



Chatham
Chamber of Commerce

State of Chatham

Presentation
September 3, 2026

Presented By:



With Shared Vision Sponsors:



& Community Partner Support From:

Cambridge Hills Assisted Living + Memory Care

Twin Rivers Independent Senior Living



Essential county-wide
data designed to equip
you with the insights
needed to make
informed decisions

Thank you to our Chatham Champions!



Your Business. Our Community. Stronger Together.

www.chathamchambernc.org/2026data



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Chatham

Chamber of Commerce



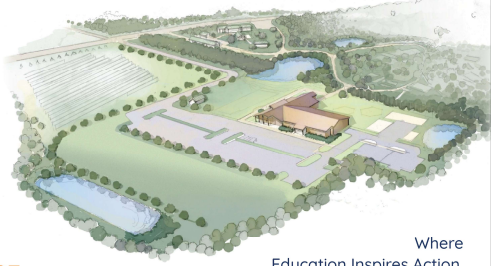
Mobile:

919-771-7530

Rebecca Dickenson
The Chatham Chamber
President & CEO

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Wild Changes Are Coming...

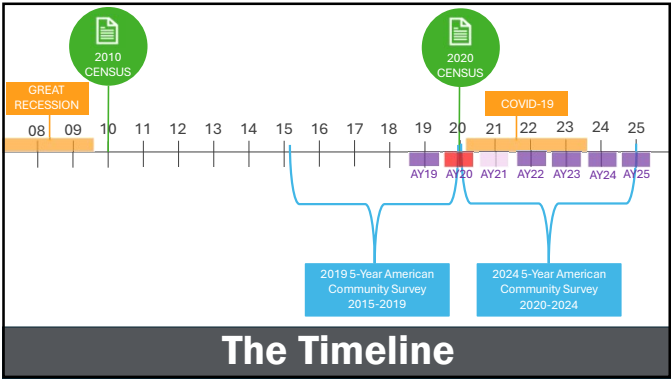


Where Education Inspires Action,
More People Experience Sanctuary,
And Our Community Helps Protect What's Wild.

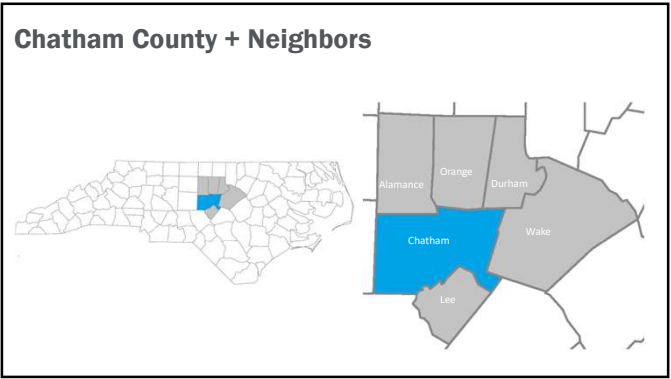


PROTECT MAGNIFICENT
Naming Opportunities Available — Help Expand the Impact of Sanctuary

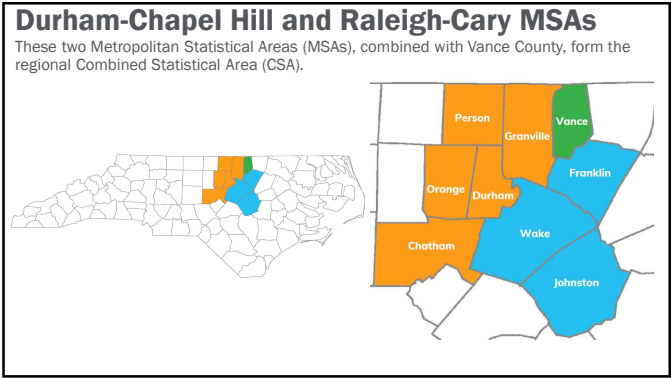
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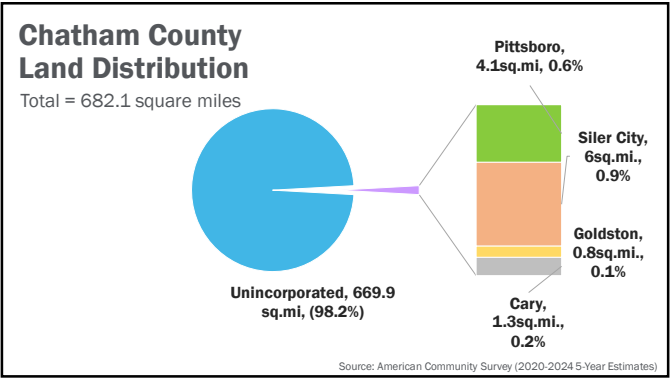
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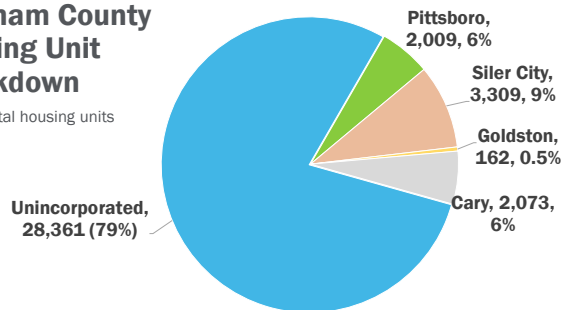
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Chatham County Housing Unit Breakdown

35,914 total housing units



Source: American Community Survey (2020-2024 5-Year Estimates)

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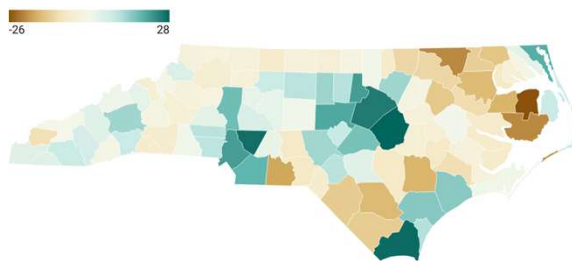
Population

Growth and Projections

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Population Increase and Decrease Across NC Counties

Population growth rate (%) for NC counties, 2010 to 2020

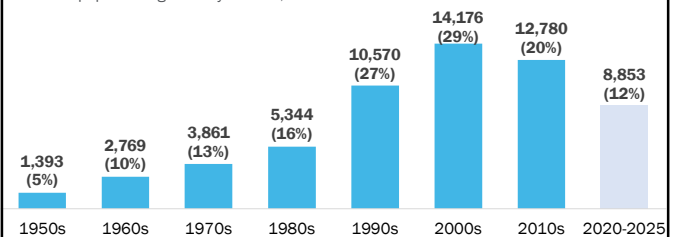


Source: US Census Bureau

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Population Growth By Decade: Chatham County

Numeric population growth by decade, 1950 to 2025

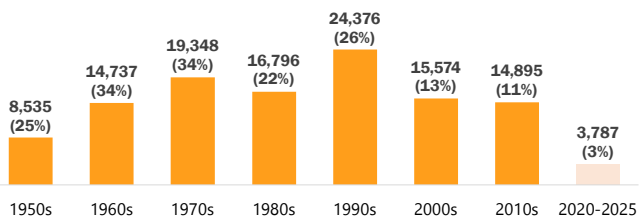


Source: US Census Bureau

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Population Growth By Decade: Orange County

Numeric population growth by decade, 1950 to 2025

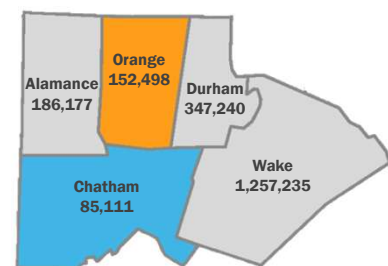


Source: US Census Bureau

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2025 County Population Totals

North Carolina population: 11,197,968

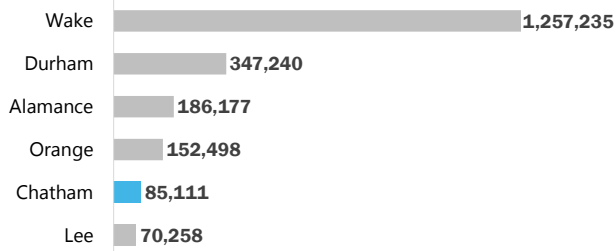


Source: US Census Bureau

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2025 County Population Totals

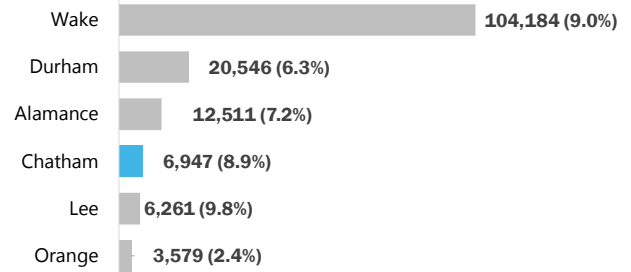
North Carolina population: 11,197,968



Source: US Census Bureau

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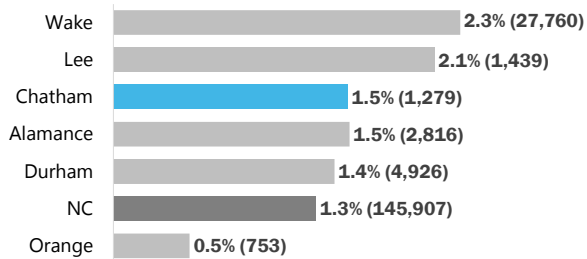
County Population Change, 2021 to 2025



Source: US Census Bureau

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One Year Population Change, 2024 to 2025

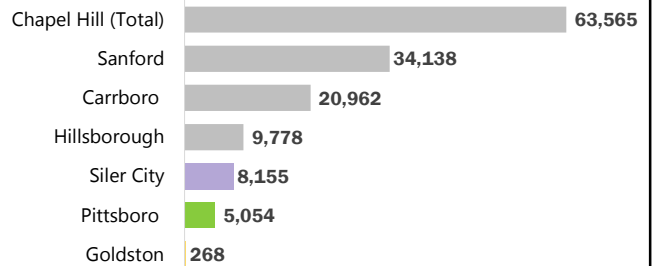


Source: US Census Bureau

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Local Municipal Populations

Population of local municipalities, 2025

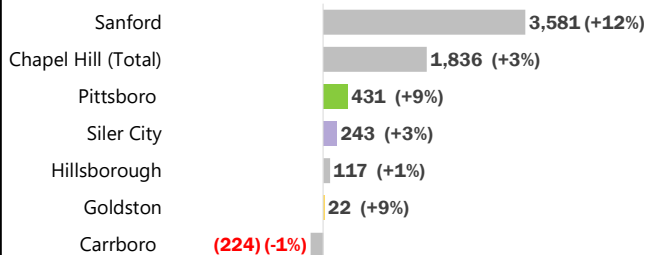


Source: US Census Bureau

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Municipal Population Change, 2021 to 2025

Numeric population change, 2021 to 2025

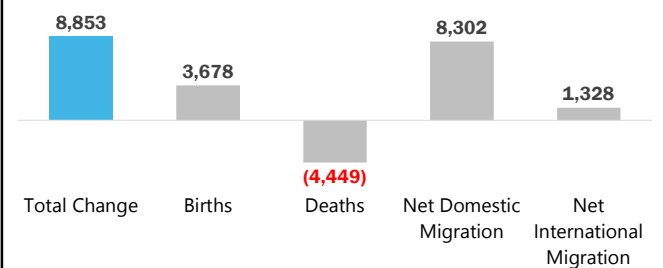


Source: US Census Bureau

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Chatham County Components of Population Change

Components of Chatham County's population change, from 2020 to 2025

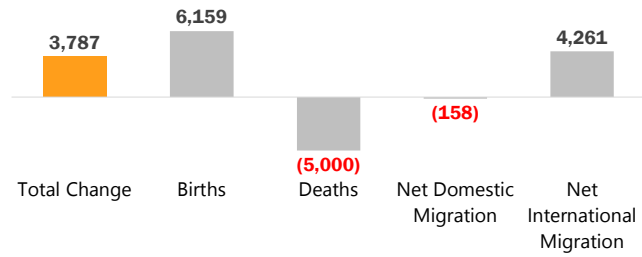


Source: US Census Bureau

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Orange County Components of Population Change

Components of Orange County's population change, from 2020 to 2025



Source: US Census Bureau

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Three Models for Projecting Growth

Linear = growth by annual people per year (ppy)

Exponential = growth by an annual percent of change per year (%py)

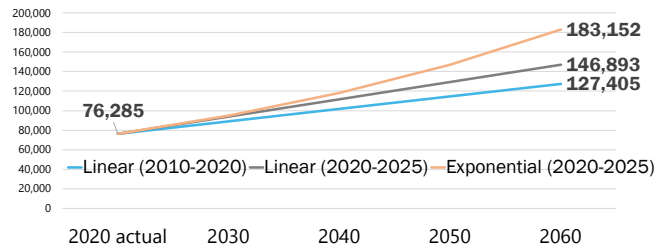
	Linear (2010-2020)	Linear (2020-2025)	Exponential (2020-2025)
Chatham County	1,278 ppy	1,765 ppy	2.2%py

Source: US Census Bureau

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Chatham County Population Projections

Linear (2010-2020) projects population growth at a rate of 1,278 people per year; Linear (2020-2025) projects population growth of 1,765 per year; Exponential (2020-2025) projects population growth of 2.2% per year, compounding.



Source: US Census Bureau; projections by Carolina Demography

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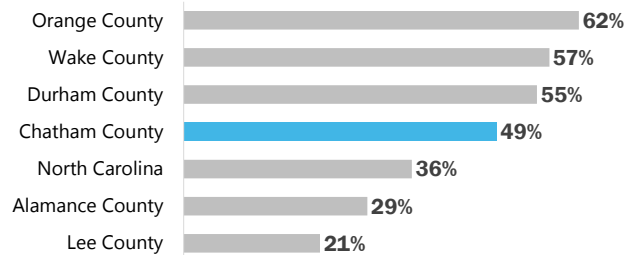
Population

Age, Education, Race, and Ethnicity

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Educational Attainment – Bachelor's Degree

Percent of residents 25+ with a bachelor's degree or higher, 2024

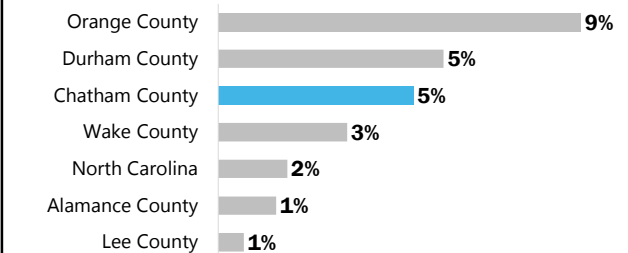


Source: American Community Survey (2020-2024 5-Year Estimates)

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Educational Attainment – Doctorate Degree

Percent of residents 25+ with a doctorate degree, 2024

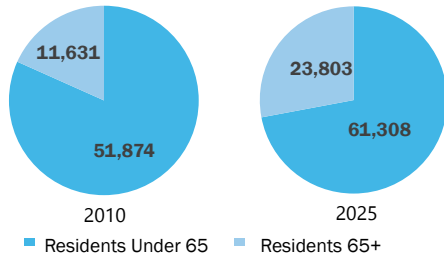


Source: American Community Survey (2020-2024 5-Year Estimates)

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Population By Age Bands, 2010 vs. 2025

Chatham County has 12,172 more seniors in 2025 (July 1) than 2010 (April 1) and 21,606 total additional residents

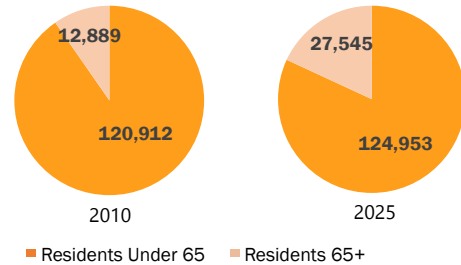


Source: US Census Bureau Population Estimates

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Population By Age Bands, 2010 vs. 2025

Orange County has 14,656 more seniors in 2025 (July 1) than 2010 (April 1) and 18,967 total additional residents

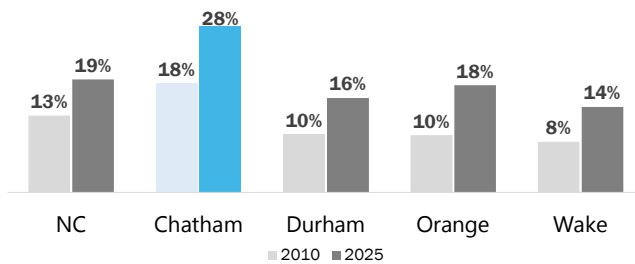


Source: US Census Bureau Population Estimates

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Share of Residents 65 Years and Older

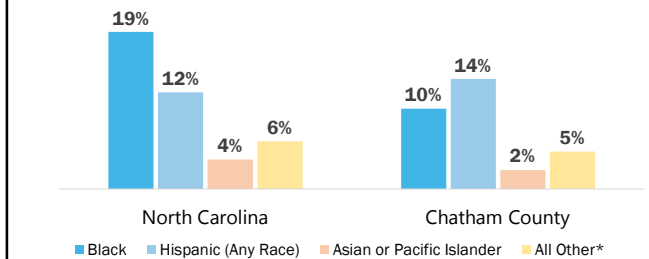
Population proportion 65+, April 1, 2010 vs. July 1, 2025



Source: US Census Bureau Population Estimates

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2024 State & County Minority Makeup

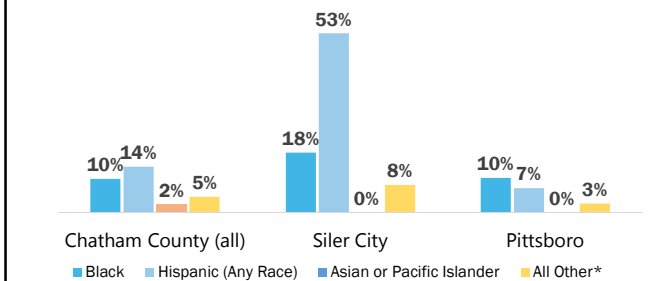


Note: "All Other" includes American Indian, other races, and multiracial. The Census changed its way of measuring race/ethnicity in the 2020 Census.

Source: American Community Survey (2020-2024 5-Year Estimates)

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Chatham County & Municipality Minority Makeup



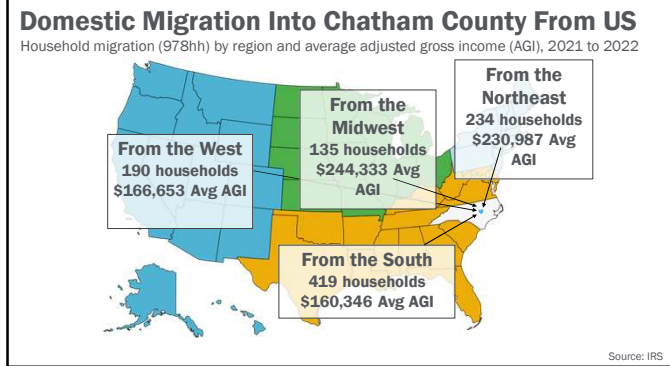
Note: "All Other" includes American Indian, other races, and multiracial. The Census changed its way of measuring race/ethnicity in the 2020 Census.

