	3,052,595	34,063,054	12,530	1,261,975	22,397
1973	30,524,636	1,215,867	524,018	3,573,485	3,418,505	36,824,776	13,269	1,327,544	22,993
1974	31,377,033	1,297,572	524,988	3,758,134	3,948,202	38,310,785	13,474	1,364,893	22,989
1975	29,841,585	1,222,172	512,024	3,786,098	4,925,796	37,843,332	13,048	1,326,127	22,503
1976	32,201,723	1,321,348	576,923	4,024,364	4,968,828	40,450,489	13,753	1,376,407	23,395
1977	33,140,628	1,358,858	596,426	4,290,795	4,927,200	41,596,191	13,916	1,411,170	23,485
1978	35,322,823	1,474,403	599,590	4,694,646	5,056,017	44,198,673	14,533	1,467,401	24,072
1979	36,526,079	1,585,973	606,184	5,139,364	5,365,339	46,050,993	14,918	1,509,557	24,197
1980	36,490,760	1,620,672	621,483	5,918,453	5,983,810	47,393,833	15,121	1,527,042	23,896
1981	36,936,321	1,768,184	623,942	6,702,300	6,304,494	48,798,872	15,349	1,541,008	23,969
1982	36,020,856	1,776,785	642,560	7,179,617	6,533,360	48,599,607	15,152	1,518,124	23,727
1983	37,580,735	1,895,035	640,602	7,772,535	6,691,465	50,790,302	15,704	1,551,846	24,217
1984	41,190,688	2,074,604	693,307	8,775,826	6,708,059	55,293,276	16,900	1,631,172	25,252
1985	42,628,319	2,261,035	757,775	9,531,391	7,213,183	57,869,634	17,519	1,663,379	25,628
1986	44,240,144	2,445,304	835,848	10,080,559	7,496,193	60,207,441	18,012	1,705,972	25,933
1987	46,580,618	2,546,759	875,947	10,496,199	7,549,765	62,955,771	18,623	1,748,413	26,642
1988	49,121,901	2,798,589	872,674	11,142,070	7,777,712	66,115,768	19,377	1,820,317	26,985
1989	50,606,920	2,970,832	781,925	11,278,065	8,446,385	68,142,464	19,713	1,870,980	27,048
1990	52,325,756	3,064,649	650,212	12,755,060	9,169,022	71,835,400	20,518	1,926,375	27,163
1991	51,751,531	3,098,881	628,364	12,760,549	10,043,770	72,085,333	20,189	1,899,155	27,250
1992	53,417,912	3,169,580	660,631	12,575,988	10,983,386	74,468,337	20,569	1,912,321	27,934
1993	54,548,596	3,273,968	671,142	12,726,540	11,467,714	76,140,024	20,785	1,948,070	28,001
1994	55,930,769	3,428,365	754,354	13,612,795	12,095,216	78,964,770	21,310	1,997,798	27,996
1995	57,350,952	3,577,315	849,366	14,022,190	12,629,643	81,274,835	21,682	2,057,073	27,880
1996	59,016,169	3,630,667	954,026	14,800,244	13,279,411	84,419,183	22,238	2,101,519	28,083
1997	61,139,633	3,782,741	1,071,616	15,755,736	13,785,278	87,969,522	22,792	2,164,766	28,243
1998	64,307,940	3,967,807	1,135,962	17,333,789	14,127,597	92,937,481	23,714	2,220,251	28,964
1999	67,853,339	4,138,305	1,172,844	16,752,826	14,627,568	96,268,272	24,221	2,266,837	29,933
2000	70,125,883	4,208,641	1,352,592	18,436,837	15,138,937	100,845,607	25,063	2,301,735	30,467
2001	70,091,565	4,254,062	1,388,060	18,431,587	16,387,851	102,045,001	25,121	2,271,173	30,861

