

As of December 1, 2024.

**Table 1. Labor Force and Employment in the Durham-Chapel Hill HMA, 2010 Through November 2024**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	12 Months Ending	
															November 2023	November 2024
Labor Force	263.8	266.6	273.0	273.5	275.9	281.0	288.7	289.9	295.2	305.4	297.3	301.4	316.8	322.8	322.3	326.9
Resident Employment	242.5	245.4	252.4	256.8	262.2	267.1	275.8	278.3	284.8	295.0	279.6	289.0	306.7	313.0	312.5	316.6
Unemployment	21.2	21.2	20.6	16.7	13.8	13.9	12.9	11.6	10.4	10.4	17.7	12.4	10.1	9.8	9.8	10.4
Unemployment Rate (%)	8.0	7.9	7.5	6.1	5.0	4.9	4.5	4.0	3.5	3.4	6.0	4.1	3.2	3.0	3.0	3.2
Total Nonfarm Payroll Jobs	274.8	277.4	283.5	288.7	295.2	301.8	310.1	315.3	320.8	324.9	314.0	326.8	338.6	346.8	346.2	354.4
Goods-Producing Sectors	41.6	40.3	39.6	40.4	40.6	41.1	41.0	40.6	40.8	41.1	39.3	39.6	39.1	39.5	39.5	39.9
Mining, Logging, & Construction	7.1	7.1	6.7	6.6	6.9	7.4	7.8	8.1	8.6	9.1	9.2	9.5	9.9	10.4	10.3	11.0
Manufacturing	34.4	33.2	32.9	33.9	33.7	33.8	33.2	32.5	32.2	32.0	30.1	30.1	29.2	29.2	29.2	28.8
Service-Providing Sectors	233.2	237.1	244.0	248.3	254.6	260.6	269.1	274.7	280.0	283.8	274.7	287.3	299.5	307.3	306.7	314.5
Wholesale & Retail Trade	29.8	30.4	31.8	31.9	32.0	32.0	31.8	32.2	32.5	32.7	31.3	32.3	33.1	33.1	33.1	32.9
Wholesale Trade	7.7	7.8	8.7	8.6	8.1	7.5	7.2	7.7	8.1	8.5	8.4	8.7	9.4	9.5	9.5	9.4
Retail Trade	22.1	22.6	23.1	23.3	23.9	24.5	24.6	24.5	24.4	24.2	22.9	23.6	23.7	23.6	23.6	23.5
Transportation & Utilities	3.6	4.0	4.6	5.1	5.4	5.5	5.8	6.0	6.5	6.9	8.2	8.8	8.5	7.6	7.7	7.2
Information	3.4	3.3	3.5	3.8	4.2	4.6	4.9	4.6	4.6	5.2	5.5	5.7	6.0	6.1	6.1	6.1
Financial Activities	12.4	12.6	12.7	12.8	13.5	14.0	14.6	14.9	15.1	15.4	16.1	17.4	16.7	16.9	16.9	16.9
Professional & Business Services	35.3	35.8	36.7	36.2	37.1	39.2	41.7	42.7	44.8	45.5	46.6	53.0	59.1	61.4	61.2	63.2
Education & Health Services	52.9	56.3	58.4	59.8	61.1	62.5	65.1	68.2	70.5	72.5	71.5	72.6	73.0	75.7	75.5	78.4
Leisure & Hospitality	21.9	22.6	23.1	24.3	25.6	26.4	27.1	27.8	28.0	28.6	21.3	23.0	25.8	27.8	27.6	29.4
Other Services	9.7	9.9	10.3	10.6	10.7	11.2	11.7	11.5	11.5	12.2	11.5	12.1	12.9	13.1	13.1	13.2
Government	64.3	62.3	63.0	63.9	65.0	65.3	66.5	66.8	66.6	65.0	62.7	62.4	64.5	65.7	65.6	67.2
Federal	5.9	5.8	5.9	6.1	6.2	6.4	6.5	6.6	6.5	6.7	6.9	6.9	6.8	6.7	6.7	6.9
State	38.5	36.9	37.3	37.9	38.8	38.9	39.7	40.0	39.7	37.7	36.1	35.5	37.3	38.0	37.9	38.9
Local	19.8	19.6	19.7	19.9	20.0	20.1	20.4	20.2	20.4	20.6	19.6	19.9	20.5	21.0	20.9	21.5

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands.  
Source: U.S. Bureau of Labor Statistics



As of December 1, 2024.