Source: American Community Survey (2020-2024 5-Year Estimates)

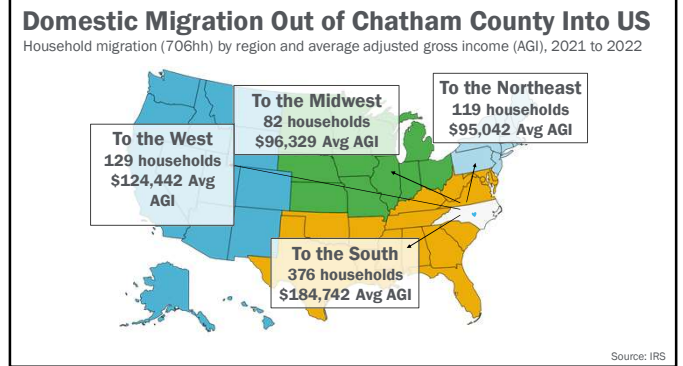
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Migration

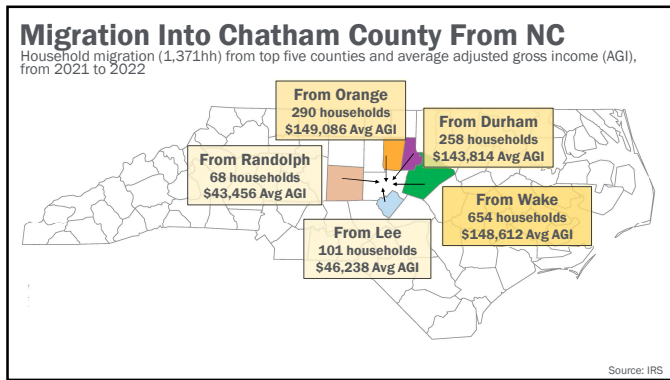
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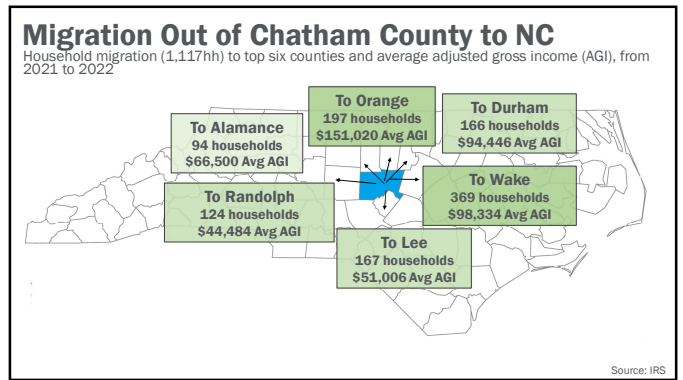
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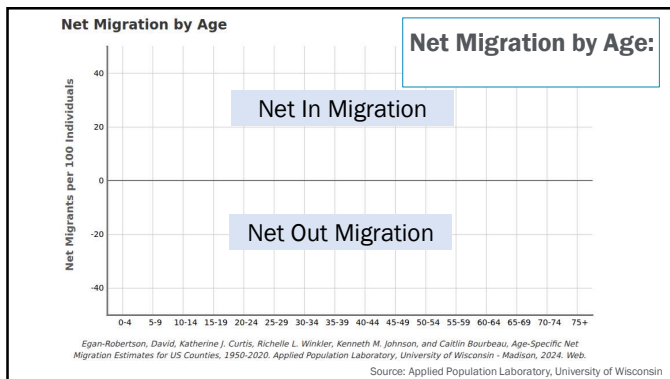
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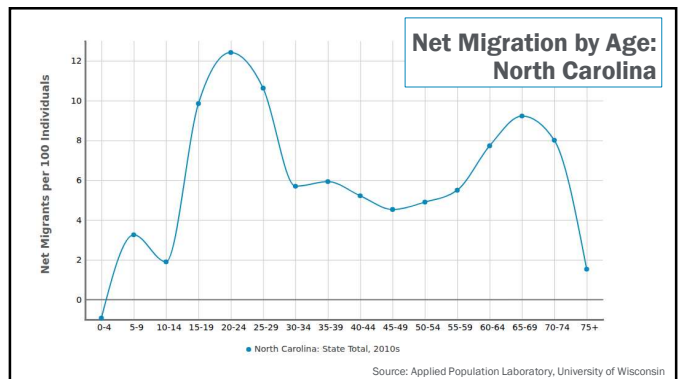
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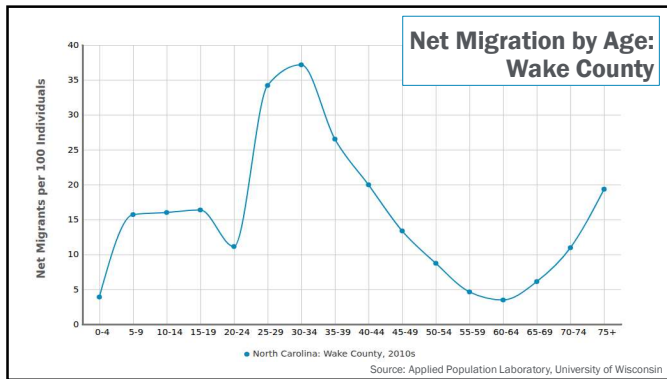
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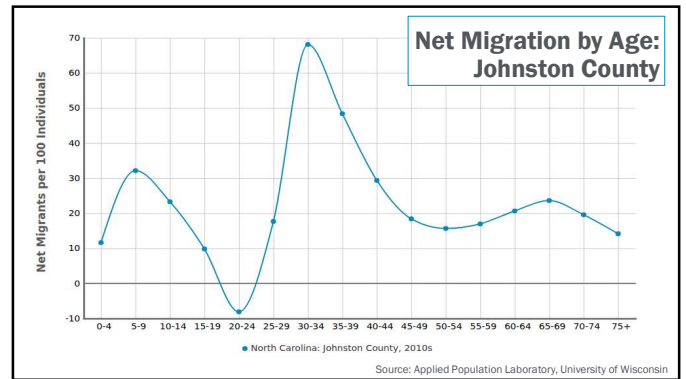
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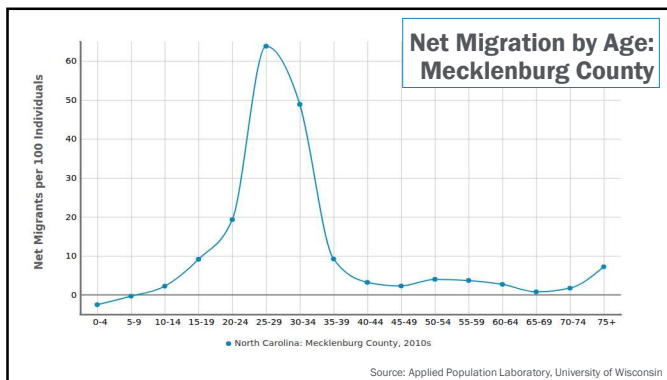
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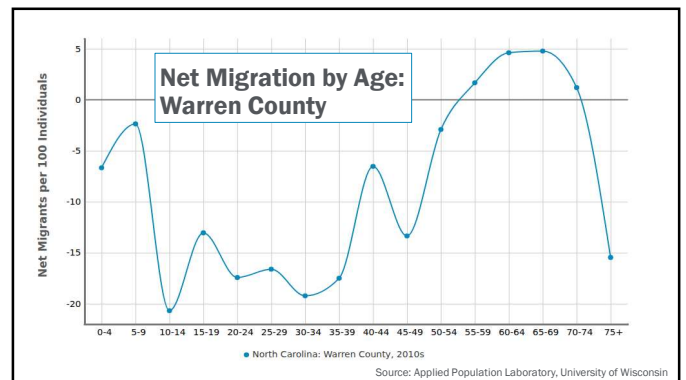
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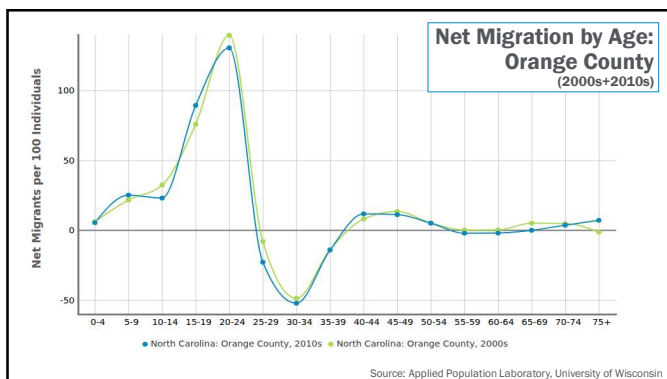
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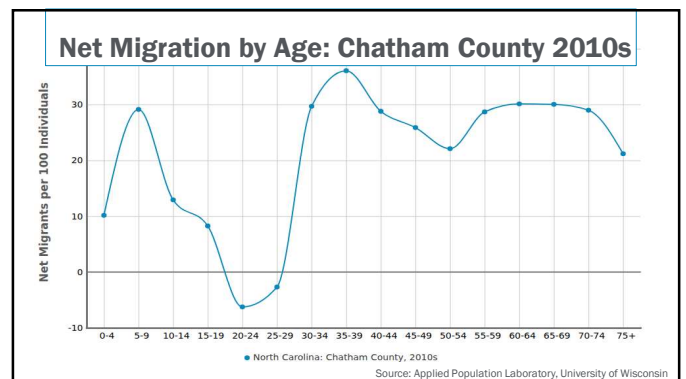
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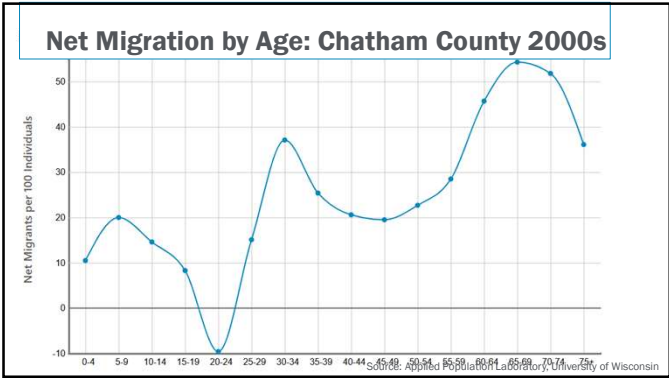
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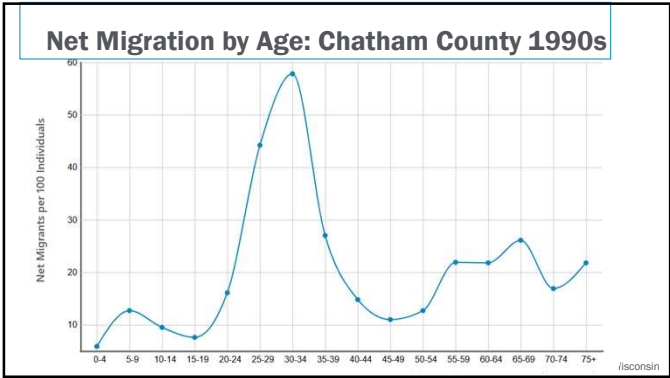
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Household Migration: Chatham County

Number of households moving in and out of Chatham between 2021 and 2022

	Annual Households Moving IN	Annual Households Moving OUT	Net Annual Households Migration
North Carolina	1,865	1,610	+255
Outside of North Carolina	978	706	+272
TOTAL	2,843	2,316	+527 Households

Source: IRS

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Wealth Migration: Chatham County

Total combined annual adjusted gross income (AGI) migration between 2021 and 2022

	Annual AGI Moving IN	Annual AGI Moving OUT	Net Annual AGI Migration
North Carolina	\$241 million	\$144 million	+\$97 million
Outside of North Carolina	\$186 million	\$105 million	+\$81 million
TOTAL	\$427 million	\$249 million	+\$178 million

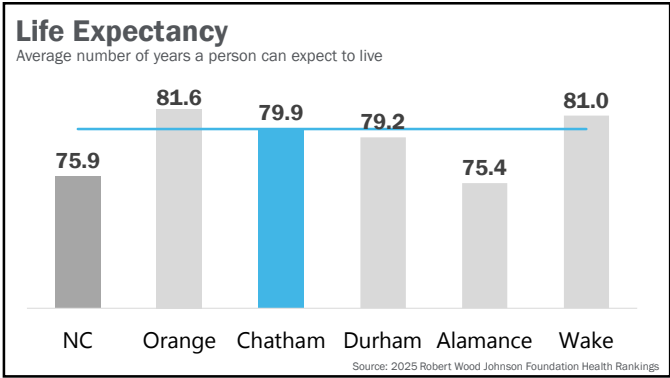
Source: IRS

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Community Health

Health Indicators

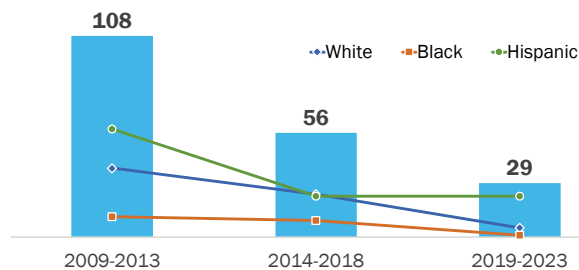
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Teenage Pregnancies – Chatham County

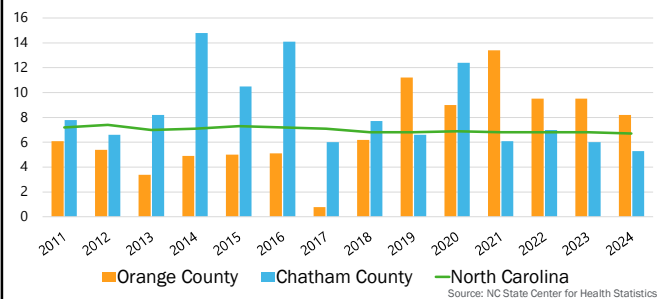
Number of pregnancies among females ages 15-17, 2009-13, 2014-18, 2019-23



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Infant Mortality Rate

Number of infant deaths (less than 1 year) per 1,000 live births



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Infant Mortality Rates By Race/Ethnicity

Orange and Chatham infant mortality rates by race/ethnicity (number of infant deaths less than 1 year per 1,000 live births) and state ranking among NC's 100 counties

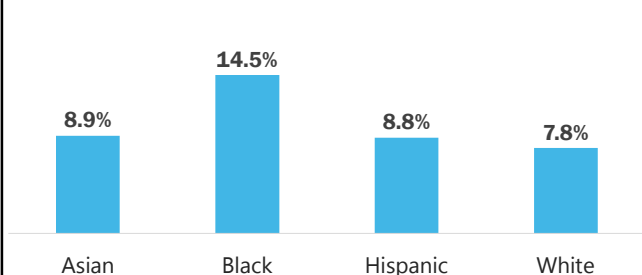
	Chatham	Orange
Total rate	rank 30 (5.3)	rank 67 (8.2)
Black (Non-Hispanic)	rank 86 (19.5)	rank 76 (17.2)
White (Non-Hispanic)	rank 26 (3.9)	rank 50 (5.0)
Hispanic	rank 57 (4.9)	rank 88 (11.5)

Source: NC State Center for Health Statistics

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Low Birthweight – Chatham County Race/Ethnicity

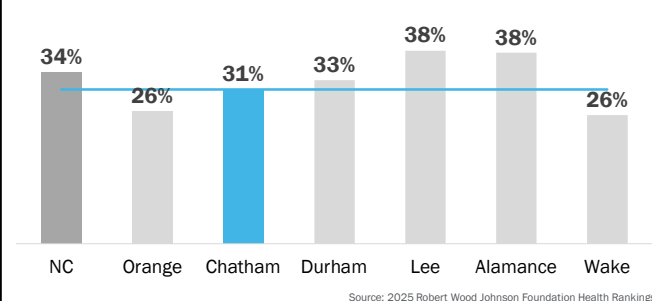
Percent of births with low birthweight by race/ethnicity (<5.5lbs)



58

Adults With Obesity

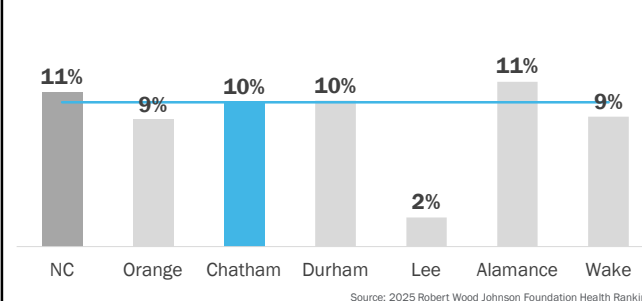
Percentage of the adult population (age 20+) that reports a body mass index (BMI) > 30



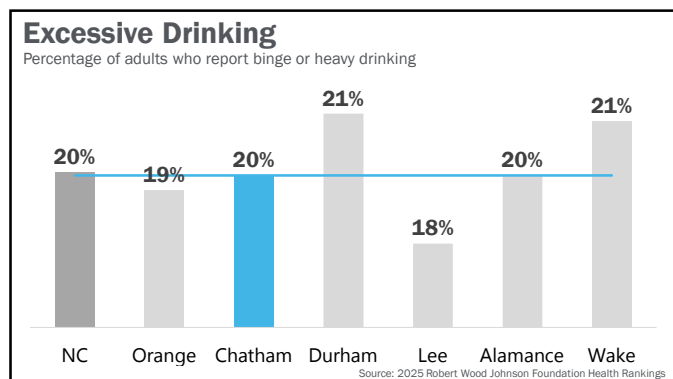
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Diabetes Prevalence

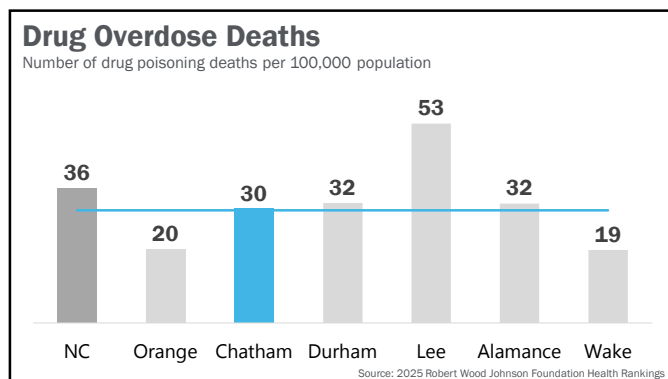
Percentage of adults (20+) with diagnosed diabetes



