

Durham County Government FY 2026-27 Board Budget Retreat

Economic and Benchmarking Data

February 26, 2026



About this Economic and Demographic Packet

What this packet is:

- Some data points and metrics of interest that may help view trends with a little more context

How to read charts or graphs:

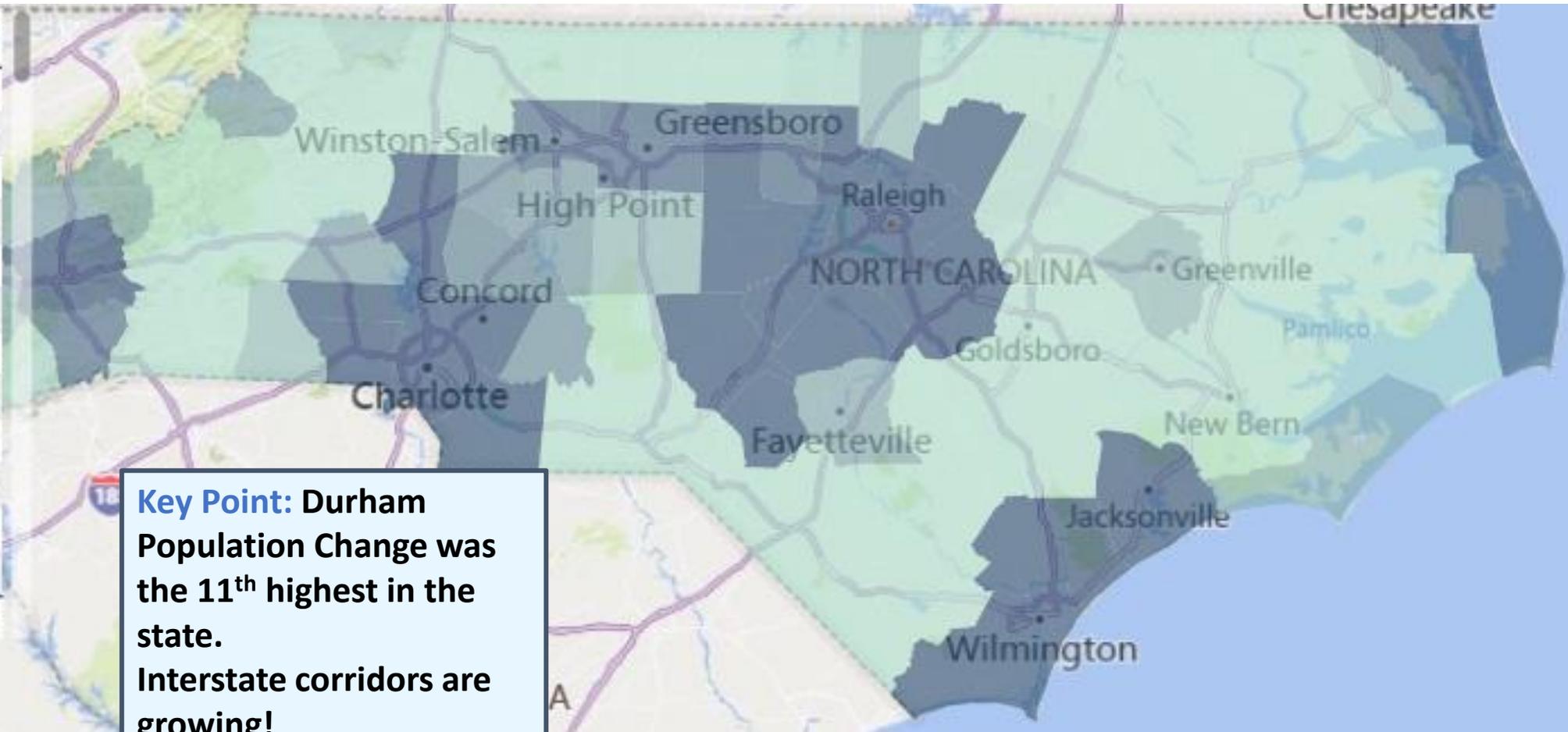
- **Key Points:** are quick takeaways that can be seen in the data
- High-level explanations of many measures are in the bottom left
- Source of data is in the bottom right

