

Town of Bluffton Statistics

Fiscal Years 2024-2025 Strategic Planning

Demographics											
Description	2024	2023	2022	2021	2020 ⁸	2019	2018	2017	2016	2015	% Change 2021/2022 vs. 2015
Beaufort County ^{7,8}	Updated Census Data Scheduled for Release March 2025	Updated Census Data Scheduled for Release March 2024	196,371	192,007	187,117	186,095	182,658	179,316	175,316	171,420	14.56%
Southern Beaufort County Population Estimate ^{1,2}	Updated Census Data Scheduled for Release December 2025	Updated Census Data Scheduled for Release December 2024	Updated Census Data Scheduled for Release December 2023	109,309	107,370	104,284	102,533	100,442	99,731	98,576	10.89%
Bluffton Population Estimate ^{3,8}	Updated Census Data Scheduled for Release May 2025	Updated Census Data Scheduled for Release May 2024	34,943	31,775	27,716	25,557	23,097	21,085	18,863	16,728	108.89%
Bluffton Population Estimate for Buildout in 2150 ⁴	66,653	66,653	66,653	66,653	66,653	66,653	66,653	66,653	66,653	66,653	0.00%
Median Age ^{5,6}	Updated Census Data Scheduled for Release December 2025	Updated Census Data Scheduled for Release December 2024	Updated Census Data Scheduled for Release December 2023	38.9	41.2	37.5	37	35.6	35.1	33.6	15.77%
Median Per Capita Income ⁹	Updated Census Data Scheduled for Release December 2025	Updated Census Data Scheduled for Release December 2024	Updated Census Data Scheduled for Release December 2023	\$ 47,130	\$ 44,326	\$ 38,778	\$ 37,204	\$ 32,923	\$ 30,929	\$ 28,091	67.78%
Median Household Income ⁹	Updated Census Data Scheduled for Release December 2025	Updated Census Data Scheduled for Release December 2024	Updated Census Data Scheduled for Release December 2023	\$ 89,245	\$ 85,844	\$ 82,481	\$ 83,077	\$ 70,222	\$ 67,157	\$ 64,287	38.82%
Median Rent ⁶	Updated Census Data Scheduled for Release December 2025	Updated Census Data Scheduled for Release December 2024	Updated Census Data Scheduled for Release December 2023	\$ 1,896	\$ 1,761	\$ 1,747	\$ 1,571	\$ 1,456	\$ 1,370	\$ 1,362	39.21%
Median Home Value ⁶	Updated Census Data Scheduled for Release December 2025	Updated Census Data Scheduled for Release December 2024	Updated Census Data Scheduled for Release December 2023	\$ 336,100	\$ 299,700	\$ 290,800	\$ 266,200	\$ 244,100	\$ 221,200	\$ 212,700	58.02%
Building Permits											
Description	2024 ¹⁰ <i>(As of September 30, 2023)</i>	2023 ¹⁰	2022	2021	2020	2019	2018	2017	2016	2015	% Change 2023 vs. 2015 ¹⁰
New Single Family Permits	103	381	609	858	638	689	700	843	719	810	-52.96%
New Single Family Value of Construction	\$ 60,695,095	\$ 272,946,813	\$ 385,446,949	\$ 451,993,739	\$ 307,962,223	\$ 287,360,492	\$ 294,166,940	\$ 313,502,148	\$ 282,548,601	\$ 278,078,709	-1.85%
New Multi-Family Permits	0	0	15	0	0	12	19	0	18	0	0%
New Multi-Family Units	0	0	424	0	0	274	364	0	300	0	0%
New Multi-Family Value of Construction	\$ -	\$ -	\$ 77,664,502	\$ -	\$ -	\$ 47,488,281	\$ 55,985,151	\$ -	\$ 38,640,976	\$ -	0%
New Commercial Square Feet	3,657	137,543	107,680	150,050	304,868	367,768	117,068	224,088	137,713	270,179	-49.09%
New Commercial Permits	3	16	26	32	24	21	17	11	12	57	-71.93%
New Commercial Value of Construction	\$ 1,953,252	\$ 25,138,193	\$ 22,344,316	\$ 30,930,525	\$ 48,961,453	\$ 56,240,254	\$ 14,159,032	\$ 34,425,258	\$ 18,468,973	\$ 42,515,253	-40.87%

Notes:

¹ US Census Bureau American Community Survey 5-Year Estimates 2012-2016, 2013-2017, 2014-2018, 2015-2019, 2016-2020, and 2017-2021 Demographic and Housing Estimates (Report DP05) for ZCTA5 29909, ZCTA5 29910, ZCTA5 29915, ZCTA5 29926, and ZCTA5 29928

² US Census Bureau American Community Survey 5-Year Estimates 2012-2016, 2013-2017, 2014-2018, 2015-2019, 2016-2020, and 2017-2021 Demographic and Housing Estimates (Report DP05) for ZCTA5 29909, ZCTA5 29910, ZCTA5 29915, ZCTA5 29926, and ZCTA5 29928

³ US Census Bureau Annual Estimates of the Resident Population: April 1, 2010 to July 1, 2021 (Report PEPANNRES) for Bluffton Town, South Carolina.

⁴ Town of Bluffton Comprehensive Plan Adopted 2007, Updated 2014; Figures 2.5 and 2.6 Town of Bluffton Population Projection 1999 - 2150

⁵ US Census Bureau American Community Survey 5-Year Estimates 2012-2016, 2013-2017, 2014-2018, 2015-2019, 2016-2020, and 2017-2021 Demographic and Housing Estimates (Report DP05) for Bluffton Town, South Carolina

⁶ US Census Bureau American Community Survey 5-Year Estimates 2012-2016, 2013-2017, 2014-2018, 2015-2019, 2016-2020, and 2017-2021 Selected Housing Characteristics (Report DP04) for Bluffton Town, South Carolina

⁷ US Census Bureau American Community Survey 5-Year Estimates 2012-2016, 2013-2017, 2014-2018, 2015-2019, 2016-2020, and 2017-2021 Demographic and Housing Estimates (Report DP05) for Beaufort County, South Carolina

⁸ US Census BureauDecennial Census 2020 for Beaufort County and Bluffton Town, South Carolina

⁹ US Census Bureau American Community Survey 5-Year Estimates 2012-2016, 2013-2017, 2014-2018, 2015-2019, 2016-2020, and 2017-2021 Selected Economic Characteristics (Report DP03) for Bluffton Town, South Carolina

¹⁰ Comparison utilizes Fiscal Year of 2023 which provides the last full data set for the entire Fiscal Year as the data for Fiscal Year 2024 is only available through September 30, 2023.