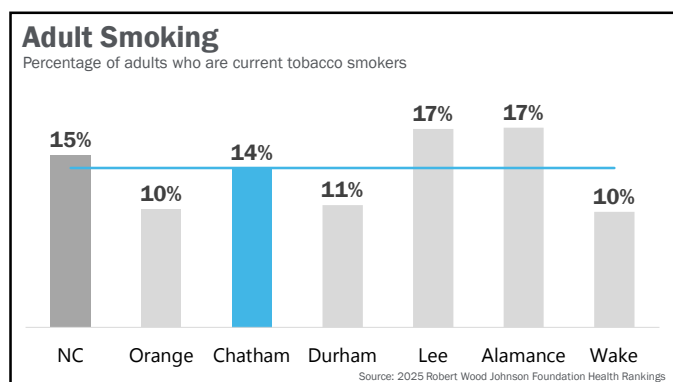
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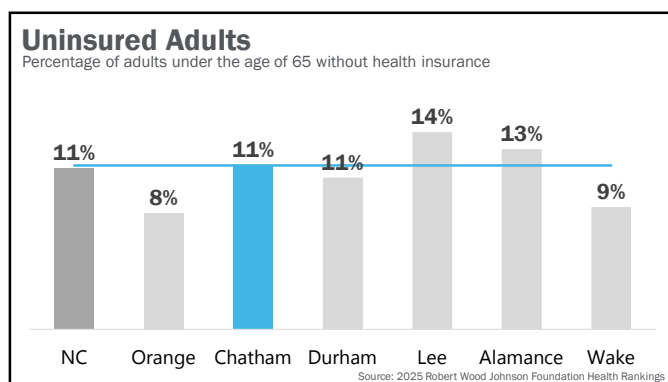
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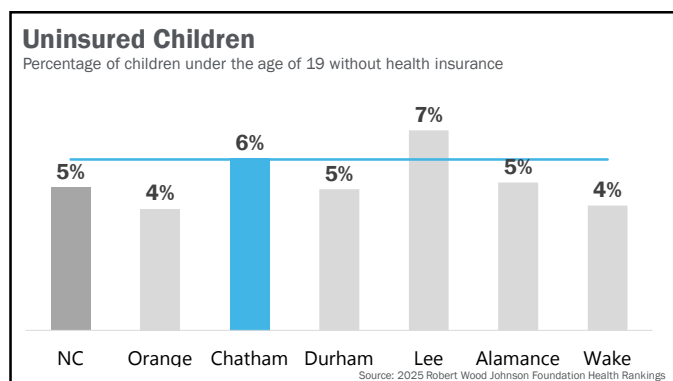
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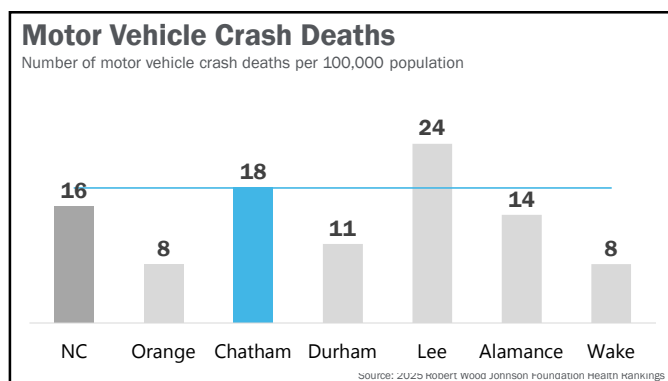
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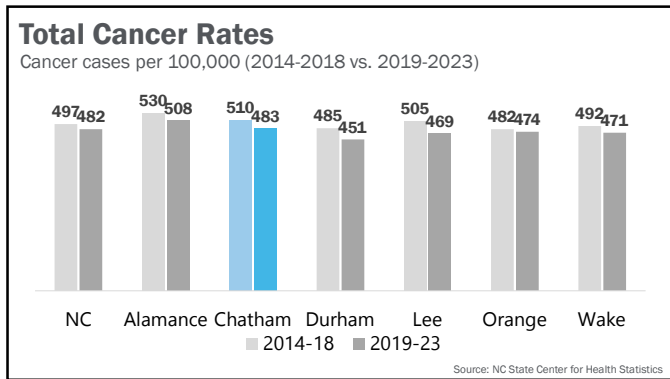
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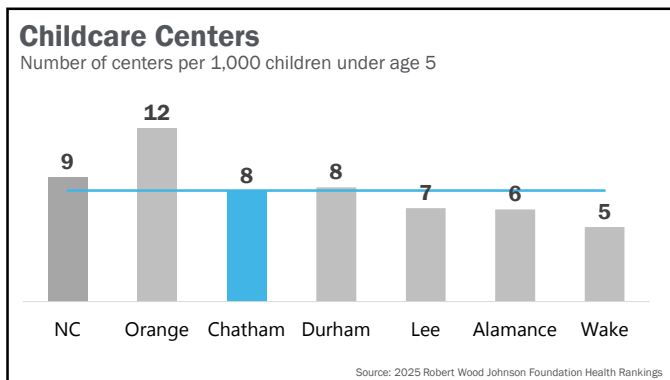
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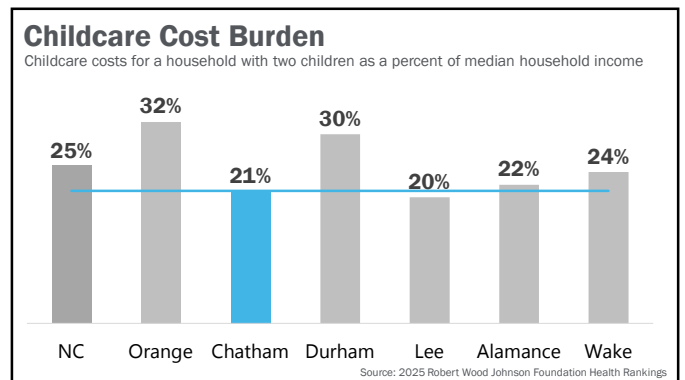
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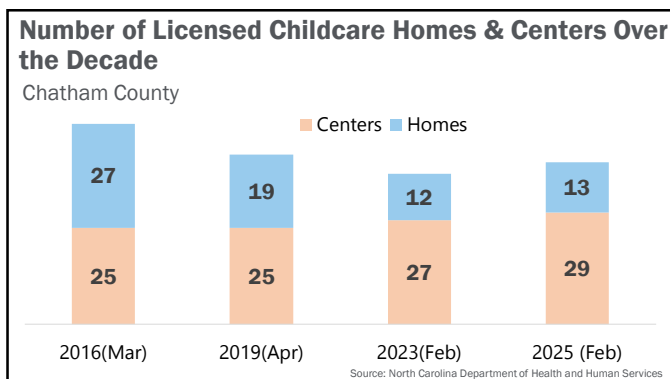
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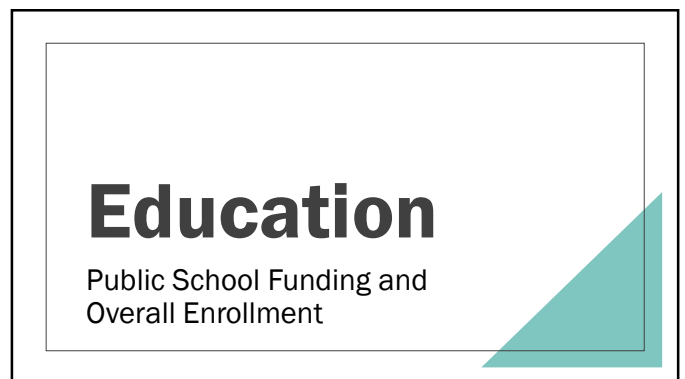
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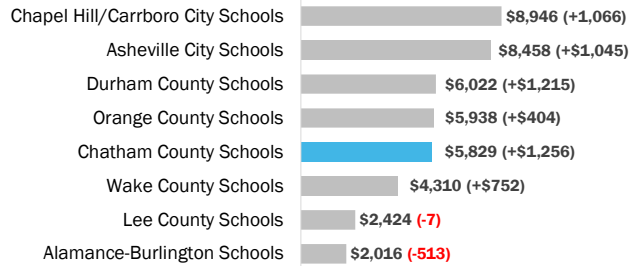
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Local Per Pupil Expenditure

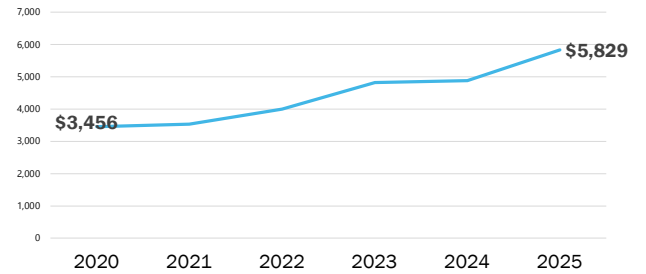
AY2025 (with change since AY2020, inflation adjusted to \$2025)



Source: NC Department of Public Instruction

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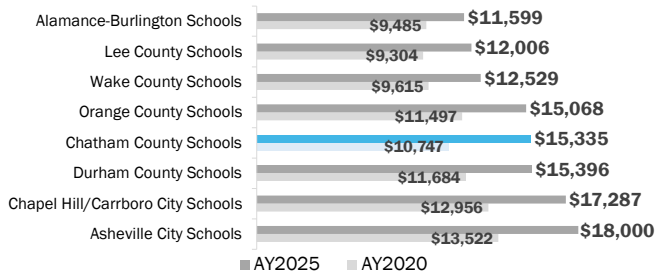
Chatham Local Per Pupil Funding Change AY2020 to AY2025



Source: NC Department of Public Instruction

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Total Per Pupil Expenditure AY2020 vs. AY2025

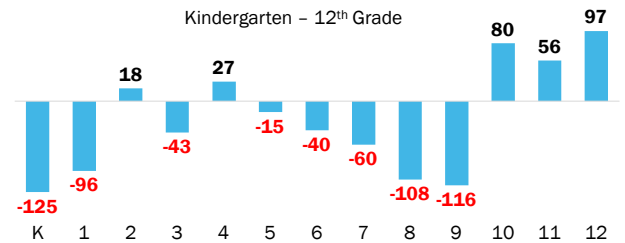


Source: NC Department of Public Instruction

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Chatham County Schools Enrollment 2020 to 2026 Declines 323 students (3.6%)

Average Daily Membership (ADM) declines by 323 students (3.6%), AY2020 to AY2026

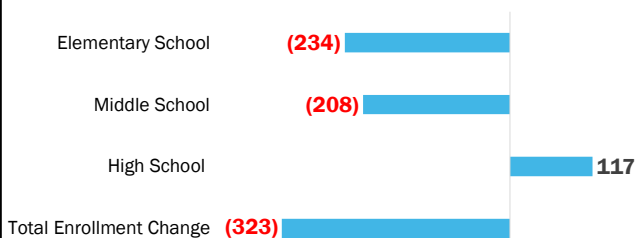


Source: NC Department of Public Instruction

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Chatham County Schools Headcount (ADM) Change

Student increase/decrease Average Daily Members (ADM) AY2020 to AY2026



Source: NC Department of Public Instruction

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Chatham County Schools Persistence & Progression Rates

Analysis of whether there were more (green) or fewer (red) students in a grade compared to the previous grade in the previous year. For example, if 4th grade has more students than 3rd grade did the previous year it would be green.

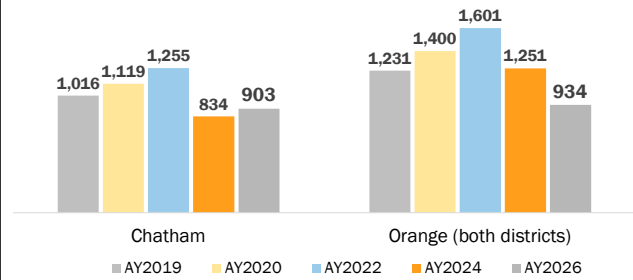
	K	1	2	3	4	5	6	7	8	9	10	11	12	Total
AY 2020	675	635	642	645	641	700	730	718	769	825	681	671	631	8,963
AY 2021	585	623	611	603	622	631	703	703	717	800	747	641	626	8,612
AY 2022	653	621	650	620	599	611	654	719	738	947	741	660	545	8,758
AY 2023	597	664	644	661	629	613	626	672	744	860	847	748	616	8,921
AY 2024	637	614	668	653	689	629	619	640	688	848	829	790	660	8,962
AY 2025	544	651	617	660	669	689	650	649	648	781	765	764	703	8,790
AY 2026	550	539	660	602	668	685	690	658	661	709	761	727	728	8,638

Source: NC Department of Public Instruction

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Home School Enrollment

Number of students enrolled in home school, AY2019 – AY2026

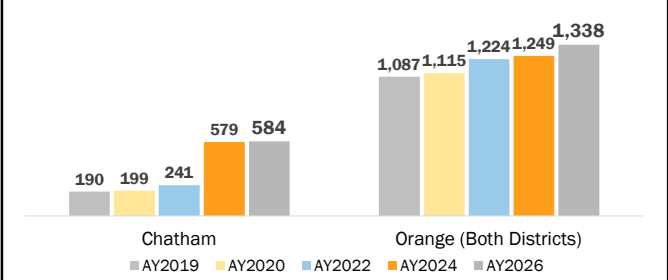


Source: NC Department of Administration

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Private School Enrollment

Number of students enrolled in private school in that county, AY2019 – AY2026

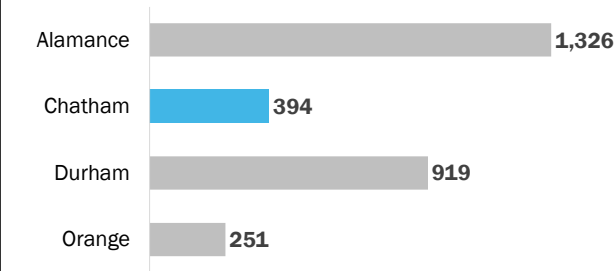


Source: NC Department of Administration

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Change in Private School Enrollment

Number and percent change in private school enrollments from AY2019 to AY2026

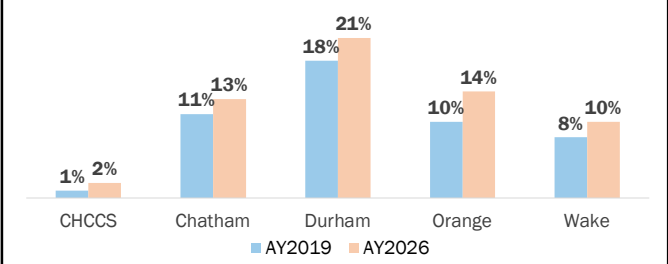


Source: NC Department of Administration

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Percent of Students Enrolled in Charter Schools

AY2019 vs. AY2026

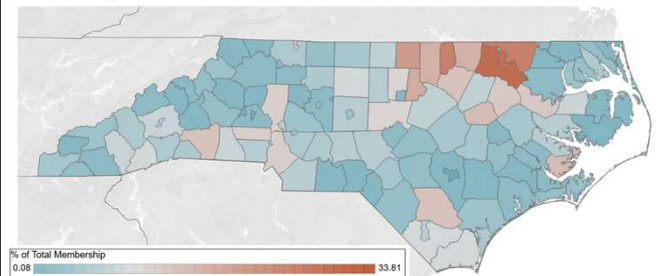


Source: NC Department of Administration

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2019 Charter School Enrollment

As a percentage of all students

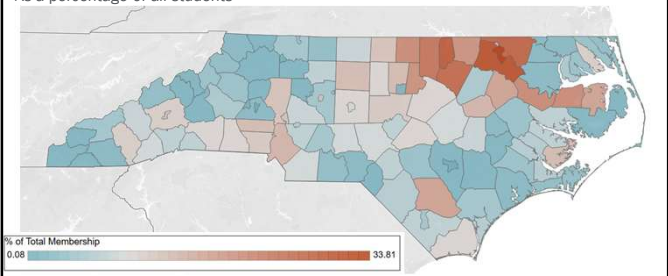


Source: NC Department of Administration

83

2026 Charter School Enrollment

As a percentage of all students



Source: NC Department of Administration

84

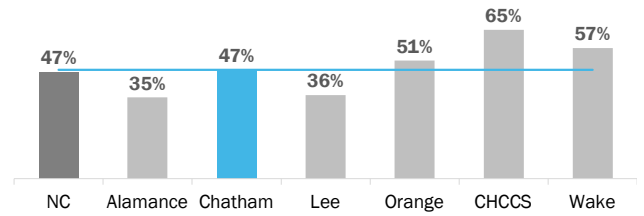
Education

Testing +
Performance Indicators

85

3rd Grade Reading End of Grade (EOG) Test – AY2025

Percent of students "Grade Level Proficient" (level 3+) on Grade 3 Reading EOG test, AY2025

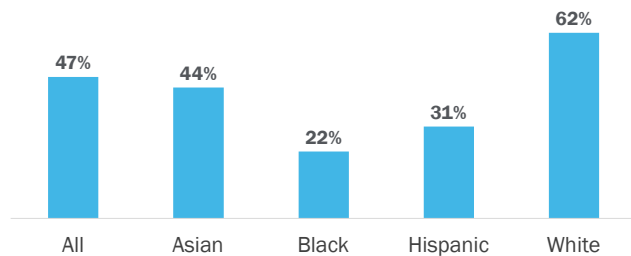


Source: NC Department of Public Instruction

86

Chatham 3rd Grade Reading Proficiency By Race/Ethnicity – AY2025

Percent of students "Grade Level Proficient" (level 3+) on Grade 3 Reading EOG test, AY2025

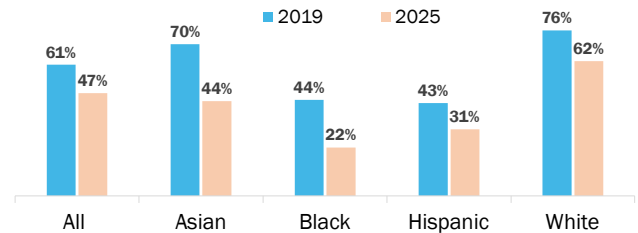


Source: NC Department of Public Instruction

87

Chatham County Schools 3rd Grade Reading Proficiency By Race

Percent of Chatham County Schools students earning "Grade Level Proficient" scores (Level 3+) on Grade 3 Reading EOG test, by race/ethnicity, AY2019 vs. AY2021 vs. AY2025

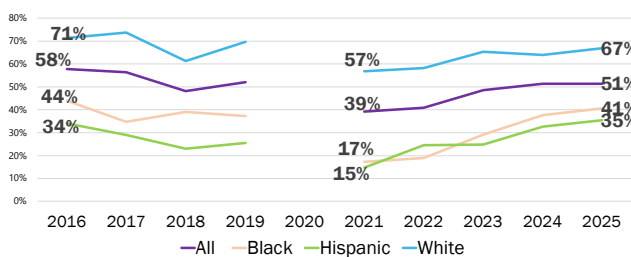


Source: NC Department of Public Instruction

88

OCS 3rd Grade Reading Proficiency Over the Decade

Percent of Orange County Schools students earning "Grade Level Proficient" scores (level 3+) on Grade 3 Reading EOG test, by race/ethnicity, AY2016-AY2025

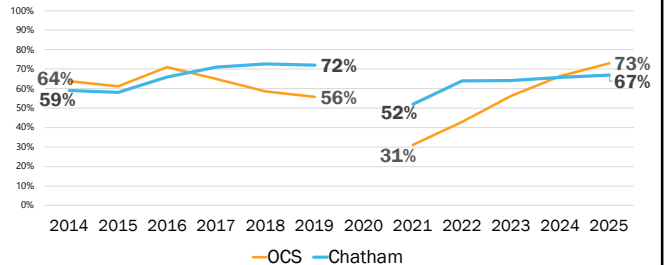


Source: NC Department of Public Instruction

89

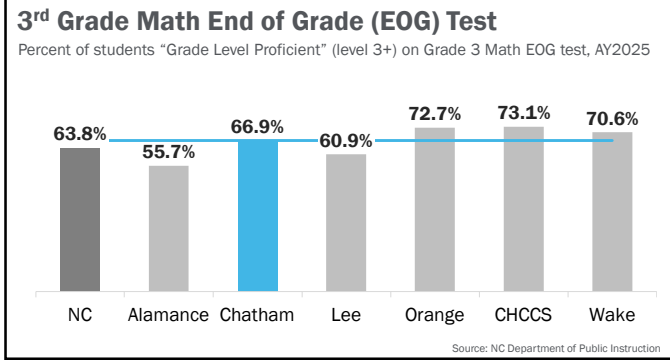
3rd Grade Math Proficiency Over the Decade

Percent of students "Grade Level Proficient" (level 3+) on Grade 3 Math EOG test, AY2016-AY2025. No EOG tests were taken in 2020.



Source: NC Department of Public Instruction

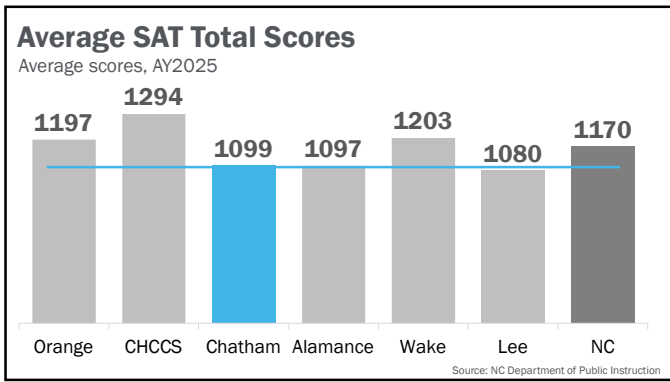
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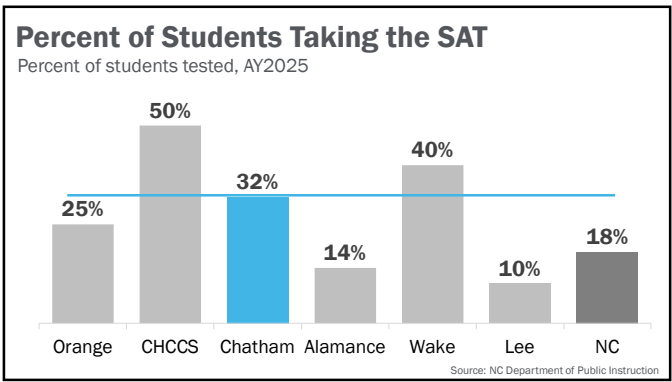
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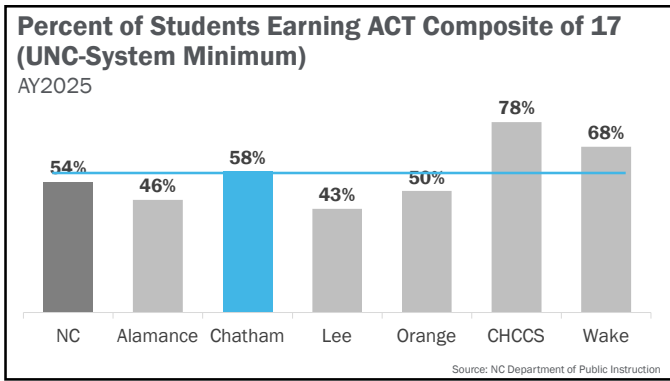
92



