



## Expanded Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.8309/-79.0866

<b>88 Chatham Downs Dr Chapel Hill, NC 27517</b>	<b>1 mi radius</b>		<b>3 mi radius</b>		<b>5 mi radius</b>	
<b>Population</b>						
Estimated Population (2022)	978		16,490		39,698	
Projected Population (2027)	1,111		18,838		42,894	
Census Population (2020)	962		16,104		39,085	
Census Population (2010)	697		10,016		31,370	
Projected Annual Growth (2022 to 2027)	133	2.7%	2,348	2.8%	3,196	1.6%
Historical Annual Growth (2020 to 2022)	16	0.9%	386	1.2%	613	0.8%
Historical Annual Growth (2010 to 2020)	265	19.0%	6,088	30.4%	7,716	12.3%
Estimated Population Density (2022)	311 psm		583 psm		506 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
<b>Households</b>						
Estimated Households (2022)	437		6,985		16,973	
Projected Households (2027)	484		7,859		18,293	
Census Households (2020)	430		6,800		16,666	
Census Households (2010)	320		4,417		13,579	
Estimated Households with Children (2022)	121	27.6%	1,833	26.2%	4,404	25.9%
Estimated Average Household Size (2022)	2.24		2.35		2.32	
<b>Average Household Income</b>						
Estimated Average Household Income (2022)	\$109,467		\$128,192		\$129,376	
Projected Average Household Income (2027)	\$115,172		\$135,790		\$143,048	
Estimated Average Family Income (2022)	\$154,927		\$153,379		\$170,327	
<b>Median Household Income</b>						
Estimated Median Household Income (2022)	\$99,453		\$108,390		\$107,574	
Projected Median Household Income (2027)	\$115,065		\$123,299		\$125,563	
Estimated Median Family Income (2022)	\$158,982		\$142,030		\$149,938	
<b>Per Capita Income</b>						
Estimated Per Capita Income (2022)	\$48,885		\$54,330		\$55,375	
Projected Per Capita Income (2027)	\$50,188		\$56,680		\$61,061	
Estimated Per Capita Income 5 Year Growth	\$1,303	2.7%	\$2,350	4.3%	\$5,685	10.3%
Estimated Average Household Net Worth (2022)	\$1,080,137		\$1,059,520		\$1,051,374	
<b>Daytime Demos (2022)</b>						
Total Businesses	40		428		1,204	
Total Employees	233		3,243		8,676	
Company Headquarter Businesses	-	-	9	2.1%	23	1.9%
Company Headquarter Employees	17	7.2%	402	12.4%	576	6.6%
Employee Population per Business	5.9		7.6		7.2	
Residential Population per Business	24.7		38.5		33.0	