Appendix C – Population and Housing Forecast

**TABLE C.1
HOUSING NEEDS FORECAST
SOUTH CAROLINA BY MSA, 2000-2025**

MSA	Year	Population	Total		0-30% MFI		31-50% MFI		51-80% MFI		81-95% MFI		95+% MFI	
			Owner Occ.	Renter Occ.	Owner Occ.	Renter Occ.	Owner Occ.	Renter Occ.	Owner Occ.	Renter Occ.	Owner Occ.	Renter Occ.		
	2000	165,740	50,068	15,581	4,212	4,155	5,431	2,652	7,535	3,170	4,202	1,387	28,688	4,217
	2005	170,310	52,325	15,922	4,402	4,246	5,676	2,710	7,875	3,239	4,391	1,417	29,981	4,309
	2010	178,480	56,586	16,509	4,761	4,403	6,138	2,810	8,516	3,359	4,749	1,470	32,423	4,468
	2015	186,630	60,945	17,085	5,128	4,556	6,611	2,908	9,172	3,476	5,115	1,521	34,920	4,624
	2020	194,630	65,323	17,643	5,496	4,705	7,086	3,003	9,831	3,590	5,482	1,571	37,428	4,775
2025	202,600	69,780	18,191	5,871	4,851	7,569	3,096	10,501	3,701	5,856	1,619	39,982	4,923	
	2000	167,147	48,695	15,162	4,783	3,962	4,481	2,355	6,884	2,845	3,438	1,383	29,108	4,617
	2005	177,770	54,172	15,891	5,318	4,151	4,988	2,466	7,663	2,982	3,827	1,450	32,376	4,842
	2010	189,620	60,531	16,701	5,942	4,361	5,574	2,589	8,564	3,133	4,277	1,524	36,174	5,094
	2015	201,590	67,189	17,505	6,595	4,568	6,188	2,711	9,506	3,284	4,747	1,598	40,153	5,345
	2020	213,610	74,103	18,298	7,274	4,772	6,825	2,831	10,485	3,432	5,236	1,670	44,284	5,592
2025	225,670	81,258	19,078	7,975	4,973	7,484	2,949	11,498	3,578	5,742	1,742	48,558	5,836	
Charleston-North Charleston	2000	549,033	138,342	69,615	12,153	13,424	10,147	9,071	17,720	15,087	10,626	7,188	87,695	24,845
	2005	572,060	150,341	71,372	13,230	13,694	10,966	9,293	19,355	15,492	11,608	7,386	95,182	25,508
	2010	598,970	163,974	73,886	14,440	14,141	11,918	9,619	21,162	16,047	12,694	7,652	103,759	26,428
	2015	625,080	177,638	76,307	15,654	14,571	12,872	9,932	22,975	16,581	13,784	7,908	112,353	27,314
	2020	650,760	191,478	78,678	16,883	14,992	13,837	10,239	24,811	17,105	14,887	8,159	121,060	28,183
2025	675,480	205,141	80,951	18,097	15,395	14,789	10,533	26,625	17,607	15,978	8,400	129,652	29,016	
Charlotte- Gastonia-Concord	2000	164,614	44,629	16,422	3,669	3,747	3,604	2,883	7,037	3,401	3,728	1,463	26,591	4,927
	2005	175,470	50,186	17,268	4,126	3,940	4,053	3,031	7,913	3,577	4,192	1,538	29,902	5,181
	2010	190,710	58,416	18,421	4,803	4,204	4,717	3,234	9,211	3,816	4,880	1,641	34,805	5,527
	2015	205,890	67,007	19,542	5,509	4,459	5,411	3,430	10,565	4,048	5,597	1,741	39,924	5,864
	2020	221,220	76,065	20,650	6,254	4,712	6,143	3,625	11,994	4,277	6,354	1,840	45,321	6,196
2025	236,500	85,452	21,733	7,026	4,959	6,901	3,815	13,474	4,502	7,138	1,936	50,914	6,521	