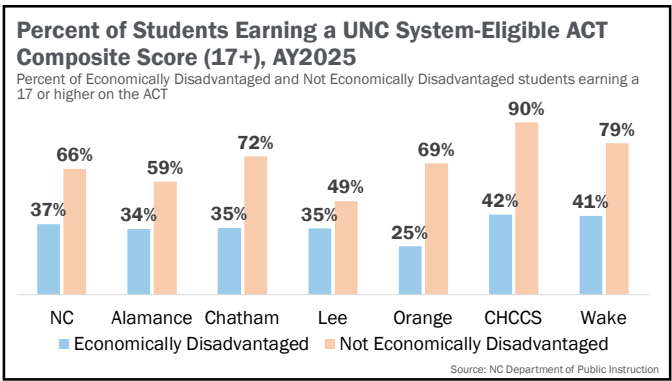
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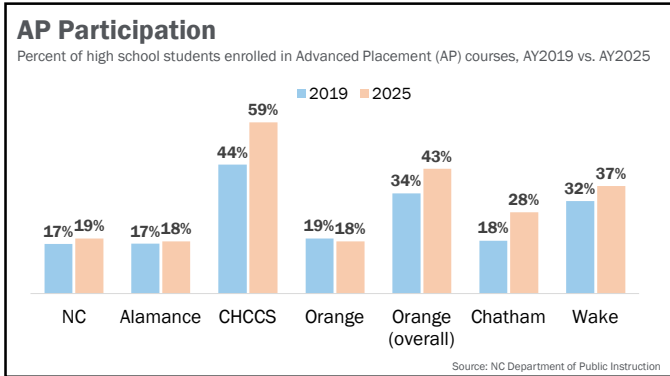
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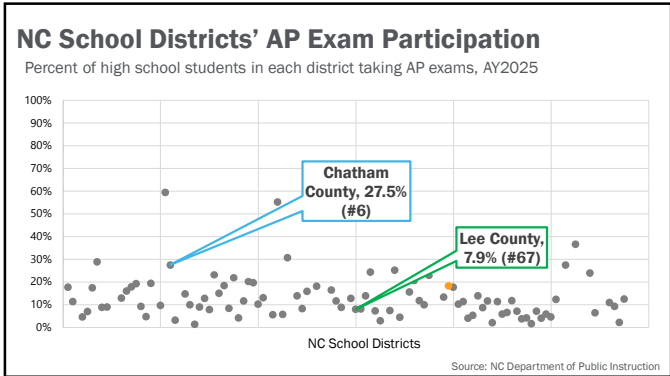
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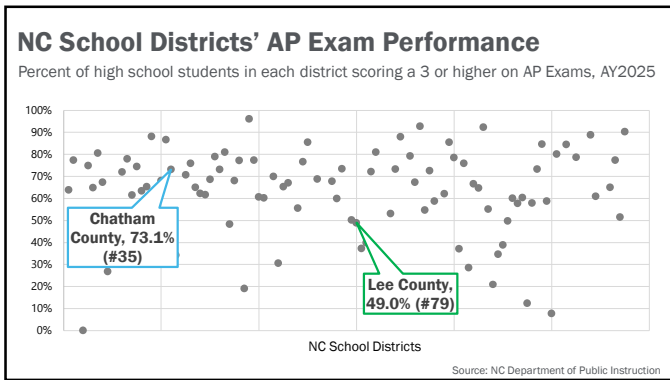
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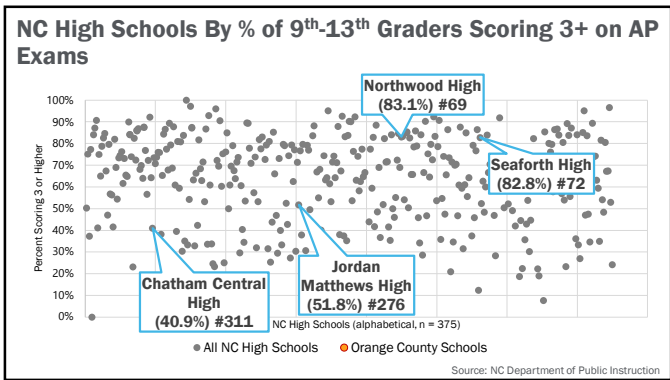
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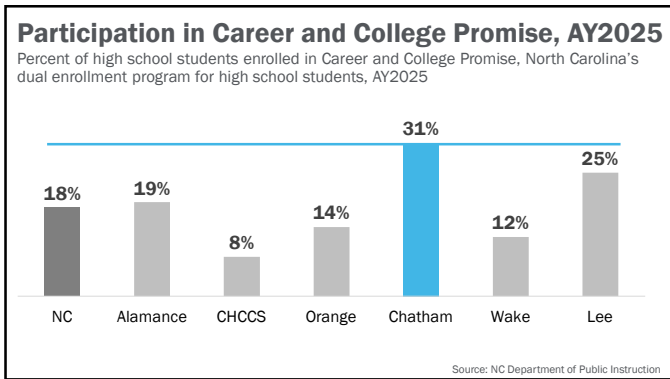
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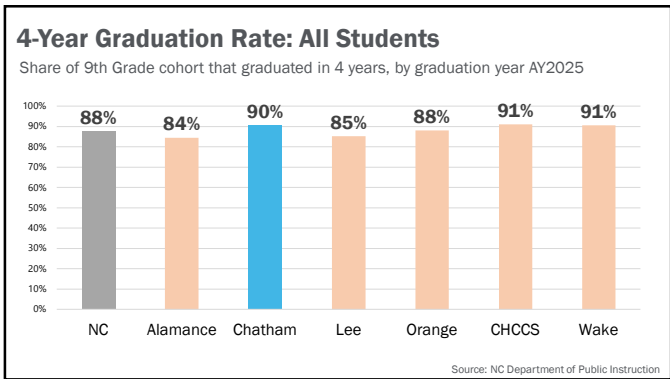
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100



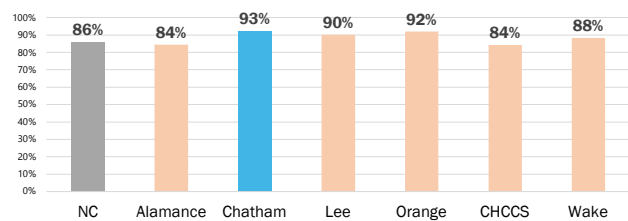
101



102

4-Year Graduation Rate: Black Students

Share of 9th Grade cohort that graduated in 4 years, by graduation year, AY2019 vs. AY2025

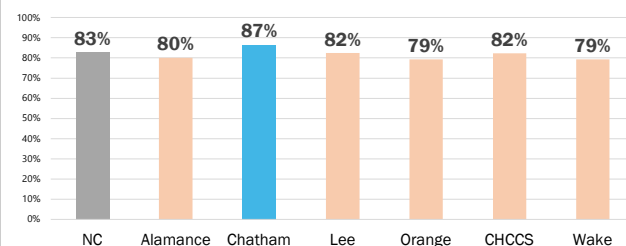


Source: NC Department of Public Instruction

103

4-Year Graduation Rate: Hispanic Students

Share of 9th Grade cohort that graduated in 4 years, by graduation year, AY2019 vs. AY2025

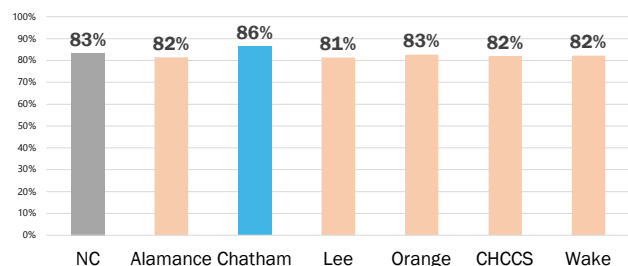


Source: NC Department of Public Instruction

104

4-Year Graduation Rate: Economically Disadvantaged Students

Share of 9th Grade cohort that graduated in 4 years, by graduation year, AY2019 vs. AY2025



Source: NC Department of Public Instruction

105

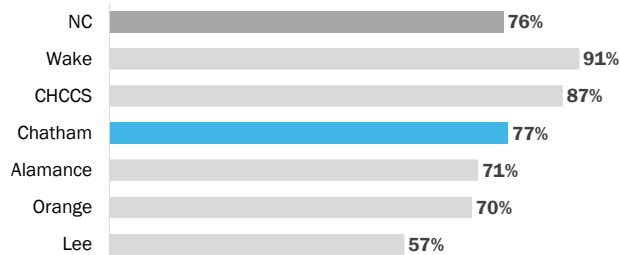
Education

Postsecondary

106

Postsecondary Intentions

Percent of high school graduates who reported intentions to enroll in postsecondary education, AY2025

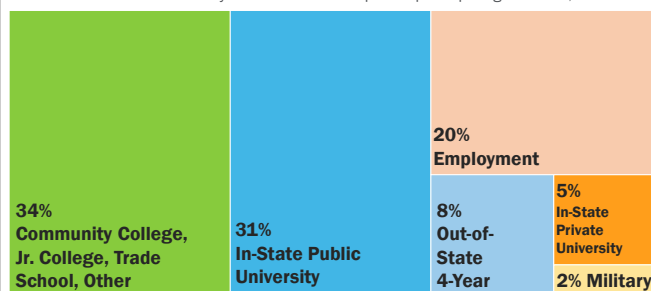


Source: NC Department of Public Instruction

107

Chatham County Schools Postsecondary Intentions

Breakdown of Chatham County Schools seniors' reported plans post-graduation, AY2025



Source: NC Department of Public Instruction

108

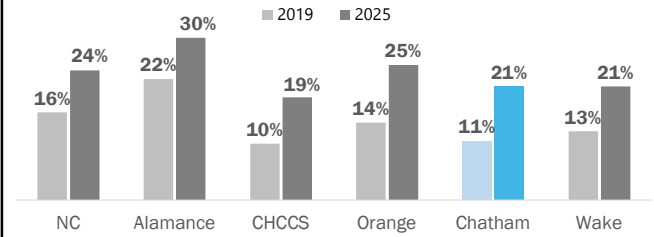
Education

Attendance and Absenteeism

109

Chronic Absenteeism – 2019 vs. 2025

Chronic absenteeism is defined as missing 10% of school days in a year (18+ days if enrolled for the full school year)

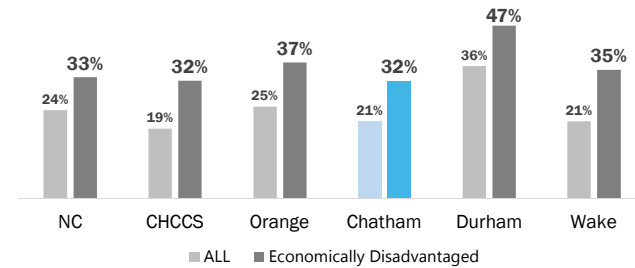


Source: NC Department of Public Instruction

110

Chronic Absenteeism By Family Income – AY2025

Chronic absenteeism is defined as missing 10% of school days in a year (18+ days if enrolled for the full school year)



Source: NC Department of Public Instruction

111



Dr. Kelly Batten
Superintendent of Chatham County Schools



112

Local Economy

Industry, Employment, and Wages

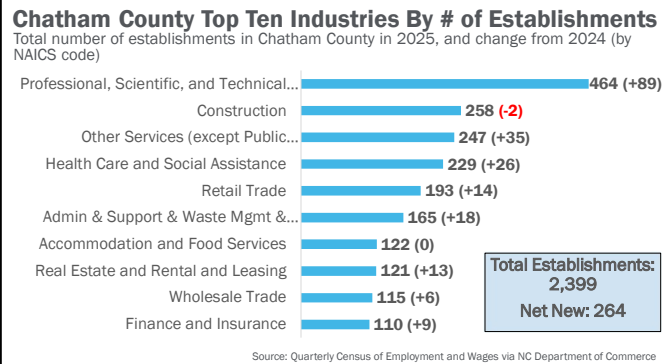
113

Chatham County's Top 20 Employers, 2025

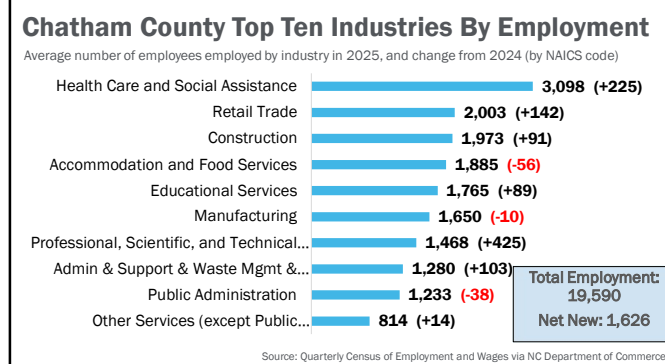
- Chatham County Schools
- Chatham County Government
- Carolina Meadows
- Mountaire Farms of NC
- Galloway Ridge
- FedEx
- Walmart
- UNC Health
- Ace Electric
- Old Dominion Insulation
- ARAUCO North America
- Fearrington Village/Fitch Creations
- The Laurels of Chatham
- Piedmont Health Services
- Harris Teeter
- Lowe's
- Aegis Home Care
- Governors Club
- Packers Sanitation Services
- MJ's Staffing Incorporated

Source: NC Department of Commerce

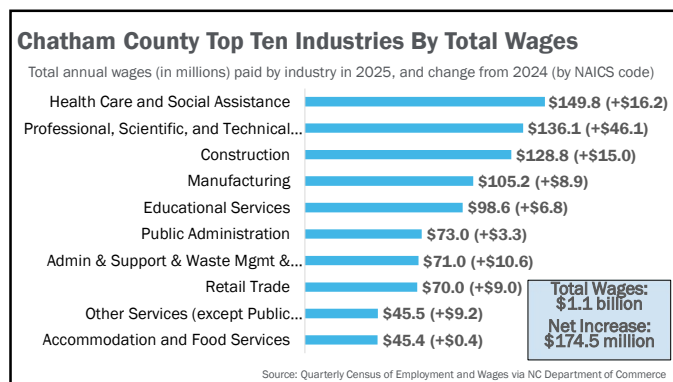
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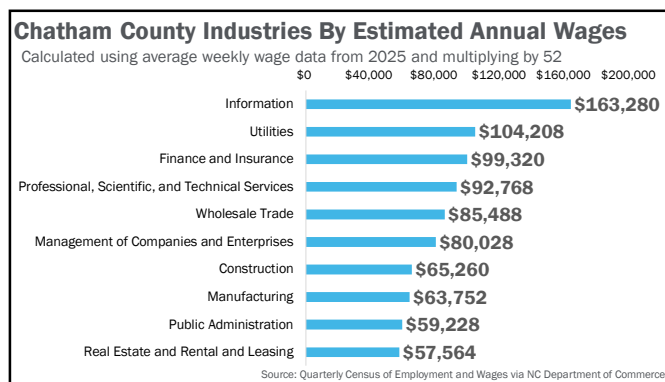
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116



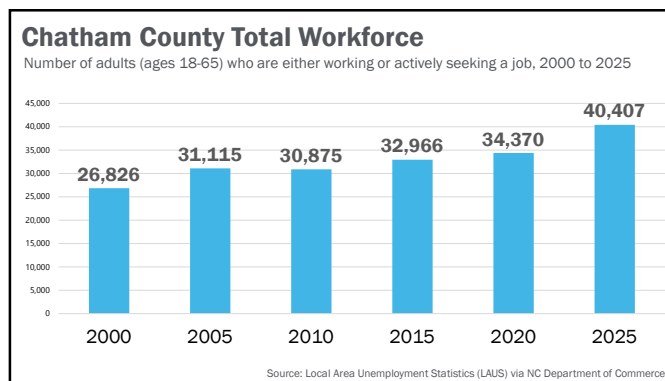
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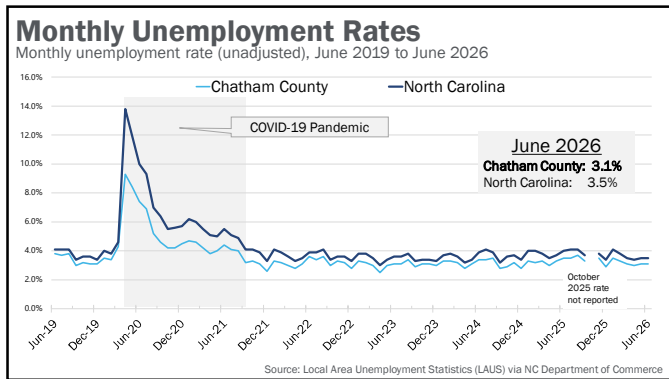
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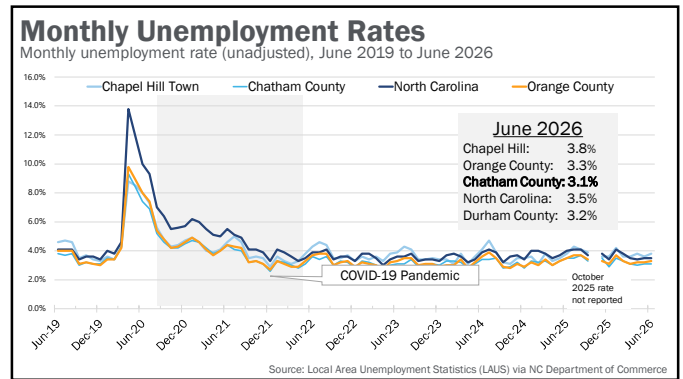
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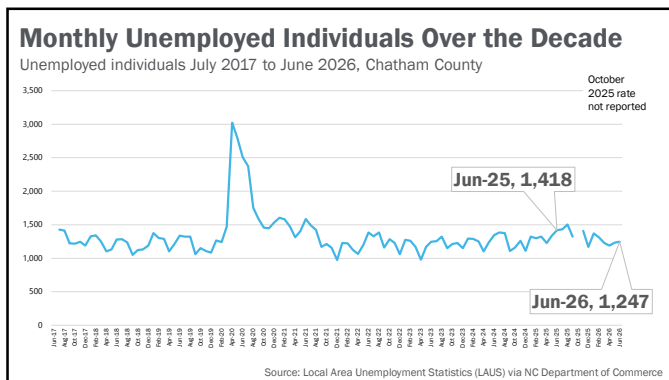
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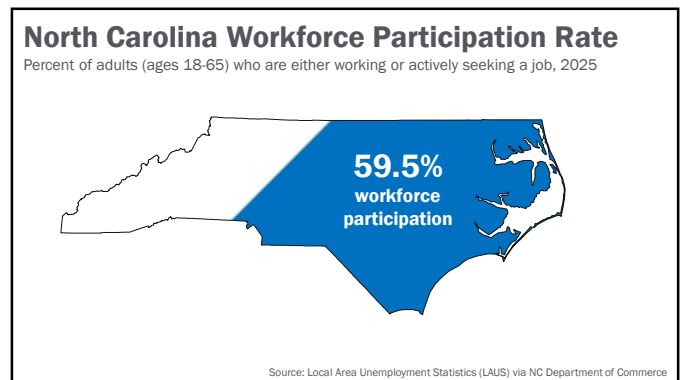
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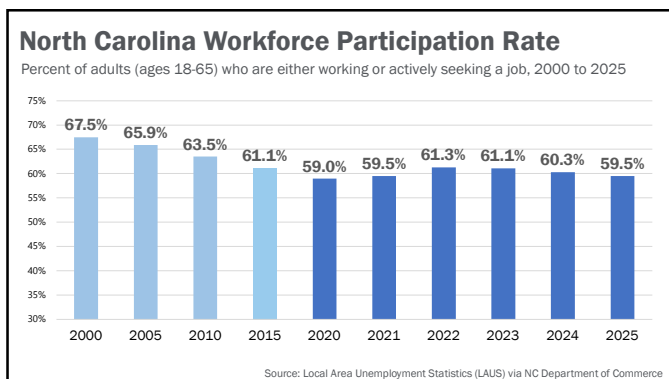
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123



124



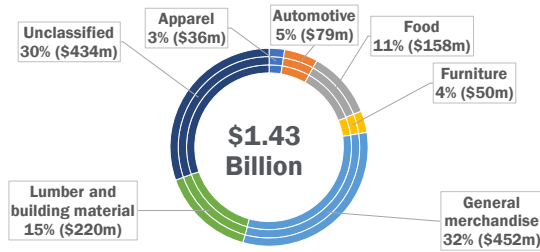
125



126

Taxable Sales and Purchases: Chatham

Chatham County taxable sales and purchases by major business category, FY2025

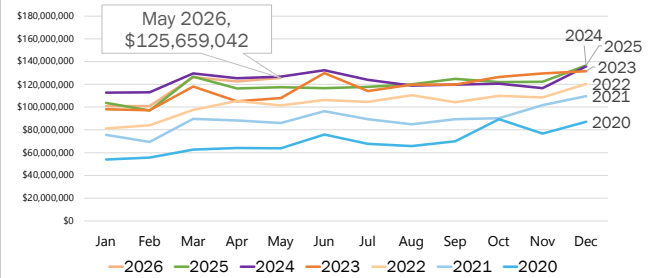


Source: NC Department of Revenue

127

Chatham County Monthly Retail Sales

Taxable retail sales by month, 2020 through May 2026

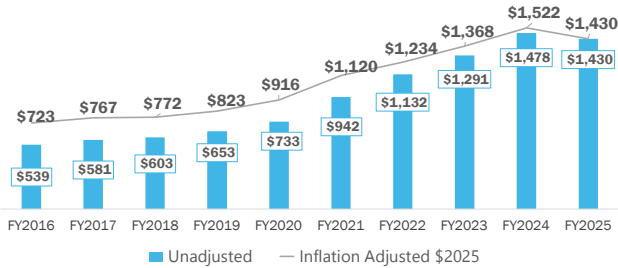


Source: NC Department of Revenue

128

Taxable Retail Sales – Chatham County

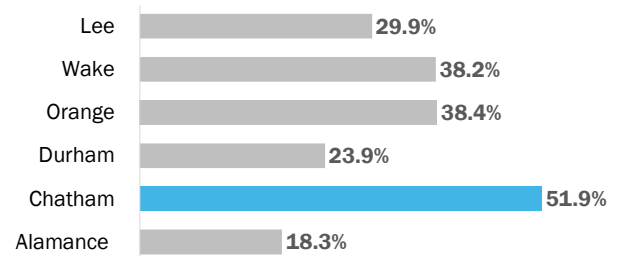
Unadjusted and Inflation Adjusted (\$2025) Chatham County taxable sales (in millions) for FY2016 to FY2025



