Charlotte Gentrification Maps and Data

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To assess how gentrification has reshaped urban neighborhoods, *Governing* analyzed demographic data for the nation's 50 most populous cities. Changes in several measures, described below, were calculated for each city's Census tracts and compared to others throughout metro areas. While the methodology is similar to prior research on the subject, no universally accepted definition of gentrification exists.

Gentrification remains rare nationally. It did, however, greatly accelerate in many cities over the past decade. The following table summarizes the extent to which neighborhoods in Charlotte gentrified:

	Share of Eligible Tracts Gentrifying	Tracts Gentrifying	Did Not Gentrify	Not Eligible to Gentrify	Total Census Tracts
Since 2000	15.8%	9	48	137	194
1990-2000	13%	6	40	148	194

Source: Governing analysis of 2009-2013 American Community Survey, US2010 Longitudinal Tract Data Base

Gentrifying Census Tracts: These lower-income Census tracts experienced significant growth in both home values and educational attainment. To be eligible to gentrify, a tract's median household income and median home value needed to fall within the bottom 40th percentile of all tracts within a metro area at the beginning of the decade. Tracts considered to have gentrified recorded increases in the top third percentile for both inflation-adjusted median home values and percentage of adults with bachelors' degrees.

Tracts Not Gentrifying: These Census tracts met eligibility criteria, but did not experience enough growth in educational attainment and median home values relative to other tracts within a metro area to have gentrified.

Not Eligible Tracts: These tracts, typically middle and upper-income neighborhoods, did not meet the initial criteria for gentrification. To be eligible to gentrify, a tract's median household income and median home value both needed to be in the bottom 40th percentile of all tracts within a metro area at the start of a decade. Tracts with less than 500 residents or missing data were also considered not eligible.

Read Governing's national gentrification report
Complete methodology
Gentrification data for other cities
Read *Governing*'s gentrification coverage

CHARLOTTE GENTRIFICATION MAP: 2000 CENSUS - PRESENT

Click a tract to display its demographic data:

Map Key

Tract gentrified
Tract did not gentrify
Tract not eligible to gentrify