# Expanded Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.8309/-79.0866

88 Chatham Downs Dr Chapel Hill, NC 27517		1 mi radius		3 mi radius		5 mi radius	
<b>Race &amp; Ethnicity</b>							
White (2022)	735	75.1%	12,797	77.6%	29,745	74.9%	
Black or African American (2022)	74	7.6%	991	6.0%	2,672	6.7%	
American Indian or Alaska Native (2022)	4	0.4%	88	0.5%	196	0.5%	
Asian (2022)	30	3.1%	553	3.4%	1,904	4.8%	
Hawaiian or Pacific Islander (2022)	-	-	10	-	23	-	
Other Race (2022)	20	2.0%	374	2.3%	1,232	3.1%	
Two or More Races (2022)	114	11.6%	1,676	10.2%	3,925	9.9%	
Not Hispanic or Latino Population (2022)	879	89.8%	14,879	90.2%	35,548	89.5%	
Hispanic or Latino Population (2022)	99	10.2%	1,611	9.8%	4,150	10.5%	
Not Hispanic or Latino Population (2027)	1,000	90.0%	17,012	90.3%	38,443	89.6%	
Hispanic or Latino Population (2027)	111	10.0%	1,826	9.7%	4,451	10.4%	
Not Hispanic or Latino Population (2020)	867	90.1%	14,697	91.3%	35,341	90.4%	
Hispanic or Latino Population (2020)	95	9.9%	1,407	8.7%	3,744	9.6%	
Not Hispanic or Latino Population (2010)	638	91.5%	9,112	91.0%	28,881	92.1%	
Hispanic or Latino Population (2010)	59	8.5%	904	9.0%	2,488	7.9%	
Projected Hispanic Annual Growth (2022 to 2027)	12	2.4%	214	2.7%	301	1.5%	
Historic Hispanic Annual Growth (2010 to 2022)	40	5.7%	707	6.5%	1,662	5.6%	
<b>Age Distribution (2022)</b>							
Age Under 5	60	6.1%	937	5.7%	2,058	5.2%	
Age 5 to 9 Years	57	5.8%	1,004	6.1%	2,441	6.1%	
Age 10 to 14 Years	47	4.8%	959	5.8%	2,389	6.0%	
Age 15 to 19 Years	39	4.0%	726	4.4%	1,773	4.5%	
Age 20 to 24 Years	39	4.0%	547	3.3%	2,383	6.0%	
Age 25 to 29 Years	66	6.7%	817	5.0%	2,579	6.5%	
Age 30 to 34 Years	96	9.9%	1,083	6.6%	2,628	6.6%	
Age 35 to 39 Years	72	7.4%	1,078	6.5%	2,607	6.6%	
Age 40 to 44 Years	72	7.4%	971	5.9%	2,491	6.3%	
Age 45 to 49 Years	55	5.6%	894	5.4%	2,168	5.5%	
Age 50 to 54 Years	69	7.0%	1,030	6.2%	2,425	6.1%	
Age 55 to 59 Years	90	9.2%	1,292	7.8%	2,801	7.1%	
Age 60 to 64 Years	75	7.7%	1,336	8.1%	2,793	7.0%	
Age 65 to 74 Years	105	10.8%	2,397	14.5%	4,810	12.1%	
Age 75 to 84 Years	30	3.1%	1,139	6.9%	2,433	6.1%	
Age 85 Years or Over	5	0.5%	280	1.7%	920	2.3%	
Median Age	39.9		44.8		42.4		
<b>Gender Age Distribution (2022)</b>							
Female Population	502	51.3%	8,500	51.5%	20,495	51.6%	
Age 0 to 19 Years	98	19.5%	1,766	20.8%	4,245	20.7%	
Age 20 to 64 Years	332	66.2%	4,710	55.4%	11,840	57.8%	
Age 65 Years or Over	72	14.3%	2,025	23.8%	4,410	21.5%	
Female Median Age	41.0		45.9		43.1		
Male Population	476	48.7%	7,990	48.5%	19,203	48.4%	
Age 0 to 19 Years	105	22.0%	1,860	23.3%	4,416	23.0%	
Age 20 to 64 Years	302	63.6%	4,339	54.3%	11,034	57.5%	
Age 65 Years or Over	69	14.5%	1,792	22.4%	3,752	19.5%	
Male Median Age	38.9		43.9		41.6		

©2022, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 6/2022, TIGER Geography - RF5