CAUTION:

- **No single measure should be viewed out of context, there are nearly always** many other factors that would be needed for the complete story
- Many data points are 2-3 years old due to final data often being delayed
- This is just a sampling of many more measures available, with some being drawn from recent economist presentations

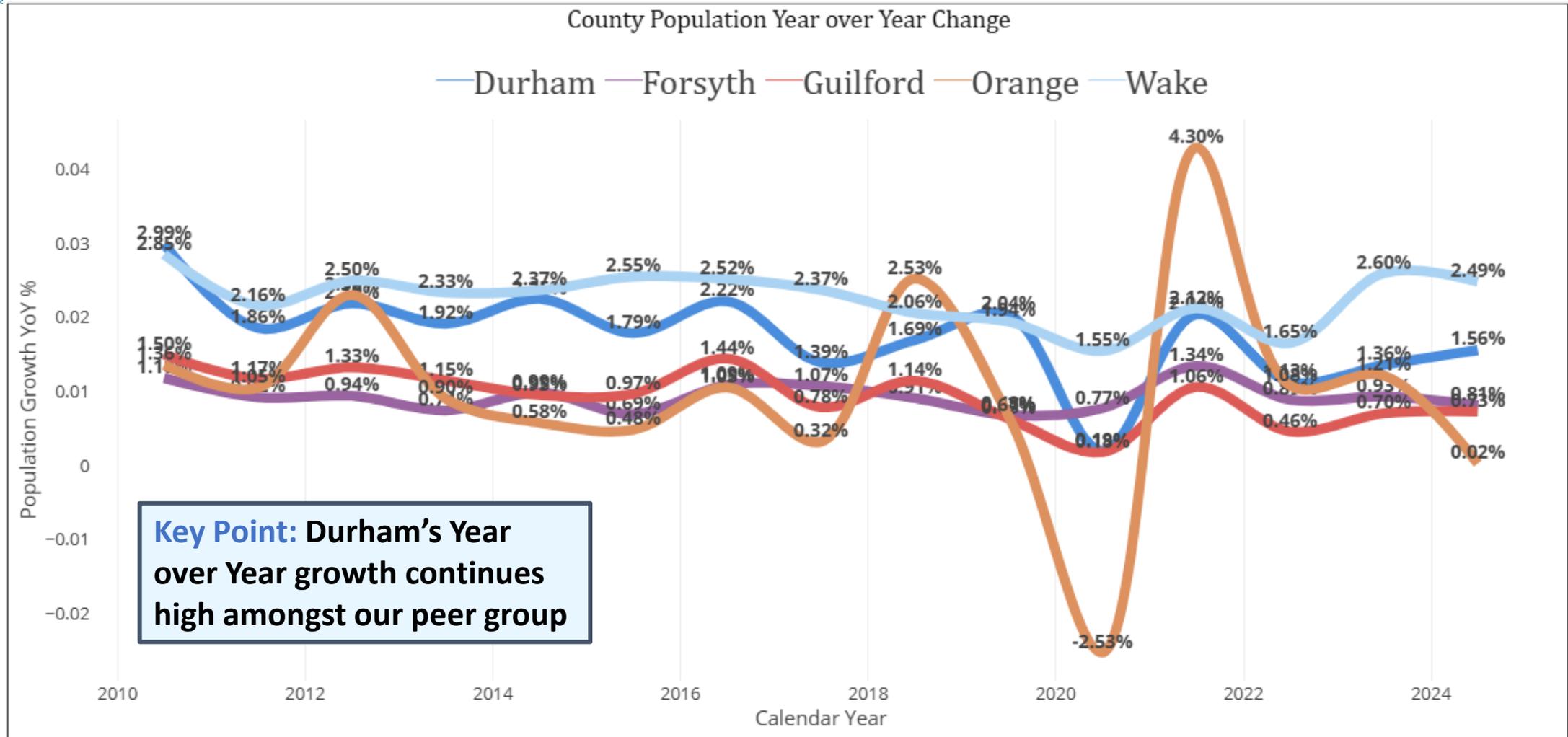
NC County Population Change 2023 vs. 2010

