

POPULATION

2018 Highest Population Estimates, Forsyth County and Communities

Forsyth County continues to be North Carolina’s 4th most populous county, and the City of Winston-Salem remains as the state’s 5th most populated municipality. Forsyth County’s 2018 population estimate of 376,309 represents an increase of nearly 25,000 people since 2010, an additional 3, 115 people living in the county each year. Winston-Salem’s estimated 2018 population of 243,447 reflects an increase of nearly 13,500 people since 2010, an additional 1,677 people living in the city each year. Winston-Salem constitutes 65% of the county’s estimated total population.

Community	Population Estimate	Source
Bethania	392	1
Clemmons	20,059	2
High Point (part)	124	2
Kernersville	25,468	2
King (part)	691	2
Lewisville	13,657	1
Rural Hall	3,158	2
Tobaccoville	2,617	1
Walkertown	5,435	2
Winston-Salem	243,447	2
Unincorporated Forsyth County	61,261	N/A
Forsyth County Total	376,309	2

Sources: 1. US Census Bureau, 2018 American Community Survey 5 year estimates

2. NC Office of State Budget and Management, 2018 Municipal Estimates

Population Projections, Forsyth County 2020-2039

Projections by the NC Office of State Budget and Management show Forsyth County growing by approximately 67,000 people between 2020 and 2039. This increase represents an annual growth rate of 0.9%, or 3,350 people per year.

	2020	2025	2030	2035	2039
Forsyth County-2019 Projections	383,123	400,515	418,257	435,959	450,125

Source: NC Office of State Budget and Management, Standard Population Estimates, 2018 and Population Projections, 2019

Population by Race, Winston-Salem and Forsyth County, 2013-2018

In Winston-Salem, the population of Other Races (e.g. American Indian and Native Alaskan) increased by 1% to 3% between 2013 and 2018, while the percentage of Whites decreased by 1% to 46%. In Forsyth County, the Hispanic population increased by 1% to 13% between 2013 and 2018, while the percentage of Whites decreased by 1% to 57 percent. The net growth in population of African-Americans, Hispanics, and Whites in Forsyth County between 2013 and 2018 are each approximately 4,000 people.

	African-American		Asian		Hispanic		White		Other Races	
	#	%	#	%	#	%	#	%	#	%
Winston-Salem 2018	82,937	34%	5,895	2%	35,375	15%	111,302	46%	6,666	3%
Winston-Salem 2013	79,683	34%	4,702	2%	35,095	15%	108,566	47%	4,175	2%
Change	3,254	0%	1,193	0%	280	0%	2,736	-1%	2,491	1%
Forsyth County 2018	95,294	26%	8,340	2%	46,913	13%	211,844	57%	9,182	2%
Forsyth County 2013	91,348	26%	6,903	2%	42,757	12%	207,626	58%	6,022	2%
Change	3,946	0%	1,437	0%	4,156	1%	4,218	-1%	3,160	0%

Source: US Census bureau, 2013 & 2018 American Community Survey 5-year estimates

HOUSING

Housing Occupancy, Winston-Salem and Forsyth County 2013-2018

The percentage of renter-occupied housing units in Winston-Salem increased by 3% to 46% between 2013 and 2018, with owner-occupied housing units decreasing by 3% from 57% to 54%. The number of renter-occupied units in Forsyth County increased by 2% to 38% between 2013 and 2018, with owner-occupied units decreasing by 2% to 62%.

	Owner-Occupied		Renter-Occupied	
	# Units	%	# Units	%
Winston-Salem 2018	50,818	54%	44,059	46%
Winston-Salem 2013	52,185	57%	39,791	43%
Change	-1,367	-3%	4,268	3%
Forsyth County 2018	90,273	62%	56,412	38%
Forsyth County 2013	89,812	64%	50,624	36%
Change	461	-2%	5,788	2%

Source: US Census Bureau, 2013 & 2018 American Community Survey 5-year estimates

Median Value and Costs of Housing, Winston-Salem and Forsyth County 2013-2018

Median home values in Winston-Salem and Forsyth County both increased by \$4,000 during the five-year period between 2013 and 2018, while median monthly owner housing costs have declined slightly. Median home values for 2017 are 6.5% less in Winston-Salem (\$144,400) than in Forsyth County (\$154,500). Median monthly gross rents have gone up \$75 (11%) between 2013 and 2018 in both Winston-Salem and Forsyth County to \$782 and \$791, respectively.

	Owner-Occupied Median Housing Value (\$)	Median Monthly Owner Costs-with Mortgage (\$)	Median Monthly Gross Rent (\$)
Winston-Salem 2018	\$144,400	\$1,167	\$782
Winston-Salem 2013	\$140,400	\$1,189	\$706
Change	\$4,000	(\$22)	\$76
Forsyth County 2018	\$154,500	\$1,208	\$791
Forsyth County 2013	\$150,600	\$1,224	\$714
Change	\$3,900	(\$16)	\$77

Source: US Census Bureau, 2013 & 2018 American Community Survey 5-year estimates

INCOME

Median Household Income and Poverty Status, Winston-Salem and Forsyth County, 2013-2018

Median household income increased by 10% between 2013 and 2018 in both Winston-Salem (from \$40,148 to \$44,311) and Forsyth County (from \$45,724 to \$50,138). Persons in poverty decreased between 2013 and 2018 by 1% both in Winston Salem (to 22%) and in Forsyth County (to 18%).

	Median Household Income (\$)	Persons in Poverty (%)
Winston-Salem 2018	\$44,311	22%
Winston-Salem 2013	\$40,148	23%
Change	\$4,163	-1%
Forsyth County 2018	\$50,138	18%
Forsyth County 2013	\$45,724	19%
Change	\$4,414	-1%

Source: US Census Bureau, 2013 & 2018 American Community Survey 5-year estimates

EDUCATION

Educational Attainment, Winston-Salem and Forsyth County 2013-2018

The percentage of people 25 years and older with at least a high school degree is 89% in Forsyth County, which is 1% higher than in Winston-Salem (88%). High school graduation rates have increased by 3% between 2013 and 2018 in Winston-Salem and by 2% in Forsyth County. The percentage of people 25 years and older with at least a bachelor's degree is 34% in both Winston-Salem and Forsyth County in 2018, a 1% increase in Winston-Salem and a 2% increase in Forsyth County since 2013.

	High School Degree or Higher (%)	Bachelor's Degree or Higher (%)
Winston-Salem 2018	88%	34%
Winston-Salem 2013	85%	33%
Change	3%	1%
Forsyth County 2018	89%	34%
Forsyth County 2013	87%	32%
Change	2%	2%

Source: US Census Bureau, 2013 & 2018 American Community Survey 5-year estimates