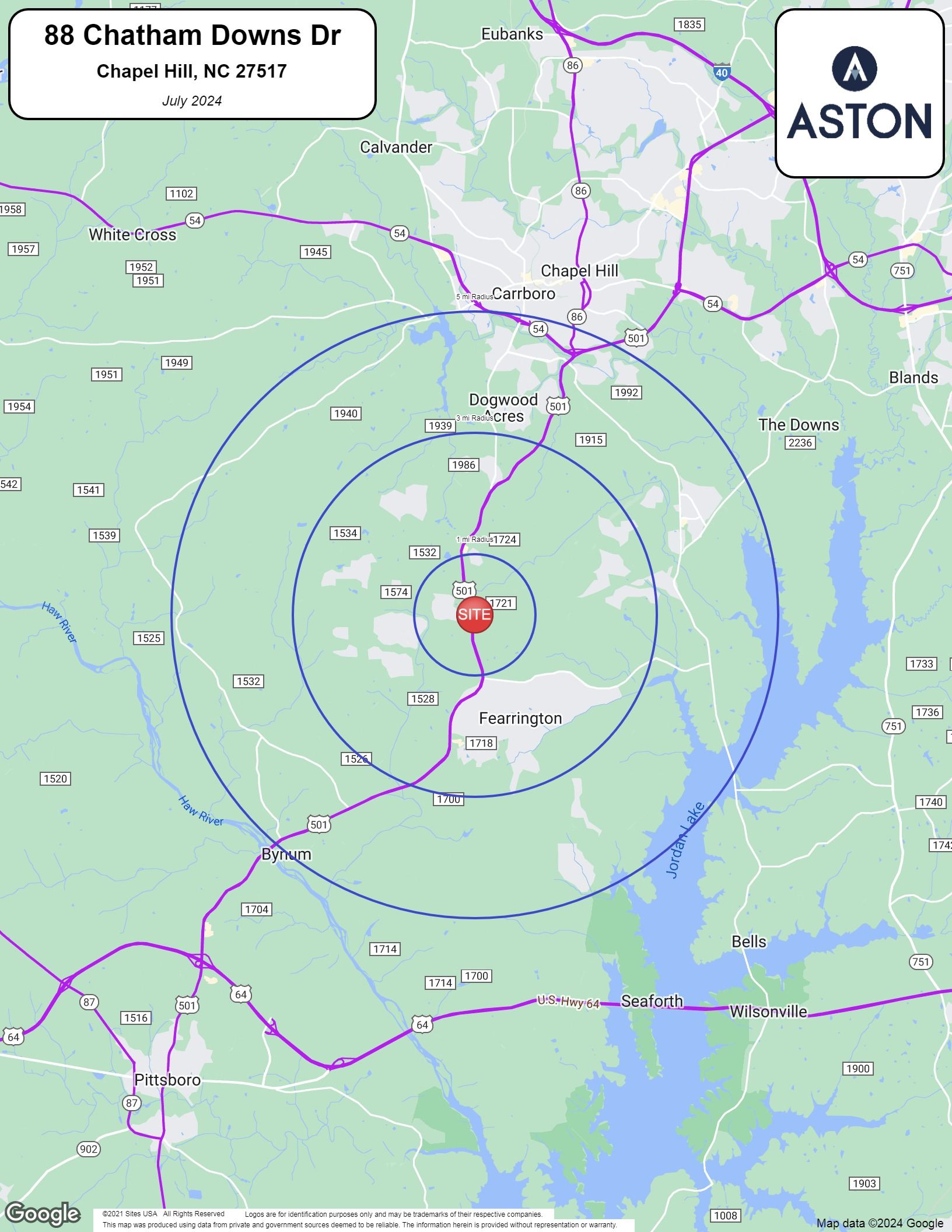


88 Chatham Downs Dr

Chapel Hill, NC 27517

July 2024



Expanded Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.8309/-79.0864

88 Chatham Downs Dr Chapel Hill, NC 27517	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2024)	1,049		17,444		41,877	
Projected Population (2029)	1,198		19,657		44,888	
Census Population (2020)	879		15,987		39,507	
Census Population (2010)	686		9,893		31,695	
Projected Annual Growth (2024 to 2029)	149	2.8%	2,214	2.5%	3,011	1.4%
Historical Annual Growth (2020 to 2024)	170	4.8%	1,457	2.3%	2,370	1.5%
Historical Annual Growth (2010 to 2020)	193	7.0%	6,094	15.4%	7,812	6.2%
Estimated Population Density (2024)	334 psm		617 psm		533 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
Households						
Estimated Households (2024)	448		7,511		18,172	
Projected Households (2029)	502		8,353		19,554	
Census Households (2020)	399		6,759		16,853	
Census Households (2010)	315		4,376		13,715	
Estimated Households with Children (2024)	141	31.5%	2,059	27.4%	4,531	24.9%
Estimated Average Household Size (2024)	2.34		2.31		2.29	
Average Household Income						
Estimated Average Household Income (2024)	\$120,878		\$171,758		\$171,570	
Projected Average Household Income (2029)	\$112,524		\$161,750		\$167,537	
Estimated Average Family Income (2024)	\$137,126		\$212,812		\$229,527	
Median Household Income						
Estimated Median Household Income (2024)	\$114,879		\$150,718		\$135,932	
Projected Median Household Income (2029)	\$114,998		\$152,002		\$138,519	
Estimated Median Family Income (2024)	\$166,358		\$183,234		\$180,462	
Per Capita Income						
Estimated Per Capita Income (2024)	\$51,581		\$73,992		\$74,513	
Projected Per Capita Income (2029)	\$47,159		\$68,759		\$73,043	
Estimated Per Capita Income 5 Year Growth	-\$4,422	-8.6%	-\$5,233	-7.1%	-\$1,470	-2.0%
Estimated Average Household Net Worth (2024)	\$1,896,319		\$2,296,238		\$2,025,268	
Daytime Demos (2024)						
Total Businesses	52		511		1,332	
Total Employees	270		3,323		8,431	
Company Headquarter Businesses	-	-	11	2.2%	27	2.0%
Company Headquarter Employees	19	7.2%	361	10.9%	482	5.7%
Employee Population per Business	5.2		6.5		6.3	
Residential Population per Business	20.4		34.1		31.4	

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88 Chatham Downs Dr Chapel Hill, NC 27517

1 mi radius 3 mi radius 5 mi radius

Race & Ethnicity						
White (2024)	839	80.0%	14,177	81.3%	32,421	77.4%