Source: NC Department of Revenue

129

Five-Year Growth in Taxable Retail Sales, 2021-2025

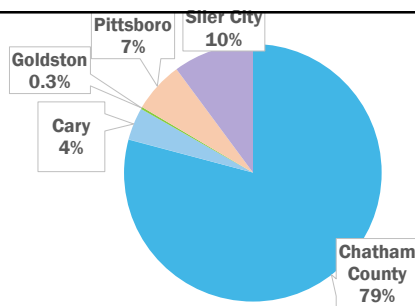


Source: NC Department of Revenue

130

Chatham County Sales Tax Distribution (\$47,109,162)

How Chatham County's "All Sales Tax" revenue distributed to the county & among its municipalities, FY2025



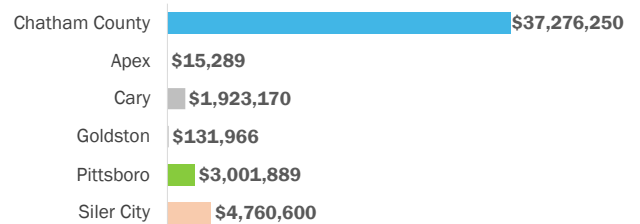
"Local Sales and Use Tax" includes Articles 39, 40, 42, 43, 44, 45 and 46 sales taxes.
 "All Sales Tax" includes Local Sales and Use tax plus sales tax on tire disposal, white good disposal, electricity, piped natural gas, telecommunications, beer and wine excise, video programming, and solid waste disposal

Source: NC Department of Revenue

131

Chatham County All Sales Tax Distribution

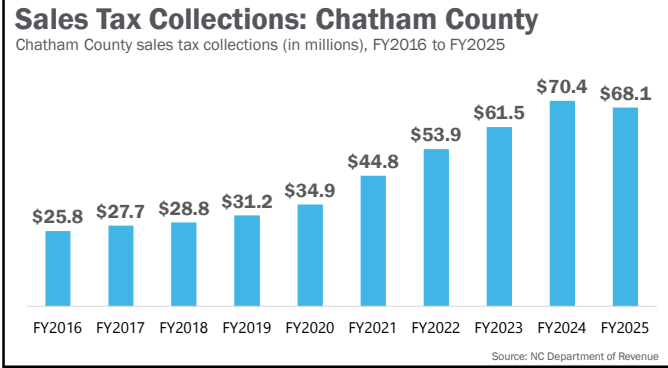
Chatham County "All Sales Tax" distribution to county and its municipalities, FY2025



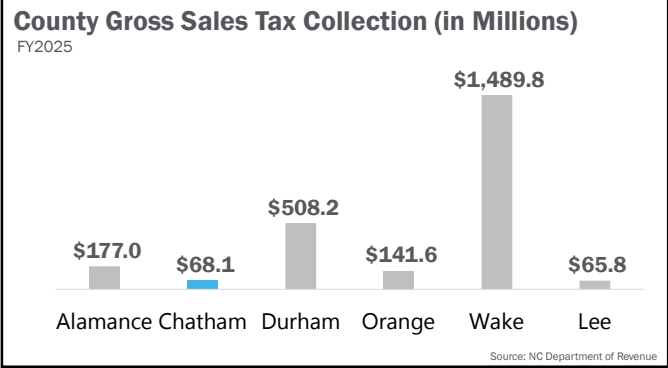
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Source: NC Department of Revenue

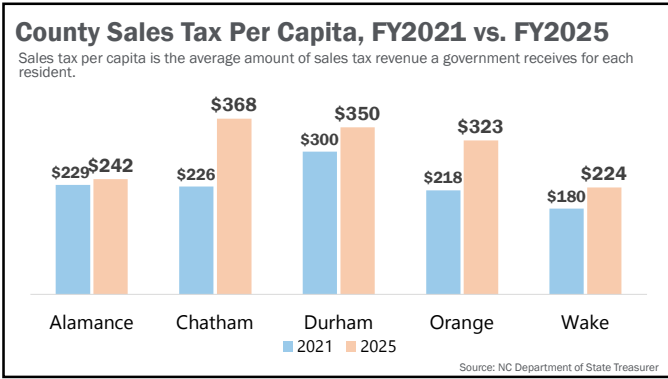
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133



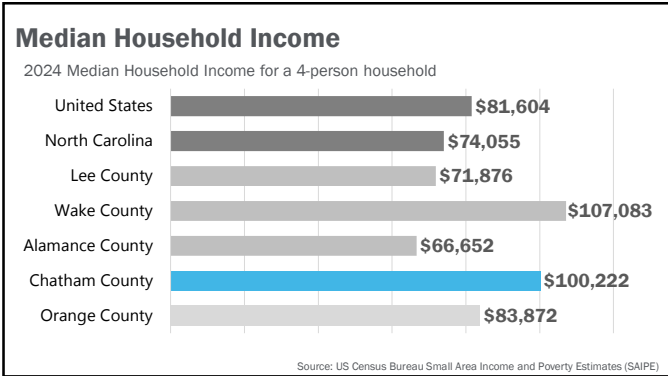
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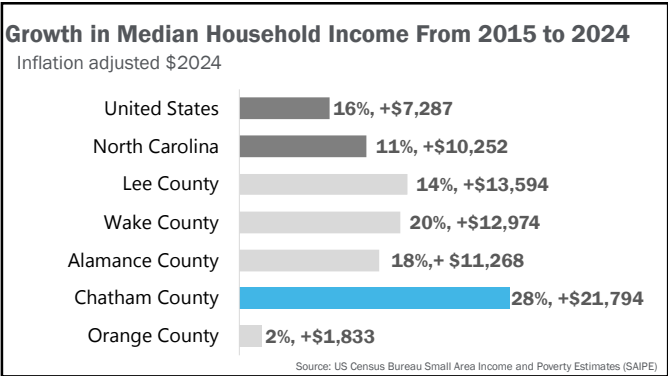
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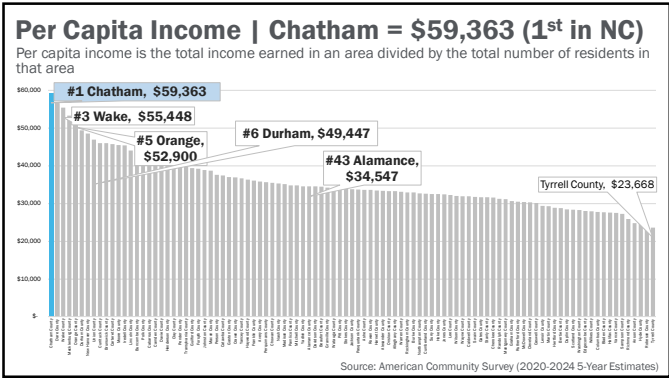
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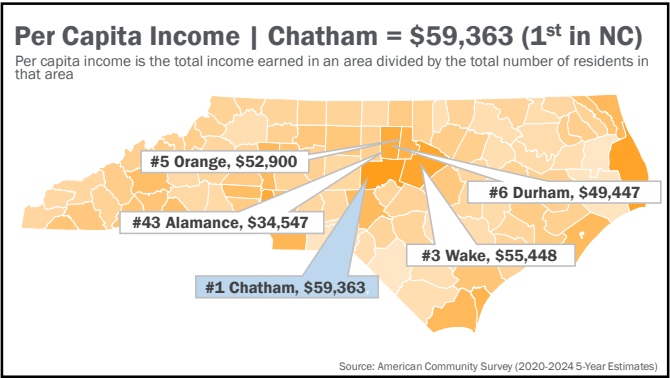
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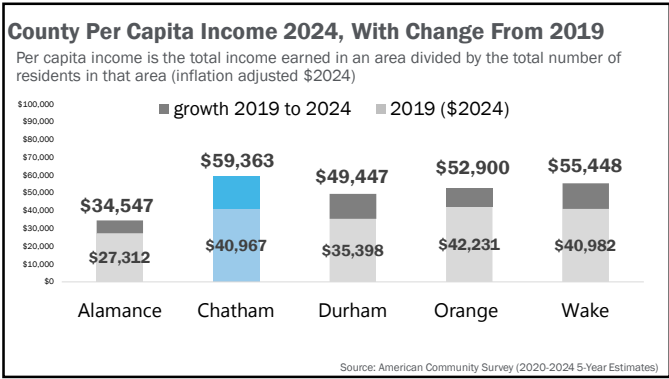
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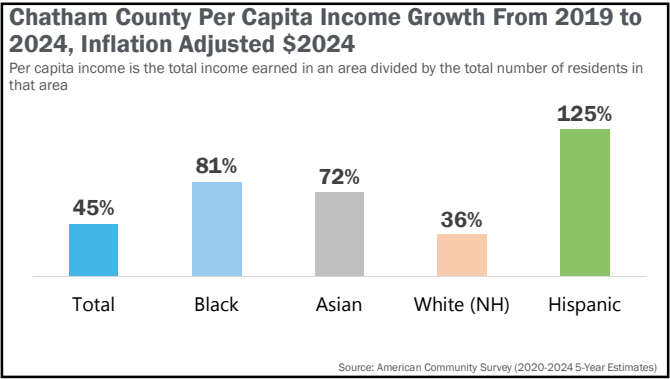
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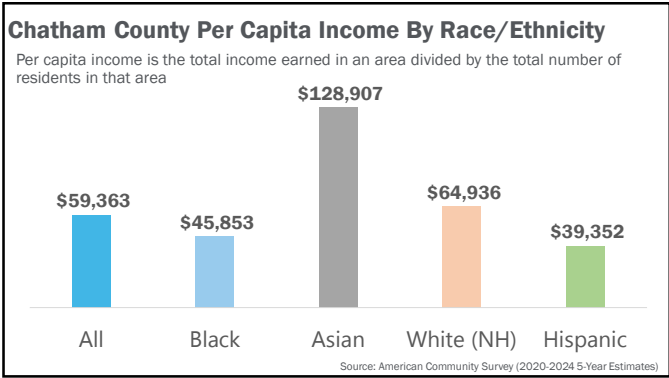
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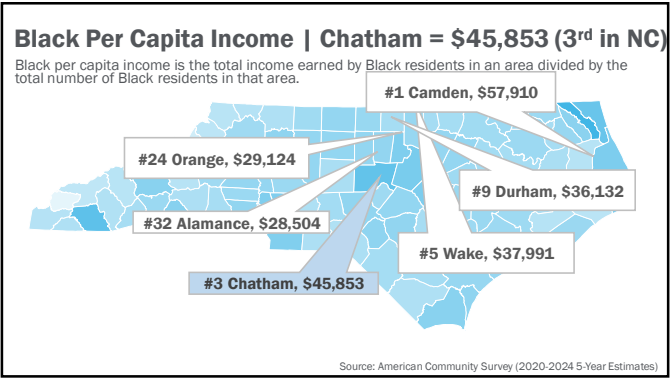
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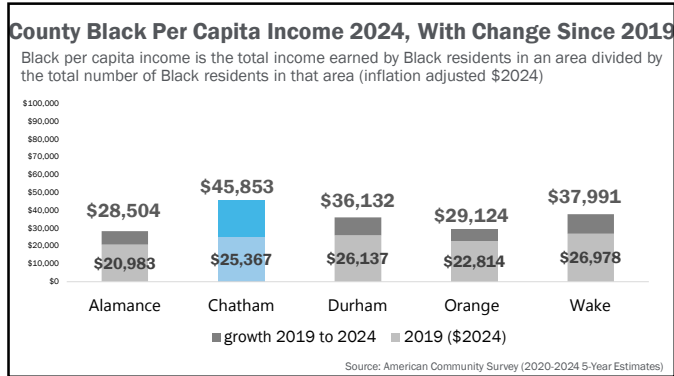
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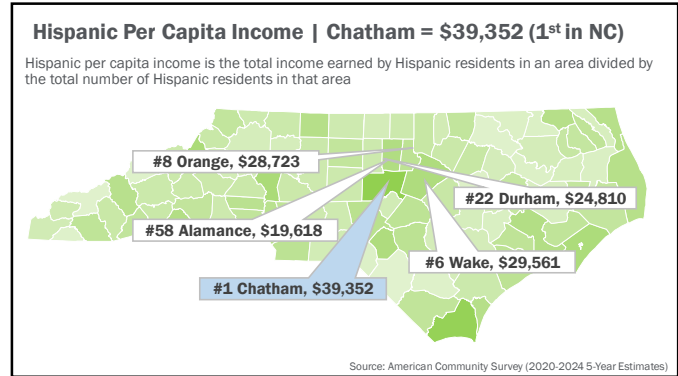
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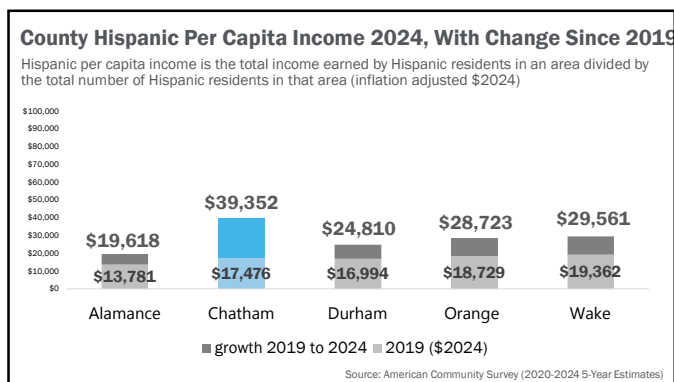
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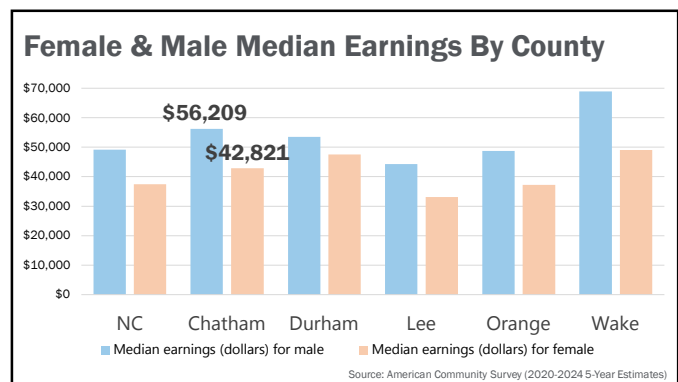
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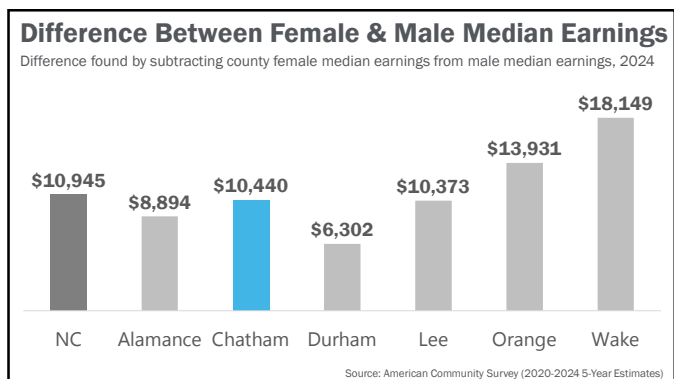
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147



148



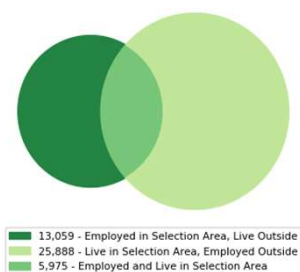
149



150

Chatham County Worker Inflow/Outflow

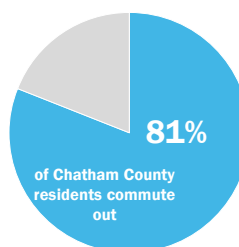
13,059 drive in
25,888 drive out
5,975 live and work in Chatham County



Source: US Census Bureau LODES 2023 (OnTheMap)

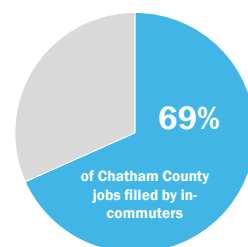
151

Out-Commuting



Percent of residents commuting outside of the county for work.

In-Commuting



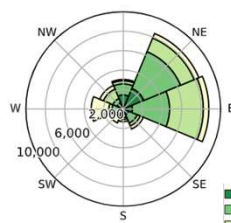
Percent of county jobs filled by in-commuters

Source: US Census Bureau 2023 LODES (OnTheMap)

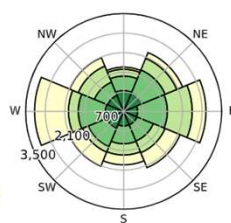
152

Chatham Commuting Patterns

25,888 Driving Out



13,059 Driving In

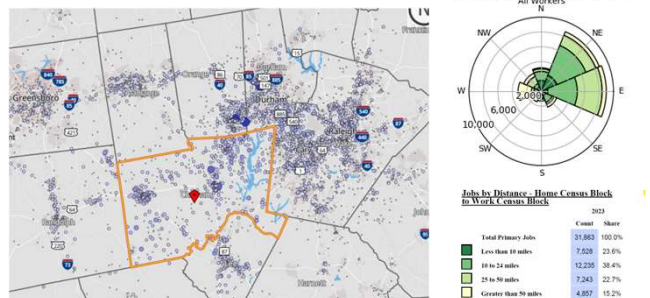


Less than 10 miles
10 to 24 miles
25 to 50 miles
Greater than 50 miles

Source: US Census Bureau 2023 LODES (OnTheMap)

153

Employment Location of Chatham County's 31,863 Working Residents

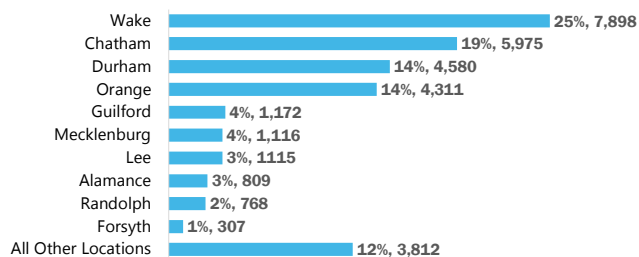


Source: US Census Bureau LODES 2023 (OnTheMap)

154

Where Do Chatham County's Residents Work?