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

## Expanded Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.8309/-79.0866

### 88 Chatham Downs Dr Chapel Hill, NC 27517

1 mi radius      3 mi radius      5 mi radius

	1 mi radius		3 mi radius		5 mi radius	
<b>Household Income Distribution (2022)</b>						
HH Income \$200,000 or More	97	22.3%	1,485	21.3%	3,734	22.0%
HH Income \$150,000 to \$199,999	51	11.6%	849	12.2%	1,614	9.5%
HH Income \$100,000 to \$149,999	77	17.7%	1,306	18.7%	2,882	17.0%
HH Income \$75,000 to \$99,999	44	10.1%	786	11.3%	1,850	10.9%
HH Income \$50,000 to \$74,999	65	14.9%	1,021	14.6%	2,691	15.9%
HH Income \$35,000 to \$49,999	41	9.5%	502	7.2%	1,216	7.2%
HH Income \$25,000 to \$34,999	38	8.7%	387	5.5%	1,035	6.1%
HH Income \$15,000 to \$24,999	22	5.1%	341	4.9%	812	4.8%
HH Income Under \$15,000	1	0.2%	308	4.4%	1,139	6.7%
HH Income \$35,000 or More	376	86.1%	5,949	85.2%	13,987	82.4%
HH Income \$75,000 or More	269	61.7%	4,426	63.4%	10,080	59.4%
<b>Housing (2022)</b>						
Total Housing Units	504		7,523		18,189	
Housing Units Occupied	437	86.6%	6,985	92.9%	16,973	93.3%
Housing Units Owner-Occupied	334	76.5%	5,621	80.5%	11,895	70.1%
Housing Units, Renter-Occupied	103	23.5%	1,364	19.5%	5,078	29.9%
Housing Units, Vacant	67	15.5%	538	7.7%	1,216	7.2%
<b>Marital Status (2022)</b>						
Never Married	169	20.7%	2,411	17.7%	7,931	24.2%
Currently Married	501	61.6%	8,847	65.1%	19,183	58.5%
Separated	25	3.1%	542	4.0%	1,198	3.7%
Widowed	29	3.5%	798	5.9%	1,829	5.6%
Divorced	90	11.0%	991	7.3%	2,669	8.1%
<b>Household Type (2022)</b>						
Population Family	752	76.9%	13,690	83.0%	31,080	78.3%
Population Non-Family	226	23.1%	2,730	16.6%	8,324	21.0%
Population Group Quarters	-	-	70	0.4%	294	0.7%
Family Households	261	59.8%	4,791	68.6%	10,660	62.8%
Non-Family Households	176	40.2%	2,194	31.4%	6,312	37.2%
Married Couple with Children	87	17.4%	1,381	15.6%	3,398	17.7%
Average Family Household Size	2.9		2.9		2.9	
<b>Household Size (2022)</b>						
1 Person Households	135	30.9%	1,747	25.0%	4,821	28.4%
2 Person Households	168	38.4%	2,999	42.9%	6,787	40.0%
3 Person Households	65	15.0%	1,041	14.9%	2,343	13.8%
4 Person Households	54	12.3%	867	12.4%	2,101	12.4%
5 Person Households	12	2.8%	247	3.5%	652	3.8%
6 or More Person Households	3	0.7%	84	1.2%	269	1.6%
<b>Household Vehicles (2022)</b>						
Households with 0 Vehicles Available	25	5.7%	289	4.1%	771	4.5%
Households with 1 Vehicles Available	132	30.2%	1,916	27.4%	5,006	29.5%
Households with 2 or More Vehicles Available	280	64.1%	4,780	68.4%	11,195	66.0%
Total Vehicles Available	785		13,177		32,454	
Average Vehicles Per Household	1.8		1.9		1.9	