Black or African American (2024)	72	6.8%	1,110	6.4%	3,699	8.8%
American Indian or Alaska Native (2024)	3	0.3%	72	0.4%	147	0.4%
Asian (2024)	17	1.6%	529	3.0%	1,663	4.0%
Hawaiian or Pacific Islander (2024)	-	-	9	-	20	-
Other Race (2024)	48	4.6%	440	2.5%	1,168	2.8%
Two or More Races (2024)	69	6.6%	1,107	6.3%	2,759	6.6%
Not Hispanic or Latino Population (2024)	922	87.9%	15,472	88.7%	37,346	89.2%
Hispanic or Latino Population (2024)	127	12.1%	1,971	11.3%	4,531	10.8%
Not Hispanic or Latino Population (2029)	1,023	85.4%	16,932	86.1%	39,150	87.2%
Hispanic or Latino Population (2029)	175	14.6%	2,726	13.9%	5,738	12.8%
Not Hispanic or Latino Population (2020)	792	90.1%	14,505	90.7%	35,849	90.7%
Hispanic or Latino Population (2020)	87	9.9%	1,481	9.3%	3,658	9.3%
Not Hispanic or Latino Population (2010)	628	91.5%	8,993	90.9%	29,192	92.1%
Hispanic or Latino Population (2010)	58	8.5%	900	9.1%	2,503	7.9%
Projected Hispanic Annual Growth (2024 to 2029)	49	7.7%	754	7.7%	1,208	5.3%
Historic Hispanic Annual Growth (2010 to 2024)	68	8.3%	1,071	8.5%	2,028	5.8%
Age Distribution (2024)						
Age Under 5	54	5.1%	799	4.6%	1,721	4.1%
Age 5 to 9 Years	54	5.1%	954	5.5%	2,120	5.1%
Age 10 to 14 Years	57	5.5%	905	5.2%	2,409	5.8%
Age 15 to 19 Years	55	5.2%	828	4.7%	2,468	5.9%
Age 20 to 24 Years	46	4.4%	617	3.5%	2,736	6.5%
Age 25 to 29 Years	47	4.5%	619	3.6%	2,220	5.3%
Age 30 to 34 Years	65	6.2%	892	5.1%	2,118	5.1%
Age 35 to 39 Years	75	7.1%	1,143	6.6%	2,318	5.5%
Age 40 to 44 Years	86	8.2%	1,228	7.0%	2,635	6.3%
Age 45 to 49 Years	62	5.9%	1,102	6.3%	2,564	6.1%
Age 50 to 54 Years	79	7.5%	1,081	6.2%	2,667	6.4%
Age 55 to 59 Years	69	6.6%	1,091	6.3%	2,600	6.2%
Age 60 to 64 Years	72	6.9%	1,218	7.0%	2,802	6.7%
Age 65 to 74 Years	154	14.7%	2,746	15.7%	5,661	13.5%
Age 75 to 84 Years	59	5.6%	1,789	10.3%	3,696	8.8%
Age 85 Years or Over	14	1.4%	431	2.5%	1,144	2.7%
Median Age	43.2		48.4		45.4	
Gender Age Distribution (2024)						
Female Population	561	53.5%	9,160	52.5%	21,737	51.9%
Age 0 to 19 Years	119	21.2%	1,705	18.6%	4,282	19.7%
Age 20 to 64 Years	321	57.3%	4,780	52.2%	11,912	54.8%
Age 65 Years or Over	121	21.6%	2,676	29.2%	5,543	25.5%
Female Median Age	43.7		49.0		45.9	
Male Population	488	46.5%	8,283	47.5%	20,140	48.1%
Age 0 to 19 Years	101	20.6%	1,782	21.5%	4,435	22.0%
Age 20 to 64 Years	280	57.5%	4,210	50.8%	10,747	53.4%
Age 65 Years or Over	107	21.9%	2,291	27.7%	4,958	24.6%
Male Median Age	42.7		47.6		44.8	