Location of primary job for the 31,863 working residents of Chatham County

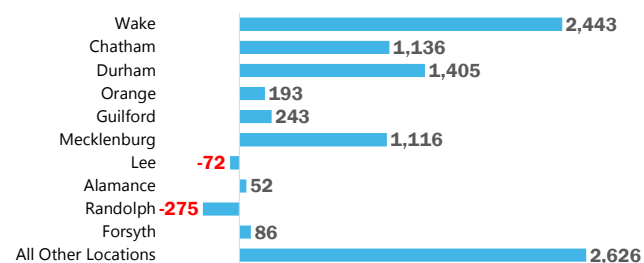


Source: US Census Bureau LODES 2023 (OnTheMap)

155

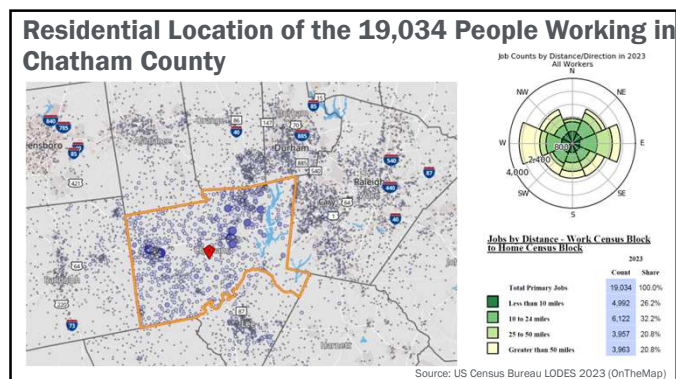
Change in Location of Chatham County Residents' Primary Job

By county, between 2013 and 2023

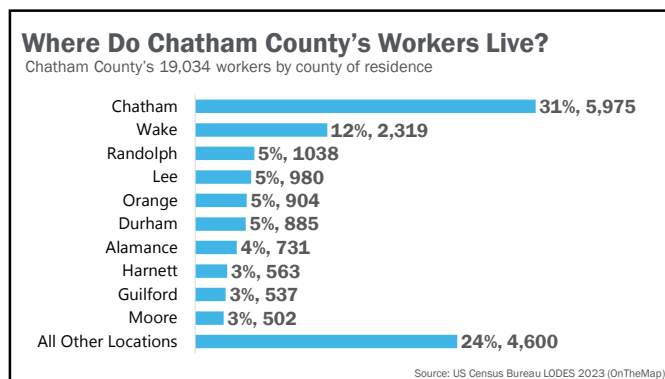


Source: US Census Bureau LODES 2023 (OnTheMap)

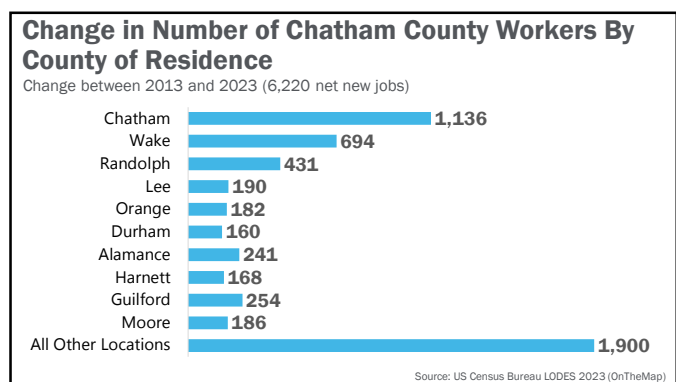
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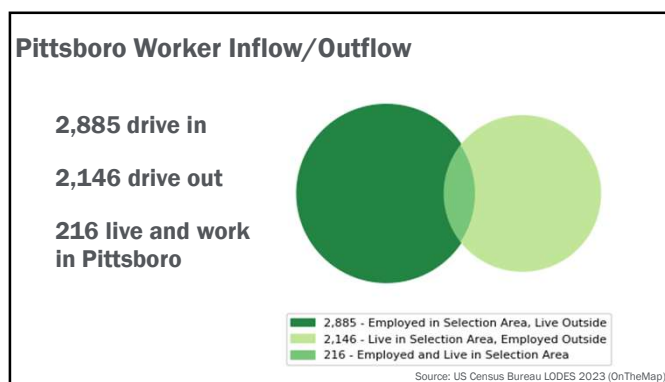
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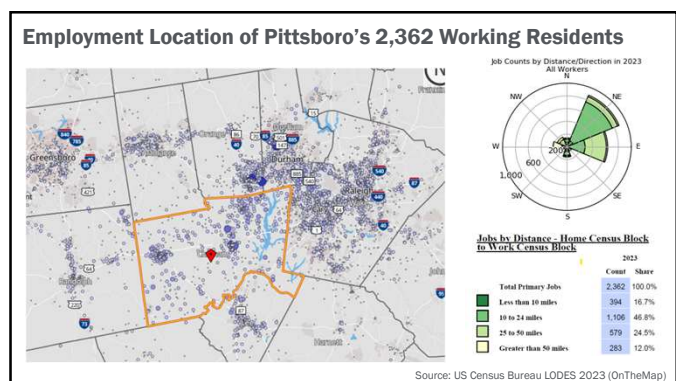
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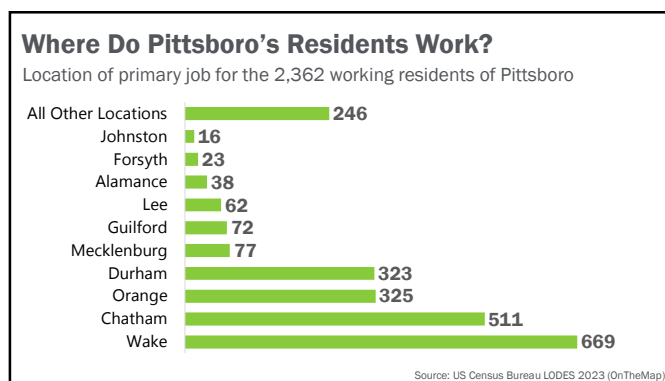
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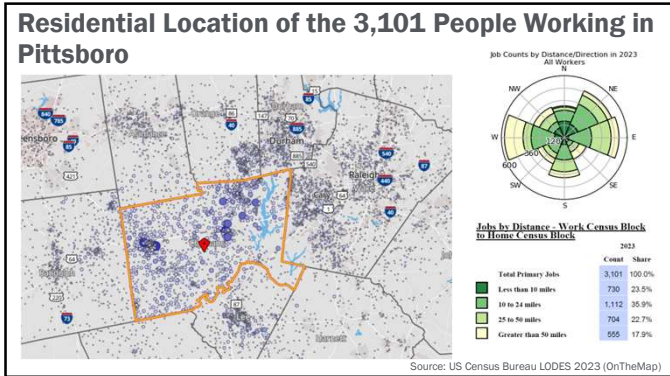
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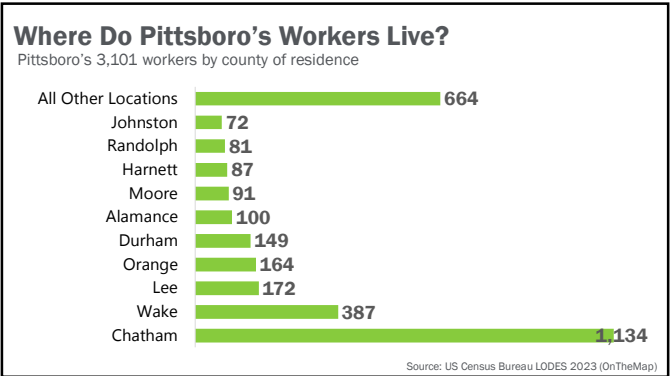
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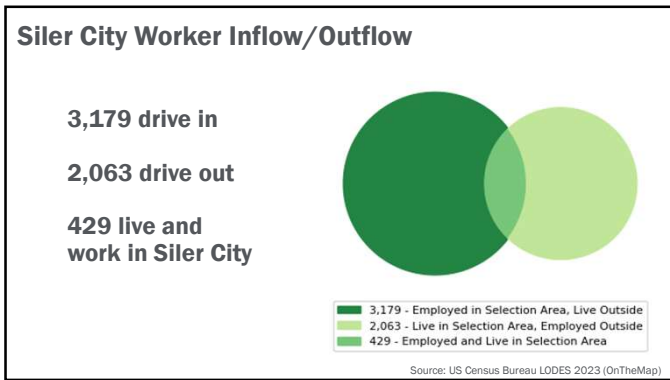
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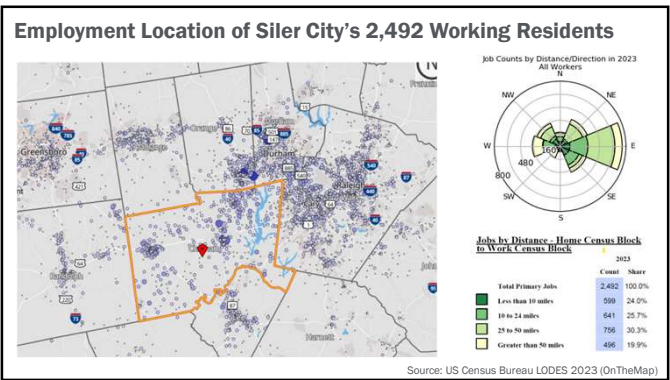
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164



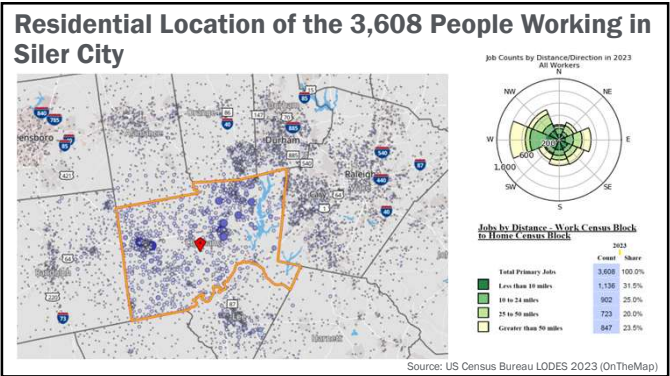
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166



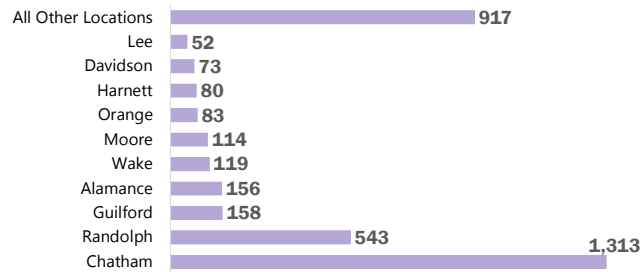
167



168

Where Do Siler City's Workers Live?

Siler City's 3,608 workers by county of residence



Source: US Census Bureau LODES 2023 (OnTheMap)

169

Goldston Worker Inflow/Outflow

126 drive in
145 drive out
1 lives and works in Goldston

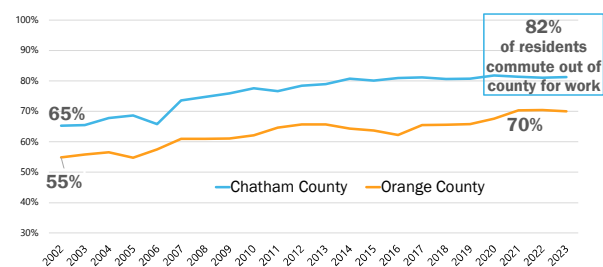


Source: US Census Bureau LODES 2023 (OnTheMap)

170

County Residents Out-Commuting

Percent of county residents that commute out of the county for work, 2004 to 2023

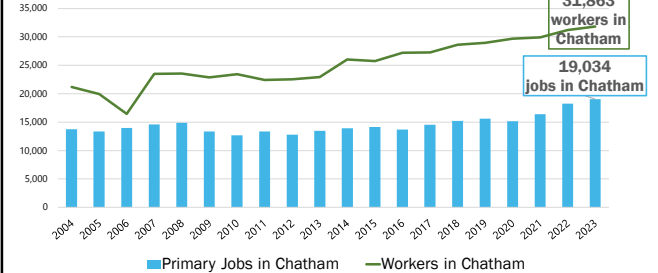


Source: US Census Bureau LODES 2023 (OnTheMap)

171

Number of Jobs vs. Number of Workers – Chatham

Total number of primary jobs and workers in Chatham County, 2004 to 2023

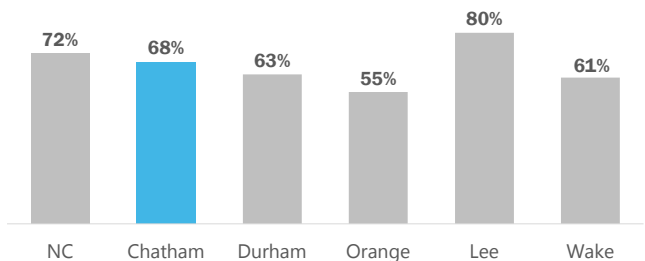


Source: US Census Bureau LODES 2023 (OnTheMap)

172

Percent of Commuters Driving to Work Alone

Percent of workers aged 16 and over driving to work alone by county

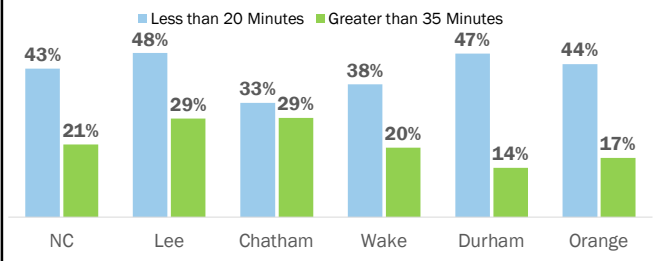


Source: American Community Survey (2020-2024 5-Year Estimates)

173

Commute Length

Percent of workers aged 16 and over by commute time



Source: American Community Survey (2020-2024 5-Year Estimates)

174

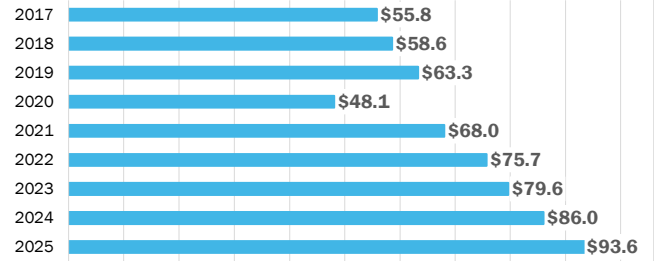
Local Economy

Tourism

175

Chatham County Annual Visitor Spending, 2017-2025

In millions



Source: Visit NC

176

Chatham County Visitor-Related Employment

Number of people working in tourism in Chatham County 2017 to 2025

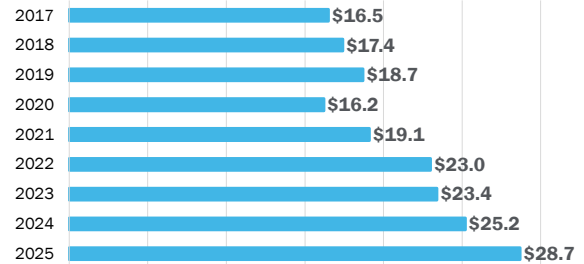


Source: Visit NC

177

Chatham County Tourism Labor Payroll (Millions)

Tourism labor payroll is income supported by visitor spending, FY2017 to FY2025

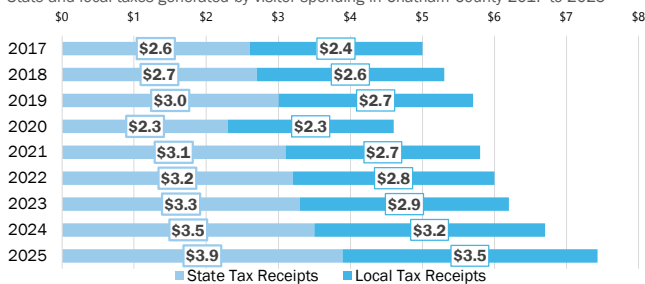


Source: Visit NC

178

Chatham County Tourism-Produced Tax Revenues

State and local taxes generated by visitor spending in Chatham County 2017 to 2025



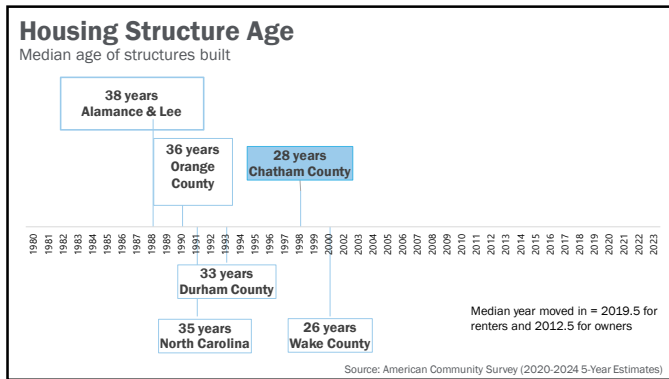
Source: Visit NC

179

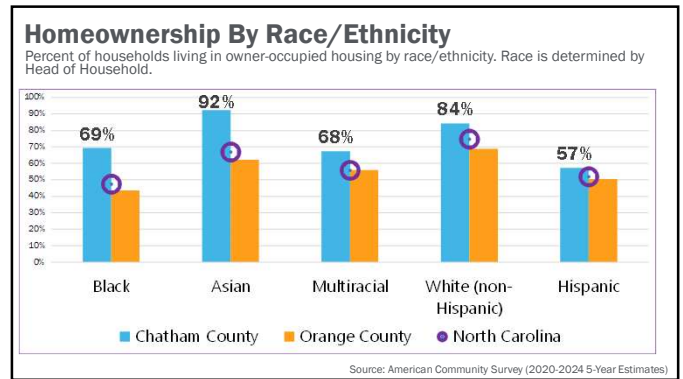
Housing

Ownership and For Sale Housing

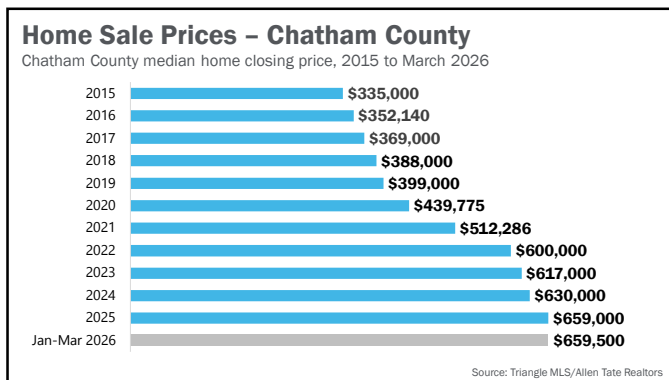
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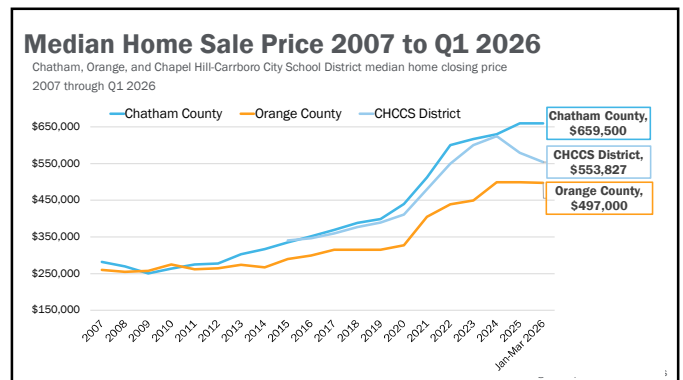
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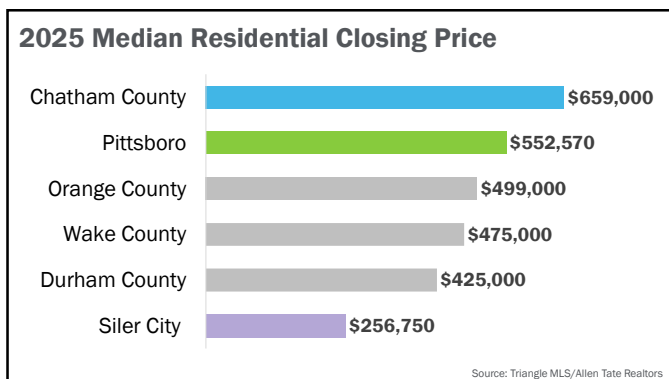
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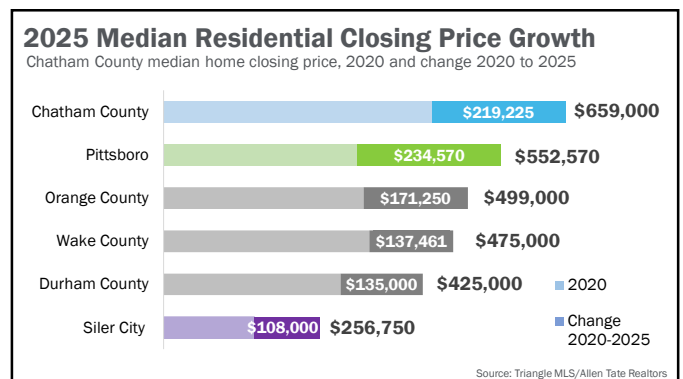
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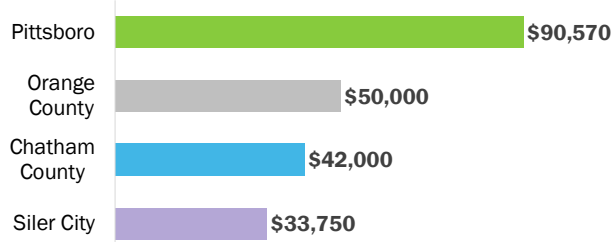
185