TABLE C.1 contd.
HOUSING NEEDS FORECAST
SOUTH CAROLINA BY MSA, 2000-2025

MSA	Year	Population	Total		0-30% MFI		31-50% MFI		51-80% MFI		81-95% MFI		95+% MFI	
			Owner Occ.	Renter Occ.	Owner Occ.	Renter Occ.	Owner Occ.	Renter Occ.	Owner Occ.	Renter Occ.	Owner Occ.	Renter Occ.	Owner Occ.	Renter Occ.
Columbia	2000	647,158	172,111	73,236	12,696	15,261	14,067	11,753	24,882	16,286	14,218	7,450	106,248	22,486
	2005	665,490	182,002	74,518	13,350	15,490	14,866	11,950	26,267	16,578	15,045	7,584	112,475	22,914
	2010	702,740	201,104	77,713	14,702	16,132	16,426	12,459	28,986	17,293	16,626	7,912	124,364	23,917
	2015	739,490	220,702	80,806	16,089	16,753	18,030	12,951	31,773	17,984	18,251	8,230	136,559	24,889
	2020	775,740	240,667	83,831	17,502	17,360	19,664	13,431	34,614	18,661	19,905	8,540	148,982	25,839
2025	811,340	260,971	86,758	18,933	17,945	21,325	13,896	37,500	19,316	21,589	8,841	161,624	26,760	
Florence	2000	193,155	54,269	18,671	5,601	5,698	5,469	2,924	7,862	3,445	3,950	1,180	31,387	5,424
	2005	191,220	53,260	18,542	5,496	5,657	5,367	2,903	7,710	3,421	3,877	1,172	30,810	5,388
	2010	196,860	55,559	19,015	5,733	5,800	5,598	2,977	8,039	3,508	4,044	1,202	32,144	5,527
	2015	202,480	57,884	19,482	5,973	5,942	5,833	3,050	8,372	3,594	4,213	1,232	33,493	5,663
	2020	207,570	60,003	19,904	6,192	6,070	6,046	3,116	8,675	3,672	4,368	1,259	34,723	5,787
2025	212,960	62,286	20,346	6,427	6,204	6,276	3,186	9,002	3,754	4,534	1,287	36,047	5,916	
Greenville	2000	559,940	152,699	64,453	11,415	14,137	13,603	9,904	23,057	13,381	12,703	6,157	91,922	20,875
	2005	586,970	166,209	66,998	12,452	14,707	14,827	10,305	25,118	13,910	13,842	6,399	99,970	21,677
	2010	625,240	186,099	70,570	13,949	15,492	16,605	10,856	28,129	14,652	15,503	6,740	111,914	22,830
	2015	663,630	206,803	74,102	15,505	16,267	18,452	11,399	31,260	15,386	17,229	7,078	124,358	23,972
	2020	702,780	228,667	77,641	17,148	17,044	20,403	11,943	34,566	16,121	19,052	7,416	137,497	25,116
2025	742,260	251,455	81,162	18,861	17,817	22,435	12,484	38,011	16,853	20,951	7,752	151,196	26,255	
Myrtle Beach-Conway-North Myrtle Beach	2000	196,629	59,713	22,087	4,891	3,678	5,056	2,893	9,112	4,510	4,909	2,138	35,745	8,867
	2005	216,100	71,669	23,709	5,870	3,949	6,069	3,106	10,937	4,841	5,892	2,295	42,902	9,519
	2010	240,590	87,727	25,669	7,185	4,275	7,428	3,363	13,387	5,242	7,213	2,484	52,514	10,306
	2015	265,140	104,825	27,568	8,585	4,591	8,876	3,611	15,996	5,629	8,618	2,668	62,749	11,068
	2020	290,050	123,136	29,440	10,085	4,903	10,427	3,857	18,790	6,012	10,124	2,849	73,710	11,820
2025	315,000	142,387	31,271	11,662	5,208	12,057	4,097	21,728	6,386	11,707	3,026	85,234	12,555	