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Expanded Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.8309/-79.0864

88 Chatham Downs Dr Chapel Hill, NC 27517		1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2024)							
HH Income \$200,000 or More	140	31.2%	2,587	34.4%	5,831	32.1%	
HH Income \$150,000 to \$199,999	43	9.6%	1,043	13.9%	2,010	11.1%	
HH Income \$100,000 to \$149,999	58	13.0%	1,190	15.8%	2,899	16.0%	
HH Income \$75,000 to \$99,999	61	13.7%	748	10.0%	1,715	9.4%	
HH Income \$50,000 to \$74,999	41	9.1%	969	12.9%	2,212	12.2%	
HH Income \$35,000 to \$49,999	35	7.8%	385	5.1%	1,156	6.4%	
HH Income \$25,000 to \$34,999	29	6.5%	281	3.7%	978	5.4%	
HH Income \$15,000 to \$24,999	33	7.4%	157	2.1%	627	3.4%	
HH Income Under \$15,000	8	1.7%	151	2.0%	744	4.1%	
HH Income \$35,000 or More	378	84.4%	6,922	92.2%	15,823	87.1%	
HH Income \$75,000 or More	302	67.5%	5,568	74.1%	12,455	68.5%	
Housing (2024)							
Total Housing Units	486		7,997		19,295		
Housing Units Occupied	448	92.0%	7,511	93.9%	18,172	94.2%	
Housing Units Owner-Occupied	345	77.0%	6,246	83.2%	12,648	69.6%	
Housing Units, Renter-Occupied	103	23.0%	1,265	16.8%	5,524	30.4%	
Housing Units, Vacant	39	8.7%	486	6.5%	1,123	6.2%	
Marital Status (2024)							
Never Married	196	22.2%	2,737	18.5%	9,153	25.7%	
Currently Married	477	54.0%	9,983	67.5%	21,559	60.5%	
Separated	19	2.1%	349	2.4%	802	2.3%	
Widowed	47	5.3%	704	4.8%	1,698	4.8%	
Divorced	144	16.3%	1,012	6.8%	2,416	6.8%	
Household Type (2024)							
Population Family	903	86.1%	14,357	82.3%	32,434	77.5%	
Population Non-Family	146	13.9%	3,019	17.3%	9,156	21.9%	
Population Group Quarters	-	-	68	0.4%	287	0.7%	
Family Households	328	73.4%	5,024	66.9%	11,037	60.7%	
Non-Family Households	119	26.6%	2,488	33.1%	7,135	39.3%	
Married Couple with Children	100	20.9%	1,649	16.5%	3,552	16.5%	
Average Family Household Size	2.7		2.9		2.9		
Household Size (2024)							
1 Person Households	91	20.3%	2,173	28.9%	5,911	32.5%	
2 Person Households	219	49.0%	3,444	45.8%	7,752	42.7%	
3 Person Households	59	13.3%	808	10.8%	1,950	10.7%	
4 Person Households	47	10.5%	719	9.6%	1,718	9.5%	
5 Person Households	22	5.0%	249	3.3%	589	3.2%	
6 or More Person Households	9	2.0%	119	1.6%	251	1.4%	
Household Vehicles (2024)							
Households with 0 Vehicles Available	48	10.8%	274	3.7%	745	4.1%	
Households with 1 Vehicles Available	158	35.3%	2,125	28.3%	5,510	30.3%	
Households with 2 or More Vehicles Available	241	53.9%	5,112	68.1%	11,917	65.6%	
Total Vehicles Available	728		14,174		34,288		
Average Vehicles Per Household	1.6		1.9		1.9		