Table 2. Population and Household Trends in the Durham-Chapel Hill HMA, 2010 to Forecast

	2010	2020	Current	Forecast	Average Annual Change					
					2010 to 2020		2020 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Durham-Chapel Hill HMA	504,357	588,911	620,600	643,500	8,450	1.6	6,800	1.1	7,650	1.2
Households										
Durham-Chapel Hill HMA	202,476	239,176	259,200	272,200	3,675	1.7	4,300	1.7	4,325	1.6

Notes: The current date is December 1, 2024. The forecast date is December 1, 2027.  
Sources: 2010 and 2020—2010 Census and 2020 Census; current and forecast—estimates by the analyst



As of December 1, 2024.

**Table 3. Housing Inventory, Tenure, and Vacancy in the Durham-Chapel Hill HMA, 2010, 2020, and Current**

	Durham-Chapel Hill HMA		
	2010	2020	Current
Total Housing Inventory	222,760	258,001	284,225
Occupied Units	202,476	239,176	259,200
Owner-Occupied	121,650	140,611	152,200
%	60.1	58.8	58.7
Renter-Occupied	80,826	98,565	107,000
%	39.9	41.2	41.3
Vacant Units	20,284	18,825	25,025
Available Units	11,767	8,988	15,975
For Sale	3,250	1,970	2,475
Rate (%)	2.6	1.4	1.6
For Rent	8,517	7,018	13,500
Rate (%)	9.5	6.6	11.2
Other Vacant	8,517	9,837	9,050

Notes: The current date is December 1, 2024. In this analysis conducted by the U.S. Department of Housing and Urban Development (HUD), other vacant units include all vacant units that are not available for sale or for rent. The term therefore includes units rented or sold but not occupied; held for seasonal, recreational, or occasional use; used by migrant workers; and the category specified as “other” vacant by the U.S. Census Bureau. Sources: 2010 and 2020—2010 Census and 2020 Census; current—estimates by the analyst



Table 4. Residential Building Permit Activity in the Durham-Chapel Hill HMA, 2010 Through November 2024

Type of Building Permit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	12 Months Ending	
															Nov 2023	Nov 2024
Durham-Chapel Hill HMA																
Total	2,325	2,074	3,314	4,694	2,587	4,486	4,382	5,054	5,416	5,534	5,190	6,483	7,517	7,214	6,964	4,145
Sales	1,673	1,535	1,598	1,974	2,175	2,633	2,957	3,295	3,365	3,227	3,218	3,528	3,268	2,928	2,891	2,424
Rental	652	539	1,716	2,720	412	1,853	1,425	1,759	2,051	2,307	1,972	2,955	4,249	4,286	4,073	1,721

Sources: U.S. Census Bureau, Building Permits Survey; 2010 through 2023—final data and estimates by the analyst; 2024—preliminary data and estimates by the analyst



**Table 5. Median Income in the Durham-Chapel Hill HMA, 2009, 2018, and 2023**

	Median Income (\$)			Average Annual Change (%)	
	2009	2018	2023	2009 to 2018	2018 to 2023
Median Family Income	65,500	80,672	113,760	2.1	7.1
Median Household Income	49,902	62,114	83,280	2.2	6.0

Sources: Median family income—HUD, Office of Policy Development and Research; 2009 median household income—2010 Census; 2018 and 2023 median household income—U.S. Census Bureau, 2018 and 2023 American Community Survey 1-year data