# Expanded Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.8309/-79.0866

## 88 Chatham Downs Dr Chapel Hill, NC 27517

1 mi radius      3 mi radius      5 mi radius

	1 mi radius		3 mi radius		5 mi radius	
<b>Labor Force (2022)</b>						
Estimated Labor Population Age 16 Years or Over	806		13,417		32,370	
Estimated Civilian Employed	541	67.1%	7,618	56.8%	18,747	57.9%
Estimated Civilian Unemployed	17	2.2%	202	1.5%	503	1.6%
Estimated in Armed Forces	-	-	14	0.1%	14	-
Estimated Not in Labor Force	248	30.8%	5,583	41.6%	13,107	40.5%
Unemployment Rate	2.2%		1.5%		1.6%	
<b>Occupation (2022)</b>						
Occupation: Population Age 16 Years or Over	541		7,618		18,747	
Management, Business, Financial Operations	189	34.9%	1,946	25.5%	4,358	23.2%
Professional, Related	143	26.5%	2,552	33.5%	7,206	38.4%
Service	50	9.3%	732	9.6%	1,930	10.3%
Sales, Office	111	20.6%	1,367	17.9%	3,092	16.5%
Farming, Fishing, Forestry	-	-	1	-	5	-
Construct, Extraction, Maintenance	23	4.3%	515	6.8%	1,045	5.6%
Production, Transport Material Moving	24	4.4%	506	6.6%	1,111	5.9%
White Collar Workers	443	82.0%	5,864	77.0%	14,656	78.2%
Blue Collar Workers	98	18.0%	1,753	23.0%	4,091	21.8%
<b>Consumer Expenditure (2022)</b>						
Total Household Expenditure	\$33.21 M		\$592.53 M		\$1.44 B	
Total Non-Retail Expenditure	\$17.65 M	53.2%	\$314.97 M	53.2%	\$767.08 M	53.2%
Total Retail Expenditure	\$15.55 M	46.8%	\$277.56 M	46.8%	\$673.81 M	46.8%
Apparel	\$1.19 M	3.6%	\$21.19 M	3.6%	\$51.72 M	3.6%
Contributions	\$1.18 M	3.6%	\$21.21 M	3.6%	\$51.66 M	3.6%
Education	\$1.14 M	3.4%	\$20.32 M	3.4%	\$50.17 M	3.5%
Entertainment	\$1.93 M	5.8%	\$34.56 M	5.8%	\$83.9 M	5.8%
Food and Beverages	\$4.78 M	14.4%	\$85.26 M	14.4%	\$207.31 M	14.4%
Furnishings and Equipment	\$1.2 M	3.6%	\$21.38 M	3.6%	\$51.8 M	3.6%
Gifts	\$905.81 K	2.7%	\$16.26 M	2.7%	\$40.04 M	2.8%
Health Care	\$2.71 M	8.2%	\$48.77 M	8.2%	\$117.39 M	8.1%
Household Operations	\$1.34 M	4.0%	\$24 M	4.1%	\$58.29 M	4.0%
Miscellaneous Expenses	\$636.23 K	1.9%	\$11.35 M	1.9%	\$27.53 M	1.9%
Personal Care	\$444.98 K	1.3%	\$7.95 M	1.3%	\$19.27 M	1.3%
Personal Insurance	\$252.36 K	0.8%	\$4.54 M	0.8%	\$10.97 M	0.8%
Reading	\$73.77 K	0.2%	\$1.33 M	0.2%	\$3.21 M	0.2%
Shelter	\$6.97 M	21.0%	\$123.94 M	20.9%	\$302.72 M	21.0%
Tobacco	\$171.05 K	0.5%	\$3.02 M	0.5%	\$7.38 M	0.5%
Transportation	\$5.98 M	18.0%	\$106.48 M	18.0%	\$258.26 M	17.9%
Utilities	\$2.3 M	6.9%	\$40.97 M	6.9%	\$99.29 M	6.9%
<b>Educational Attainment (2022)</b>						
Adult Population Age 25 Years or Over	736		12,317		28,654	
Elementary (Grade Level 0 to 8)	14	1.9%	222	1.8%	577	2.0%
Some High School (Grade Level 9 to 11)	28	3.9%	352	2.9%	973	3.4%
High School Graduate	102	13.9%	1,260	10.2%	2,782	9.7%
Some College	67	9.1%	1,293	10.5%	2,925	10.2%
Associate Degree Only	24	3.3%	672	5.5%	1,759	6.1%
Bachelor Degree Only	274	37.2%	4,083	33.2%	8,501	29.7%
Graduate Degree	226	30.8%	4,436	36.0%	11,137	38.9%