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88 Chatham Downs Dr Chapel Hill, NC 27517

1 mi radius 3 mi radius 5 mi radius

Labor Force (2024)						
Estimated Labor Population Age 16 Years or Over	870		14,575		35,040	
Estimated Civilian Employed	584	67.1%	8,194	56.2%	19,846	56.6%
Estimated Civilian Unemployed	8	0.9%	460	3.2%	826	2.4%
Estimated in Armed Forces	2	0.2%	39	0.3%	72	0.2%
Estimated Not in Labor Force	277	31.8%	5,882	40.4%	14,296	40.8%
Unemployment Rate	0.9%		3.2%		2.4%	
Occupation (2024)						
Occupation: Population Age 16 Years or Over	584		8,194		19,845	
Management, Business, Financial Operations	143	24.4%	1,965	24.0%	4,458	22.5%
Professional, Related Service	204	34.9%	3,118	38.1%	7,984	40.2%
Sales, Office	43	7.3%	642	7.8%	1,838	9.3%
Farming, Fishing, Forestry	-	-	-	-	8	-
Construct, Extraction, Maintenance	72	12.4%	766	9.3%	1,522	7.7%
Production, Transport Material Moving	9	1.5%	299	3.7%	800	4.0%
White Collar Workers	460	78.8%	6,486	79.2%	15,676	79.0%
Blue Collar Workers	124	21.2%	1,707	20.8%	4,168	21.0%
Consumer Expenditure (2024)						
Total Household Expenditure	\$35.41 M		\$777.73 M		\$1.9 B	
Total Non-Retail Expenditure	\$18.91 M	53.4%	\$415.99 M	53.5%	\$1.02 B	53.5%
Total Retail Expenditure	\$16.5 M	46.6%	\$361.74 M	46.5%	\$882.38 M	46.5%
Apparel	\$1.28 M	3.6%	\$28.11 M	3.6%	\$68.59 M	3.6%
Contributions	\$1.31 M	3.7%	\$29.51 M	3.8%	\$71.33 M	3.8%
Education	\$1.28 M	3.6%	\$28.99 M	3.7%	\$70.33 M	3.7%
Entertainment	\$2.08 M	5.9%	\$46.09 M	5.9%	\$111.81 M	5.9%
Food and Beverages	\$5.05 M	14.3%	\$110.13 M	14.2%	\$269.67 M	14.2%
Furnishings and Equipment	\$1.28 M	3.6%	\$28.42 M	3.7%	\$68.89 M	3.6%
Gifts	\$1.03 M	2.9%	\$23.06 M	3.0%	\$55.98 M	2.9%
Health Care	\$2.87 M	8.1%	\$62.52 M	8.0%	\$152.26 M	8.0%
Household Operations	\$1.45 M	4.1%	\$32.13 M	4.1%	\$78.02 M	4.1%
Miscellaneous Expenses	\$678.68 K	1.9%	\$15.01 M	1.9%	\$36.52 M	1.9%
Personal Care	\$474.31 K	1.3%	\$10.4 M	1.3%	\$25.36 M	1.3%
Personal Insurance	\$278.03 K	0.8%	\$6.24 M	0.8%	\$14.98 M	0.8%
Reading	\$79.8 K	0.2%	\$1.77 M	0.2%	\$4.29 M	0.2%
Shelter	\$7.4 M	20.9%	\$162.44 M	20.9%	\$398.65 M	21.0%
Tobacco	\$170.4 K	0.5%	\$3.51 M	0.5%	\$8.9 M	0.5%
Transportation	\$6.29 M	17.8%	\$137.92 M	17.7%	\$336.3 M	17.7%
Utilities	\$2.4 M	6.8%	\$51.48 M	6.6%	\$126.55 M	6.7%
Educational Attainment (2024)						
Adult Population Age 25 Years or Over	783		13,340		30,424	
Elementary (Grade Level 0 to 8)	23	3.0%	355	2.7%	552	1.8%
Some High School (Grade Level 9 to 11)	32	4.1%	241	1.8%	780	2.6%
High School Graduate	86	10.9%	1,058	7.9%	2,682	8.8%
Some College	39	5.0%	1,159	8.7%	3,015	9.9%
Associate Degree Only	18	2.3%	655	4.9%	1,861	6.1%
Bachelor Degree Only	342	43.7%	4,651	34.9%	9,866	32.4%
Graduate Degree	243	31.0%	5,221	39.1%	11,669	38.4%