TABLE C.1 contd.
HOUSING NEEDS FORECAST
SOUTH CAROLINA BY MSA, 2000-2025

MSA	Year	Population	Total		0-30% MFI		31-50% MFI		51-80% MFI		81-95% MFI		95+% MFI	
			Owner Occ.	Renter Occ.	Owner Occ.	Renter Occ.	Owner Occ.	Renter Occ.	Owner Occ.	Renter Occ.	Owner Occ.	Renter Occ.	Owner Occ.	Renter Occ.
Spartanburg	2000	253,791	70,339	27,396	6,193	6,378	6,625	4,549	11,120	5,960	5,976	2,540	40,425	7,968
	2005	265,790	76,032	28,461	6,694	6,626	7,161	4,726	12,020	6,192	6,460	2,639	43,697	8,278
	2010	279,730	82,884	29,674	7,297	6,908	7,806	4,927	13,104	6,456	7,042	2,752	47,635	8,631
	2015	293,630	89,917	30,865	7,916	7,186	8,469	5,125	14,216	6,715	7,640	2,862	51,677	8,977
	2020	307,510	97,133	32,036	8,552	7,458	9,148	5,320	15,356	6,969	8,253	2,971	55,824	9,318
2025	321,200	104,427	33,176	9,194	7,724	9,835	5,509	16,510	7,217	8,872	3,076	60,016	9,650	
Sumter	2000	104,646	26,217	11,511	2,763	2,651	2,304	1,508	4,040	2,691	1,873	999	15,236	3,663
	2005	109,020	27,867	11,932	2,937	2,748	2,449	1,563	4,295	2,789	1,991	1,035	16,195	3,797
	2010	113,480	29,593	12,356	3,119	2,845	2,601	1,618	4,561	2,888	2,115	1,072	17,198	3,932
	2015	117,720	31,268	12,754	3,295	2,937	2,748	1,670	4,819	2,981	2,234	1,107	18,172	4,059
	2020	122,290	33,123	13,178	3,491	3,035	2,911	1,726	5,105	3,080	2,367	1,144	19,250	4,194
2025	126,280	34,762	13,546	3,663	3,119	3,055	1,774	5,357	3,166	2,484	1,176	20,202	4,311	
Non-MSA Areas	2000	1,010,159	290,535	92,103	33,585	25,848	32,788	15,348	46,916	17,941	22,035	6,923	155,212	26,043
	2005	1,024,700	301,012	92,855	34,766	25,822	33,769	15,434	48,435	18,116	22,803	7,018	161,238	26,465
	2010	1,071,360	323,970	96,223	37,339	26,606	36,106	15,966	51,931	18,795	24,503	7,293	174,092	27,564
	2015	1,117,160	351,306	99,059	40,508	27,216	39,002	16,403	56,173	19,372	26,552	7,529	189,072	28,539
	2020	1,163,820	376,143	102,282	43,297	27,964	41,519	16,912	59,942	20,021	28,391	7,792	202,994	29,592
2025	1,208,110	404,536	104,905	46,561	28,515	44,493	17,314	64,321	20,558	30,520	8,013	218,643	30,506	
State of South Carolina	2000	4,012,012	1,107,617	426,237	101,961	98,940	103,575	65,839	166,166	88,717	87,659	38,807	648,257	133,933
	2005	4,154,900	1,185,075	437,467	108,642	101,029	110,190	67,489	177,588	91,136	93,929	39,934	694,726	137,878
	2010	4,387,780	1,306,442	456,737	119,270	105,167	120,919	70,418	195,588	95,188	103,644	41,743	767,021	144,222
	2015	4,618,440	1,435,485	475,075	130,758	109,046	132,491	73,191	214,826	99,051	113,980	43,474	843,430	150,313
	2020	4,849,980	1,565,840	493,582	142,173	113,016	144,008	76,003	234,168	102,941	124,418	45,211	921,074	156,411
2025	5,077,400	1,702,455	511,118	154,270	116,712	156,218	78,652	254,528	106,638	135,370	46,869	1,002,068	162,247	