## Expanded Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.8309/-79.0866

### 88 Chatham Downs Dr Chapel Hill, NC 27517

	1 mi radius		3 mi radius		5 mi radius	
<b>Units In Structure (2022)</b>						
1 Detached Unit	345	107.8%	5,398	122.2%	11,079	81.6%
1 Attached Unit	49	15.4%	615	13.9%	1,418	10.4%
2 to 4 Units	4	1.2%	208	4.7%	751	5.5%
5 to 9 Units	15	4.6%	120	2.7%	885	6.5%
10 to 19 Units	-	-	10	0.2%	897	6.6%
20 to 49 Units	1	0.3%	48	1.1%	583	4.3%
50 or More Units	-	-	186	4.2%	339	2.5%
Mobile Home or Trailer	23	7.1%	399	9.0%	1,017	7.5%
Other Structure	-	-	2	-	4	-
<b>Homes Built By Year (2022)</b>						
Homes Built 2010 or later	193	60.3%	2,167	49.1%	3,086	22.7%
Homes Built 2000 to 2009	36	11.2%	1,193	27.0%	3,104	22.9%
Homes Built 1990 to 1999	50	15.7%	1,496	33.9%	4,495	33.1%
Homes Built 1980 to 1989	40	12.5%	817	18.5%	2,306	17.0%
Homes Built 1970 to 1979	100	31.1%	776	17.6%	2,179	16.0%
Homes Built 1960 to 1969	11	3.3%	298	6.8%	891	6.6%
Homes Built 1950 to 1959	5	1.5%	155	3.5%	572	4.2%
Homes Built Before 1949	3	0.9%	82	1.9%	339	2.5%
<b>Home Values (2022)</b>						
Home Values \$1,000,000 or More	55	16.5%	288	5.1%	495	4.2%
Home Values \$500,000 to \$999,999	58	17.3%	1,165	20.7%	3,076	25.9%
Home Values \$400,000 to \$499,999	38	11.4%	1,163	20.7%	2,213	18.6%
Home Values \$300,000 to \$399,999	55	16.5%	1,059	18.8%	2,286	19.2%
Home Values \$200,000 to \$299,999	19	5.6%	1,004	17.9%	1,785	15.0%
Home Values \$150,000 to \$199,999	56	16.8%	445	7.9%	817	6.9%
Home Values \$100,000 to \$149,999	40	11.9%	158	2.8%	520	4.4%
Home Values \$70,000 to \$99,999	8	2.5%	161	2.9%	214	1.8%
Home Values \$50,000 to \$69,999	-	-	32	0.6%	78	0.7%
Home Values \$25,000 to \$49,999	-	-	11	0.2%	38	0.3%
Home Values Under \$25,000	4	1.1%	135	2.4%	374	3.1%
Owner-Occupied Median Home Value	\$359,875		\$387,171		\$403,419	
Renter-Occupied Median Rent	\$867		\$864		\$948	
<b>Transportation To Work (2022)</b>						
Drive to Work Alone	435	80.4%	5,657	74.3%	13,564	72.4%
Drive to Work in Carpool	14	2.6%	359	4.7%	996	5.3%
Travel to Work by Public Transportation	6	1.1%	213	2.8%	1,124	6.0%
Drive to Work on Motorcycle	1	0.2%	27	0.4%	54	0.3%
Walk or Bicycle to Work	1	0.2%	43	0.6%	254	1.4%
Other Means	8	1.4%	93	1.2%	217	1.2%
Work at Home	76	14.1%	1,226	16.1%	2,537	13.5%
<b>Travel Time (2022)</b>						
Travel to Work in 14 Minutes or Less	45	8.3%	1,007	13.2%	3,348	17.9%
Travel to Work in 15 to 29 Minutes	153	28.3%	2,656	34.9%	6,562	35.0%
Travel to Work in 30 to 59 Minutes	232	42.8%	2,252	29.6%	5,317	28.4%
Travel to Work in 60 Minutes or More	35	6.5%	476	6.2%	982	5.2%
Average Minutes Travel to Work	28.2		25.0		24.0	