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88 Chatham Downs Dr Chapel Hill, NC 27517

	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2024)						
1 Detached Unit	359	114.1%	6,181	141.3%	12,395	90.4%
1 Attached Unit	38	12.1%	550	12.6%	1,603	11.7%
2 to 4 Units	4	1.4%	191	4.4%	696	5.1%
5 to 9 Units	8	2.5%	68	1.6%	608	4.4%
10 to 19 Units	-	-	17	0.4%	1,010	7.4%
20 to 49 Units	-	-	21	0.5%	551	4.0%
50 or More Units	-	-	209	4.8%	623	4.5%
Mobile Home or Trailer	37	11.9%	273	6.2%	684	5.0%
Other Structure	-	-	-	-	2	-
Homes Built By Year (2024)						
Homes Built 2010 or later	233	73.9%	3,479	79.5%	5,360	39.1%
Homes Built 2000 to 2009	32	10.3%	1,232	28.1%	3,401	24.8%
Homes Built 1990 to 1999	42	13.2%	1,142	26.1%	3,597	26.2%
Homes Built 1980 to 1989	17	5.3%	451	10.3%	1,936	14.1%
Homes Built 1970 to 1979	108	34.2%	660	15.1%	1,756	12.8%
Homes Built 1960 to 1969	3	0.9%	147	3.4%	805	5.9%
Homes Built 1950 to 1959	8	2.5%	266	6.1%	789	5.8%
Homes Built Before 1949	6	2.0%	135	3.1%	529	3.9%
Home Values (2024)						
Home Values \$1,000,000 or More	4	1.1%	246	3.9%	790	6.2%
Home Values \$500,000 to \$999,999	121	35.0%	2,869	45.9%	6,288	49.7%
Home Values \$400,000 to \$499,999	42	12.1%	1,007	16.1%	1,771	14.0%
Home Values \$300,000 to \$399,999	34	9.7%	893	14.3%	1,586	12.5%
Home Values \$200,000 to \$299,999	55	15.9%	657	10.5%	1,176	9.3%
Home Values \$150,000 to \$199,999	24	7.1%	138	2.2%	312	2.5%
Home Values \$100,000 to \$149,999	34	9.8%	143	2.3%	245	1.9%
Home Values \$70,000 to \$99,999	-	-	32	0.5%	65	0.5%
Home Values \$50,000 to \$69,999	14	3.9%	98	1.6%	125	1.0%
Home Values \$25,000 to \$49,999	-	-	80	1.3%	120	0.9%
Home Values Under \$25,000	17	4.9%	84	1.3%	170	1.3%
Owner-Occupied Median Home Value	\$380,214		\$518,343		\$555,370	
Renter-Occupied Median Rent	\$956		\$1,369		\$1,327	
Transportation To Work (2024)						
Drive to Work Alone	424	72.6%	5,269	64.3%	12,215	61.6%
Drive to Work in Carpool	12	2.1%	345	4.2%	948	4.8%
Travel to Work by Public Transportation	2	0.4%	98	1.2%	601	3.0%
Drive to Work on Motorcycle	-	-	7	-	13	-
Walk or Bicycle to Work	2	0.3%	41	0.5%	334	1.7%
Other Means	7	1.2%	72	0.9%	161	0.8%
Work at Home	136	23.3%	2,361	28.8%	5,571	28.1%
Travel Time (2024)						
Travel to Work in 14 Minutes or Less	65	11.2%	1,132	13.8%	3,125	15.7%
Travel to Work in 15 to 29 Minutes	141	24.1%	2,382	29.1%	6,060	30.5%
Travel to Work in 30 to 59 Minutes	226	38.7%	2,105	25.7%	4,593	23.1%
Travel to Work in 60 Minutes or More	16	2.7%	214	2.6%	496	2.5%
Average Minutes Travel to Work	28.5		24.5		23.0	

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