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Change in Median Home Sale Price 2023 to 2025

2023 vs. 2025

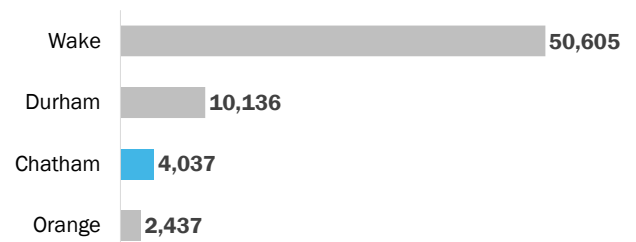


Source: Triangle MLS/Allen Tate Realtors

187

New Construction Homes Sold in the Last Decade

Total new construction home sales by county, 2016 to 2025

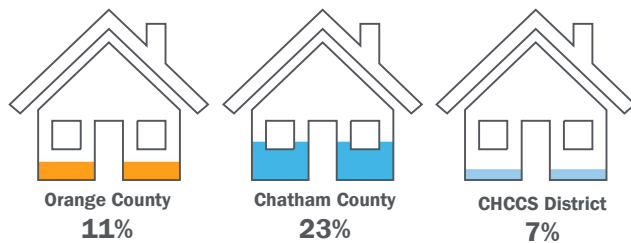


Source: Triangle MLS/Allen Tate Realtors

188

2025 New Home Sales as a Share of Total Homes Sold

New housing units as percent of total sales, 2025

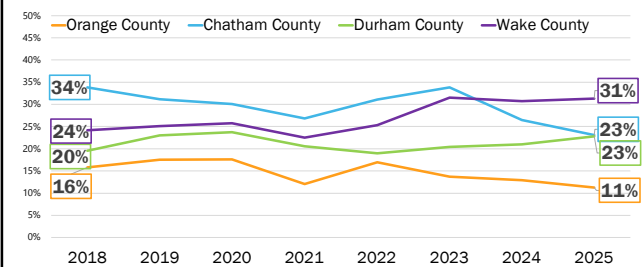


Source: Triangle MLS/Allen Tate Realtors

189

New Construction as a Percent of Total Sales

New construction as a percent of all sales between 2018 and 2025

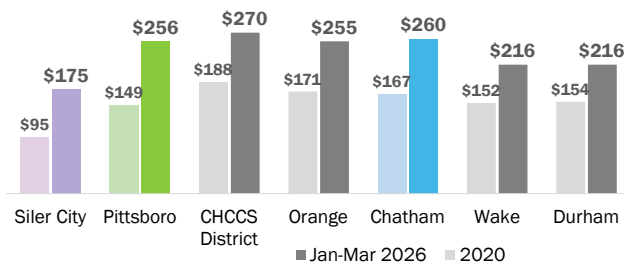


Source: Triangle MLS/Allen Tate Realtors

190

Median Price Per Square Foot

2020 vs. Q1 2026



Source: Triangle MLS/Allen Tate Realtors

191

2025 Home Sales By Price Band

Share of 1,129 Chatham County home transactions, by closing price

Legend: <\$200k,000 | \$200k-\$299k | \$300k-\$399k | \$400k-\$599k | \$600k-\$749k | \$750k or more



39%

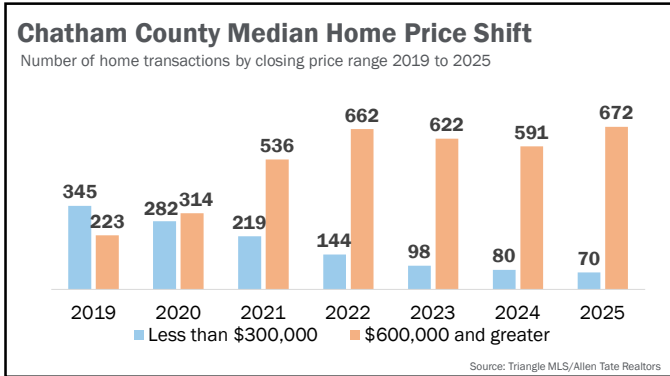
of Chatham's 2025 home sales closed at \$750,000 or more – 443 of 1,129 transactions

13%

of sales closed under \$400,000 – 147 of 1,129 transactions

Source: Triangle MLS/Allen Tate Realtors

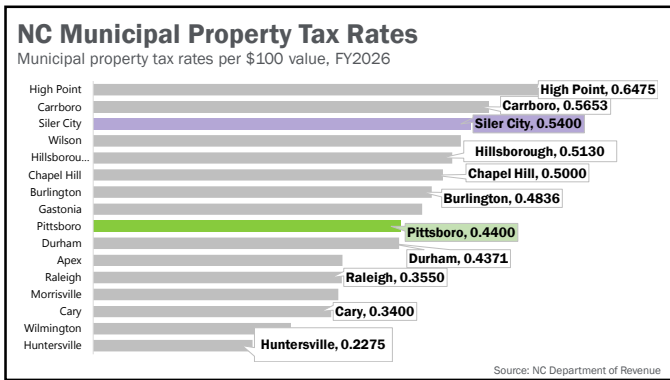
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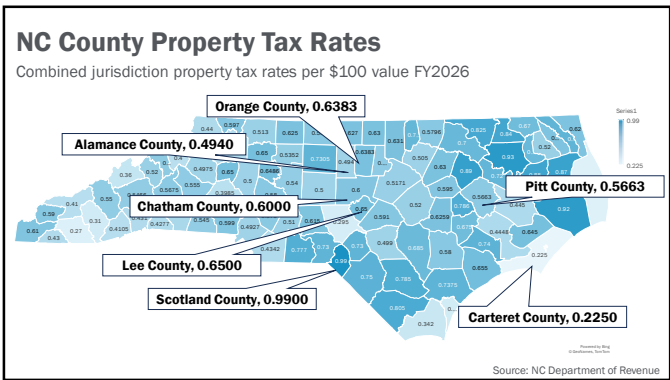
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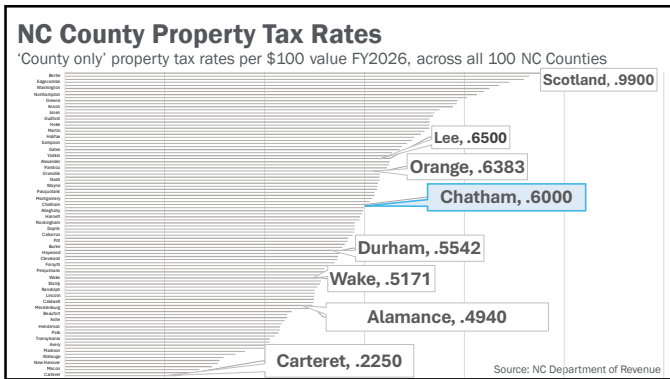
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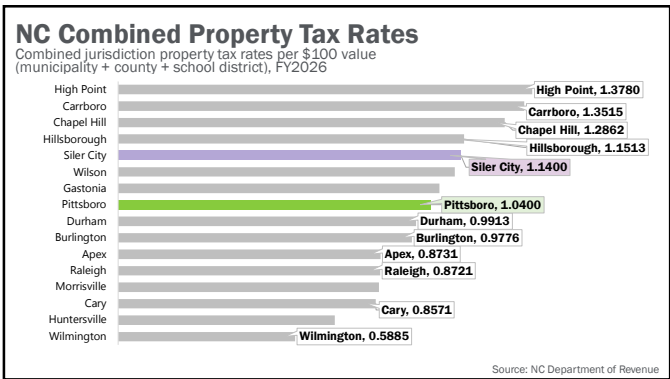
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196



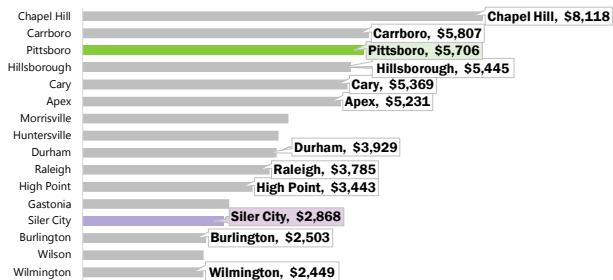
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2026 Median Residential Property Tax

Combined local property tax rates (FY2026) applied to that city's median home value, March 2026



Source: NC Department of Revenue; Zillow

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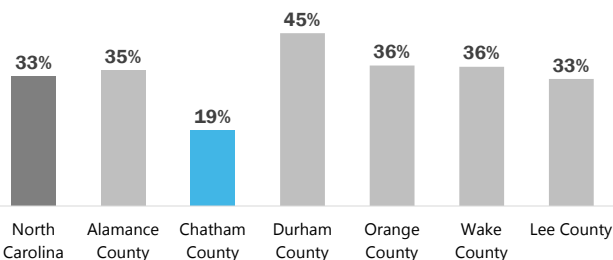
Housing

Rental Housing

200

Percent of Households Renting

Share of renter-occupied households, 2020-2024 ACS



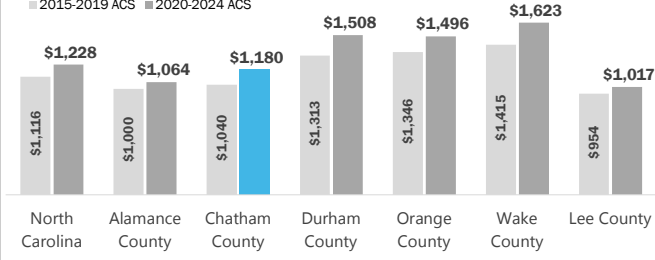
Source: American Community Survey (2020-2024 5-Year Estimates)

201

Median Rent

Median rent estimated by the American Community Survey

■ 2015-2019 ACS ■ 2020-2024 ACS

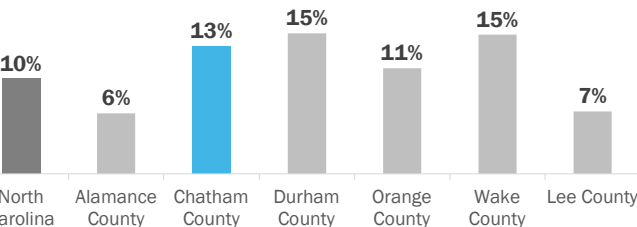


Source: American Community Survey (2015-2019 & 2020-2024 5-Year Estimates)

202

Increase in Median Rent 2019 to 2024

Change in median rent between 2020-2024 ACS five-year estimates

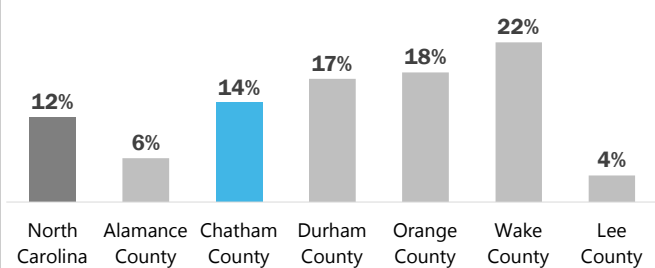


Source: American Community Survey (2020-2024 5-Year Estimates)

203

Renters Paying Over \$2,000 per Month

Percentage of renters paying more than \$2,000 per month in rent

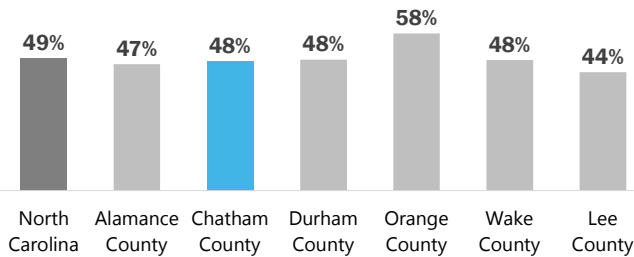


Source: American Community Survey (2020-2024 5-Year Estimates)

204

Cost-Burdened Renting Households

Percent of households who pay more than 30% of their household income on gross rent



Source: American Community Survey (2020-2024 5-Year Estimates)

205

Local and North Carolina Fair Market Rent

Fair Market Rent (FMR): FMR is HUD's best estimate of what a household seeking a modest rental home in a short amount of time can expect to pay for rent and utilities in the current market, 2025

	North Carolina	Durham-CH HMFA	Chatham	Raleigh MSA	Alamance	Orange
0 Bedroom	\$1,173	\$1,548	\$1,548	\$1,533	\$869	\$1,548
1 Bedroom	\$1,232	\$1,637	\$1,637	\$1,592	\$1,099	\$1,637
2 Bedroom	\$1,411	\$1,872	\$1,872	\$1,763	\$1,217	\$1,872
3 Bedroom	\$1,800	\$2,334	\$2,334	\$2,192	\$1,532	\$2,334
4 Bedroom	\$2,227	\$2,807	\$2,807	\$2,961	\$1,806	\$2,807

Note: Durham-Chapel Hill HMFA includes Orange, Durham, Chatham, and Person Counties, though Person FMR is calculated separately

Source: National Low Income Housing Coalition, Out of Reach Report

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2025 Housing Wage

Fair Market Rent (FMR): FMR is HUD's best estimate of what a household seeking a modest rental home in a short amount of time can expect to pay for rent and utilities in the current market, 2025

	North Carolina	Durham-CH HMFA	Chatham	Raleigh MSA	Alamance	Orange
0 Bedroom	\$22.56	\$29.77	\$29.77	\$29.48	\$16.71	\$29.77
1 Bedroom	\$23.69	\$31.48	\$31.48	\$30.62	\$21.13	\$31.48
2 Bedroom	\$27.14	\$36.00	\$36.00	\$33.90	\$23.40	\$36.00
3 Bedroom	\$34.62	\$44.88	\$44.88	\$42.15	\$29.46	\$44.88
4 Bedroom	\$42.83	\$53.98	\$53.98	\$56.94	\$34.73	\$53.98

Note: Durham-Chapel Hill HMFA includes Orange, Durham, Chatham, and Person Counties, though Person FMR is calculated separately

Source: National Low Income Housing Coalition, Out of Reach Report

207

2025 Annual Housing Wage

Fair Market Rent (FMR): FMR is HUD's best estimate of what a household seeking a modest rental home in a short amount of time can expect to pay for rent and utilities in the current market, 2025

	North Carolina	Durham-CH HMFA	Chatham	Raleigh MSA	Alamance	Orange
0 Bedroom	\$46,800	\$61,921	\$61,921	\$61,318	\$34,757	\$61,921
1 Bedroom	\$49,275	\$65,478	\$65,478	\$63,690	\$43,950	\$65,478
2 Bedroom	\$56,451	\$74,880	\$74,880	\$70,512	\$48,672	\$74,880
3 Bedroom	\$72,009	\$93,350	\$93,350	\$87,672	\$61,277	\$93,350
4 Bedroom	\$89,086	\$112,278	\$112,278	\$118,435	\$72,238	\$112,278

Note: Durham-Chapel Hill HMFA includes Orange, Durham, Chatham, and Person Counties, though Person FMR is calculated separately

Source: National Low Income Housing Coalition, Out of Reach Report

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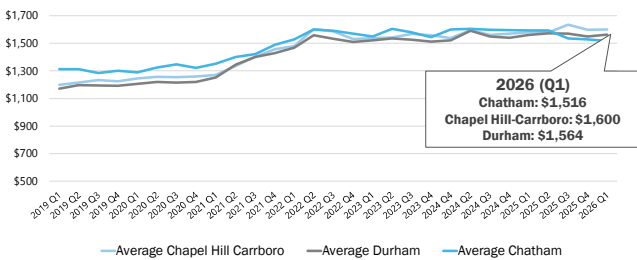
Housing

Multifamily Rental

209

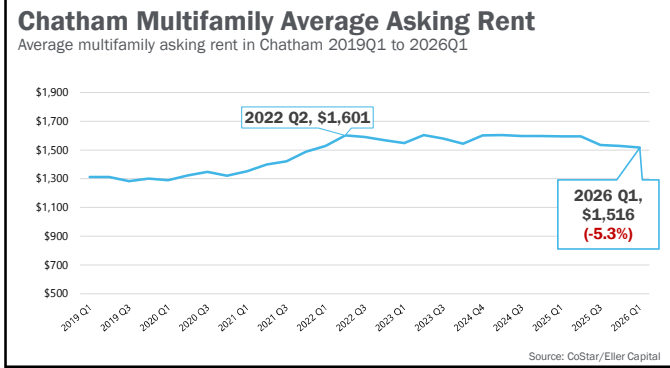
Multifamily Average Asking Rent 2019 to 2026

Average multifamily asking rent in Chatham, Chapel Hill-Carrboro, and Durham 2019Q1 to 2026Q1

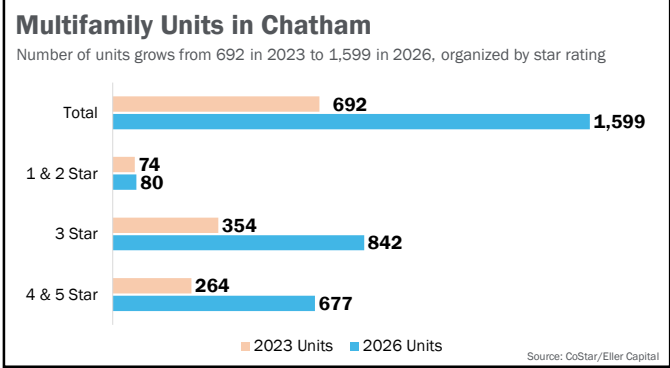


Source: CoStar/Elier Capital

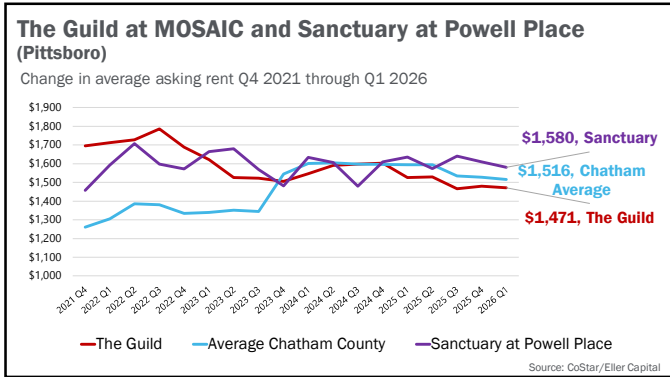
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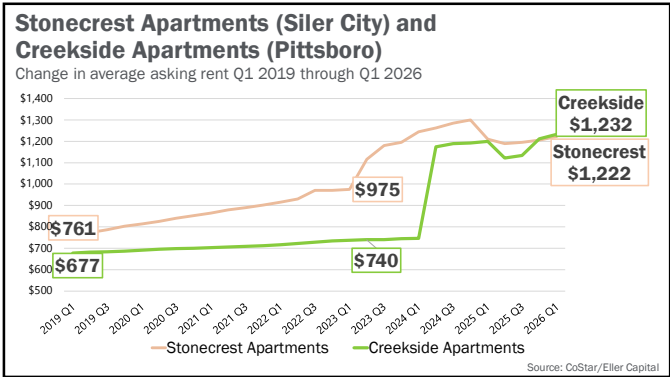
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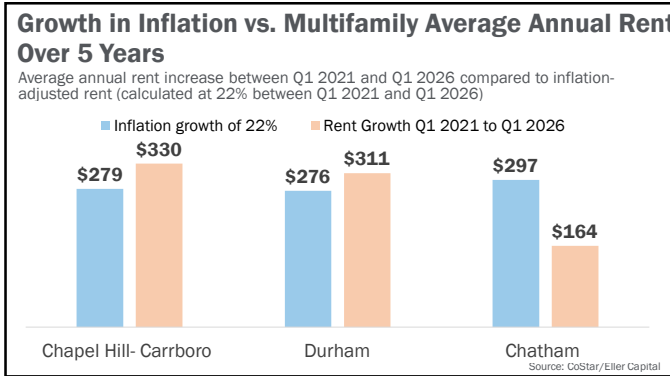
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Chatham
Chamber of Commerce

Presented by:

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State of Chatham

CHATHAM COUNTY
NORTH CAROLINA

TRIVIA

Hosted by Chris O'Brien of:

1. Chatham County, established in 1791, was named for which British politician and first Earl of Chatham?

A. William Pitt
B. William Pitt
C. King George III
D. William Pitt

2. Approximately how many people attended Chatham's 2022 Point in Time Count?

A. 500
B. 700
C. 1,000
D. 1,500

3. According to the most recent Census of Agriculture, Chatham County is known for which of the following crops?

A. Corn
B. Soybeans
C. Wheat
D. Rice

4. Which of the following is NOT a Chatham County business?

A. Star City Hardware
B. Chatham County Bank
C. Star City Stationery
D. Chatham County Bank

5. Chatham Park Community offers many programs, including:

A. Job training
B. Financial counseling
C. Substance abuse counseling
D. All of the above

?

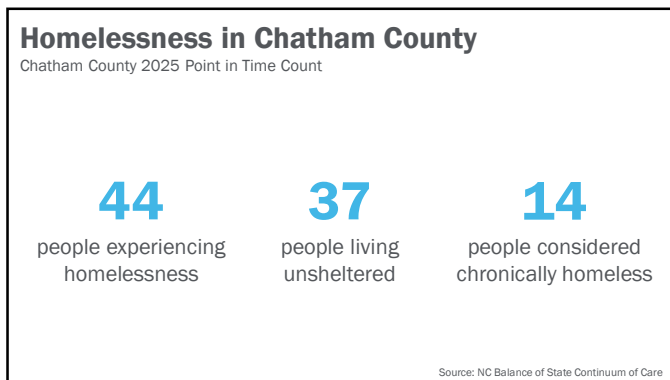
READY?

217

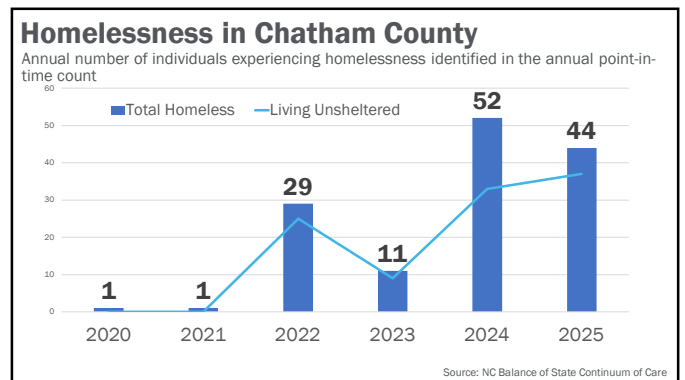
Community Health

Homelessness and Poverty

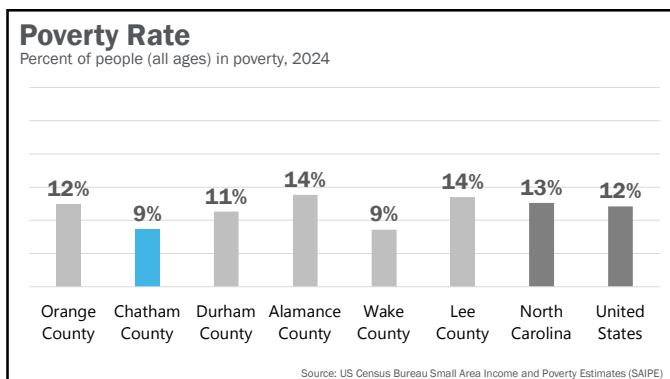
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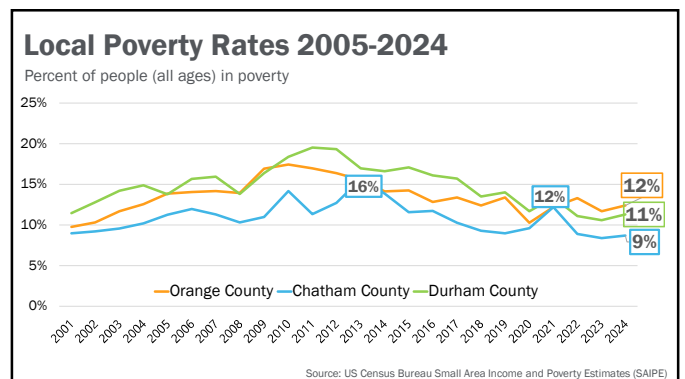
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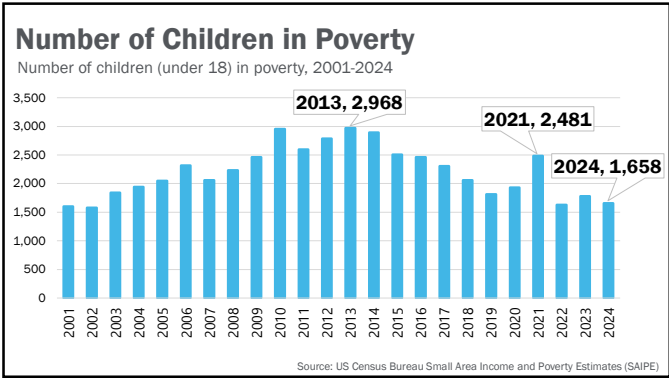
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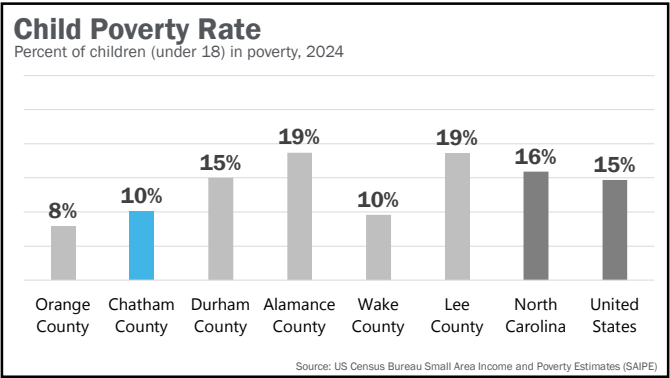
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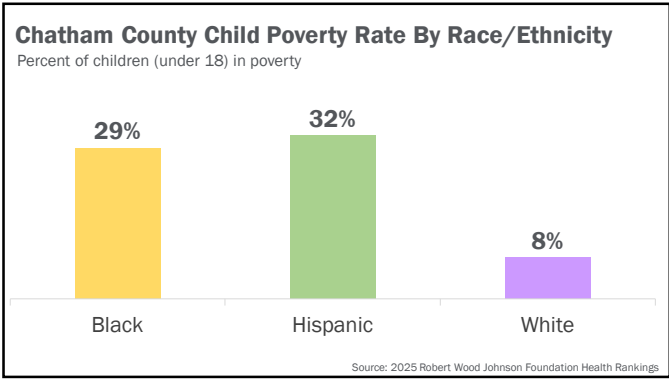
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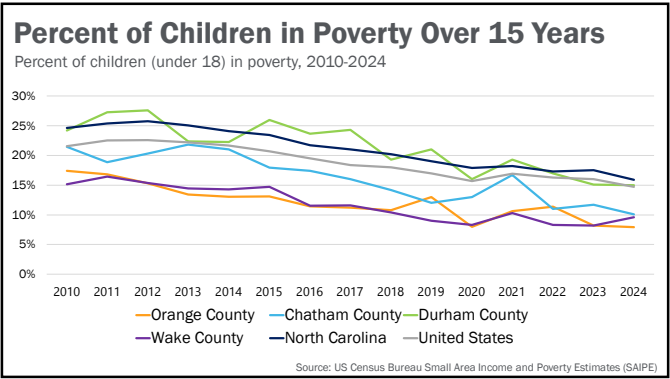
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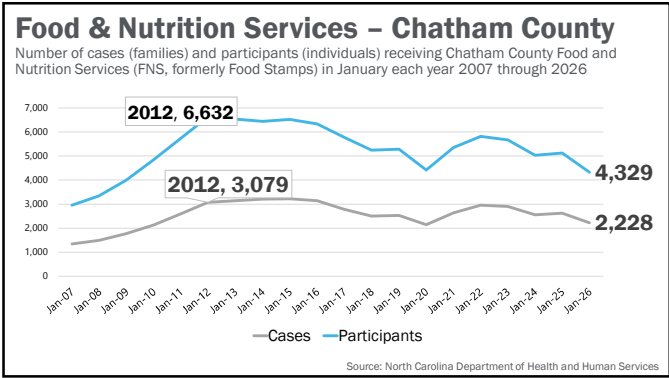
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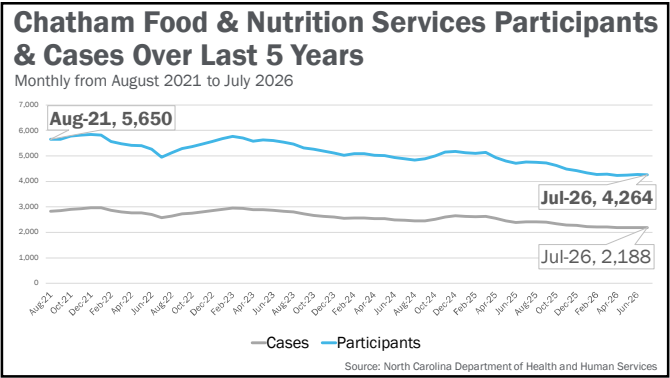
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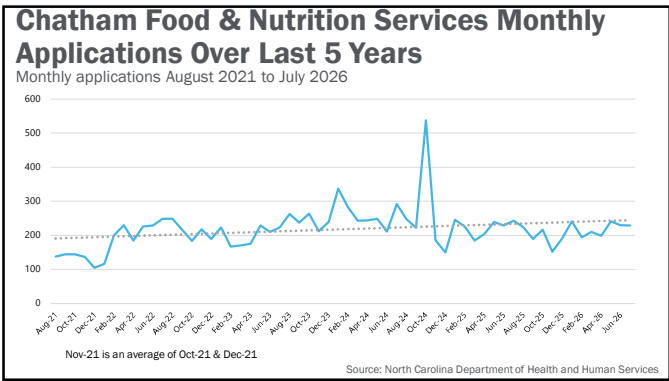
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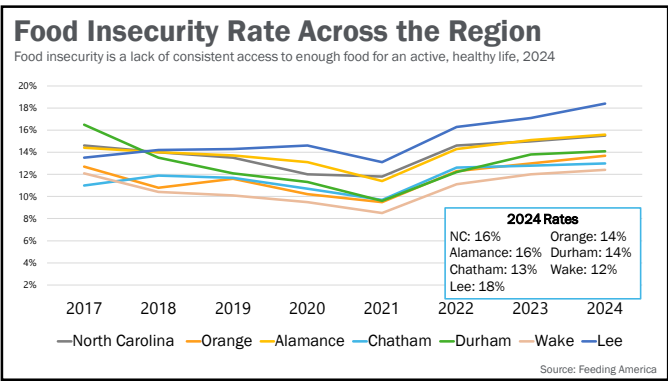
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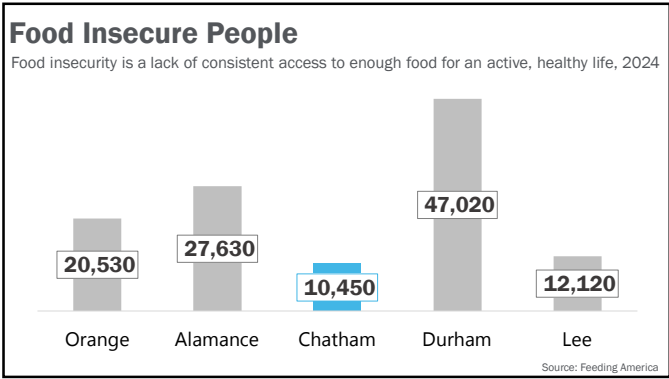
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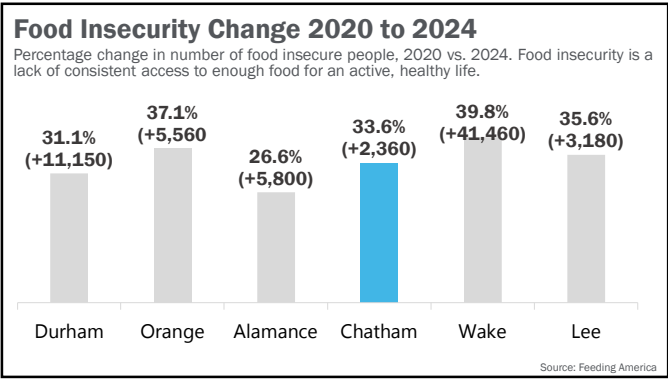
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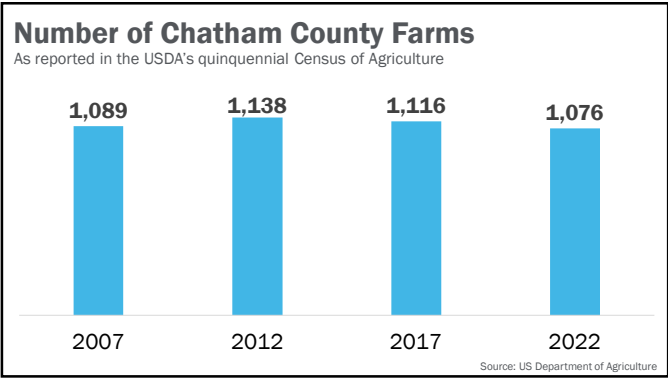
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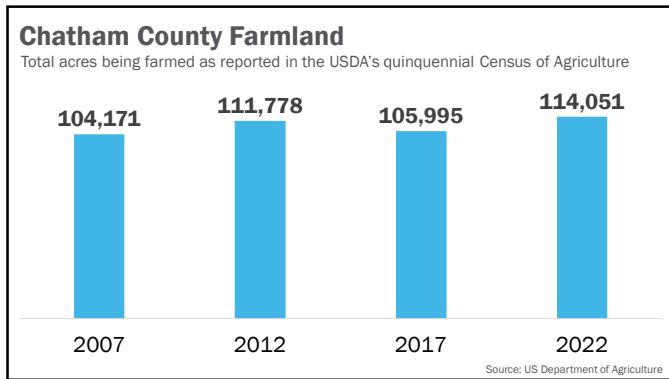
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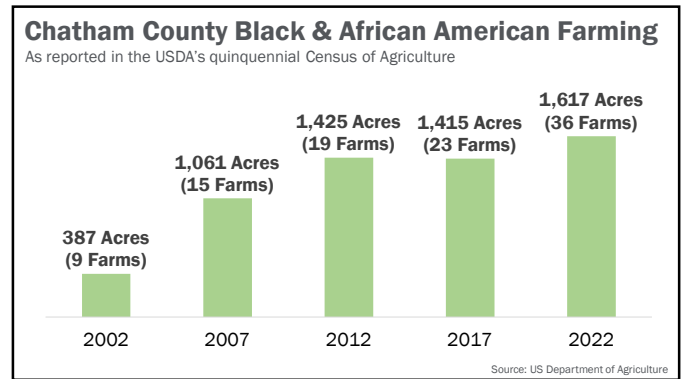
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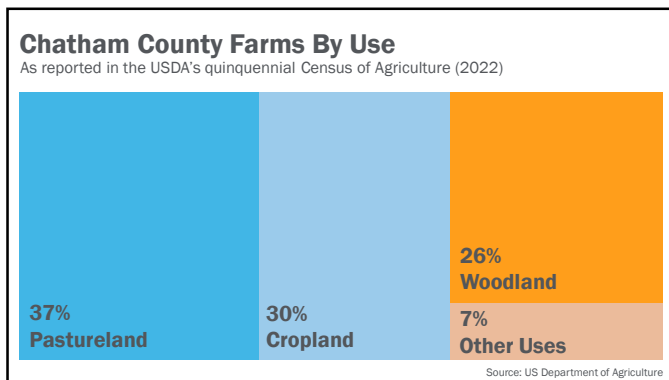
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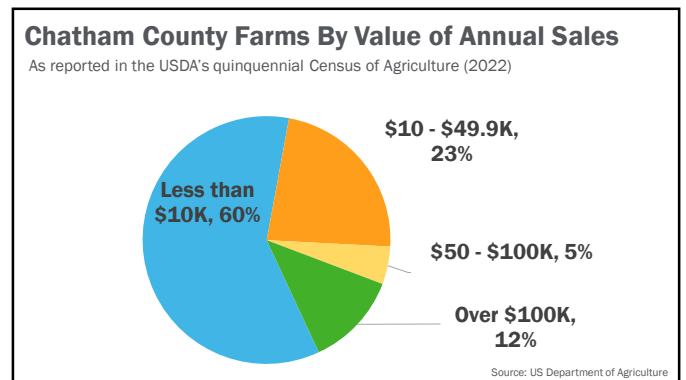
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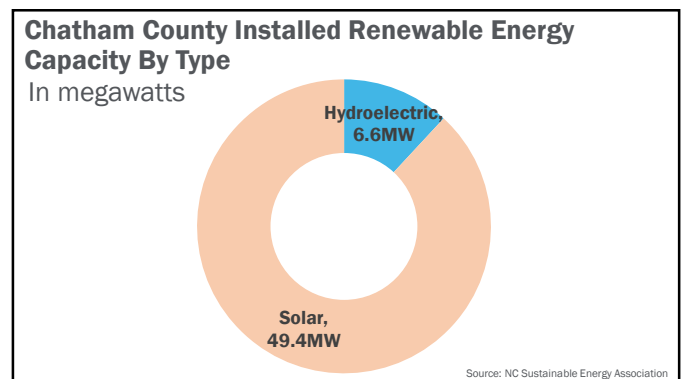
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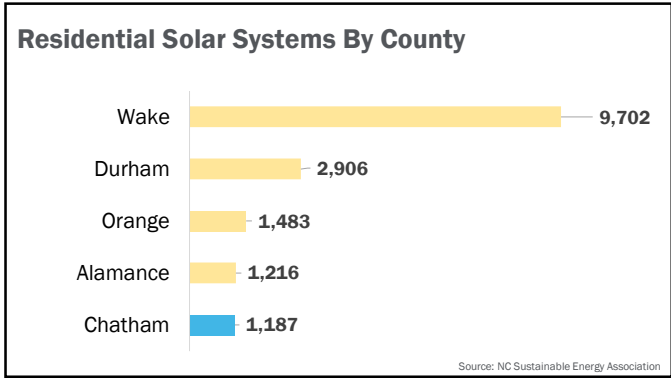
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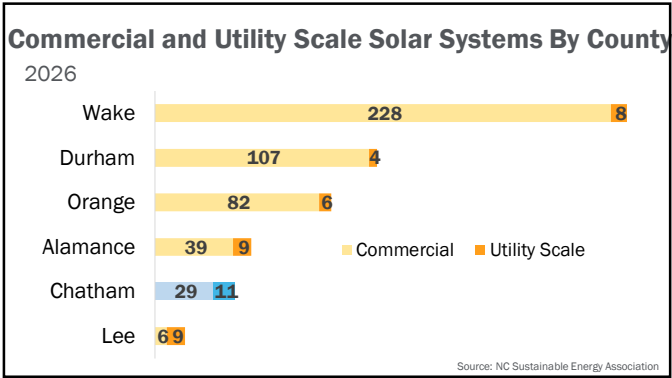
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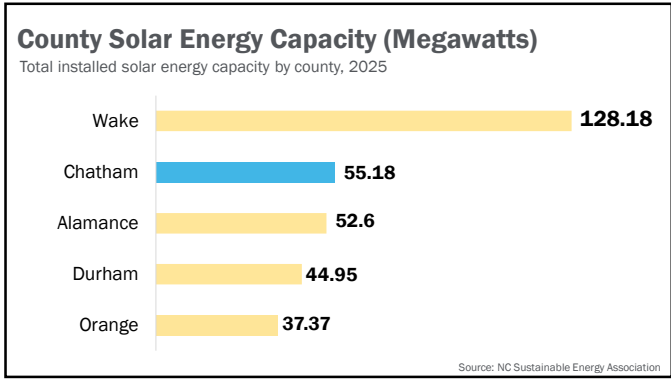
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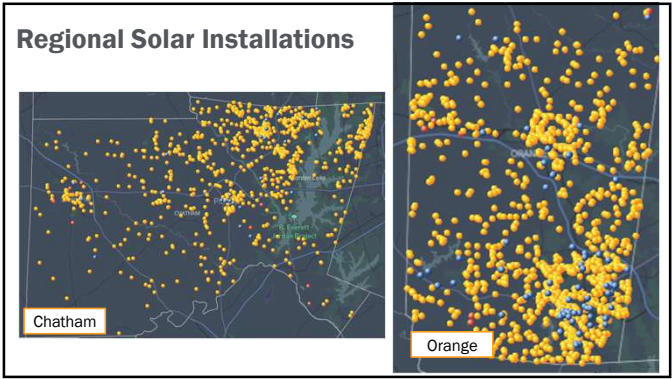
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2026 Chatham Chamber Major Investors

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Fidelity Bank **Mountainaire** **REEVES FARM** **SUNROCK**

& Our Chamber Advocates

AV **CENTURY 21** **COLDWELL BANKER** **Edward Jones**

ENBRIDGE **Pinnacle** **UNC HEALTH** **WEST END**

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Chamber of Commerce

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