County/State	% Change
Brunswick, NC	48.90%
Johnston, NC	43.27%
Cabarrus, NC	34.83%
Currituck, NC	34.17%
Wake, NC	32.11%
Pender, NC	31.22%
Chatham, NC	28.53%
Union, NC	27.40%
Franklin, NC	27.02%
Mecklenburg, NC	26.54%
Durham, NC	25.90%
Iredell, NC	25.26%
Total	13.63%



Darker Blue is greater % increase --Light green is no, or negative, % change

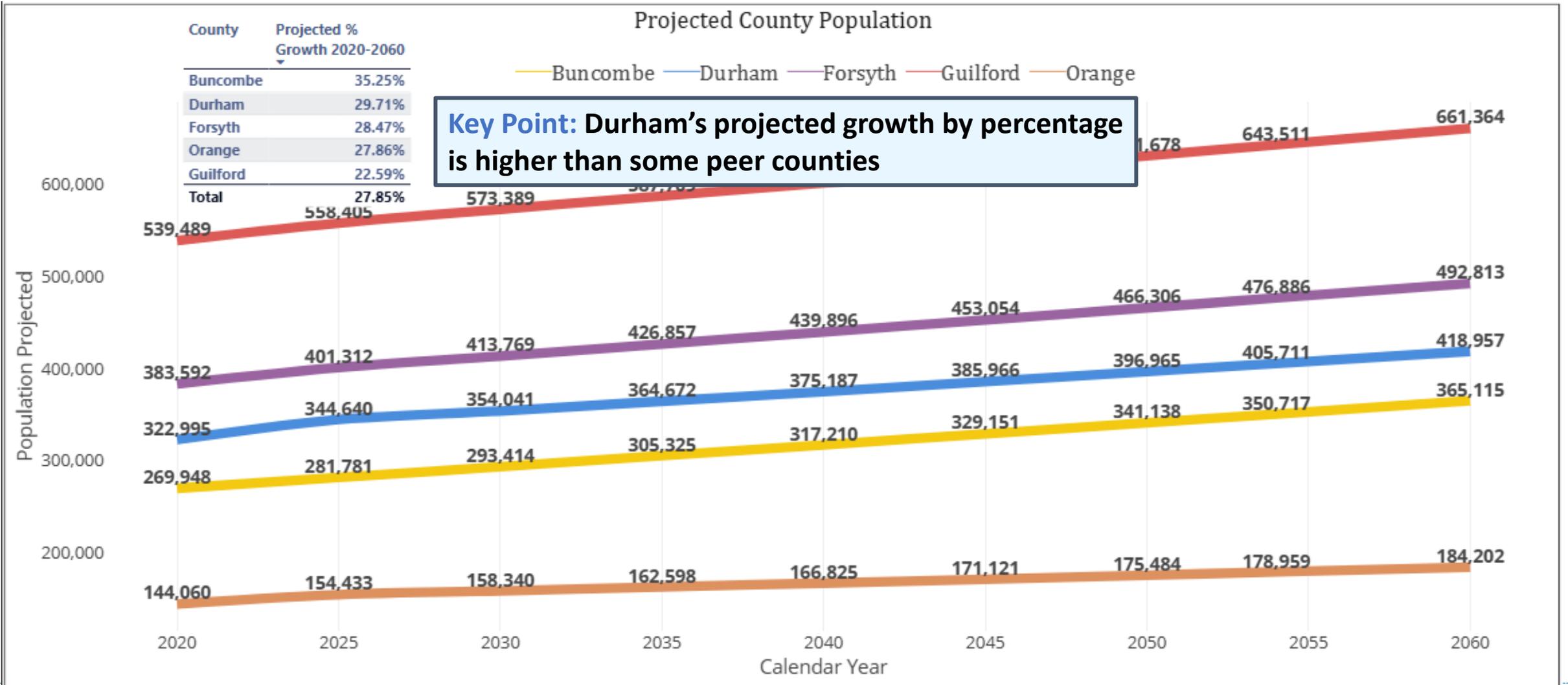
County Population % Change vs Prior Year



Orange County data for 2020 and 2021 has some variance that is likely errant

Projected Population Growth — w/out Largest Counties

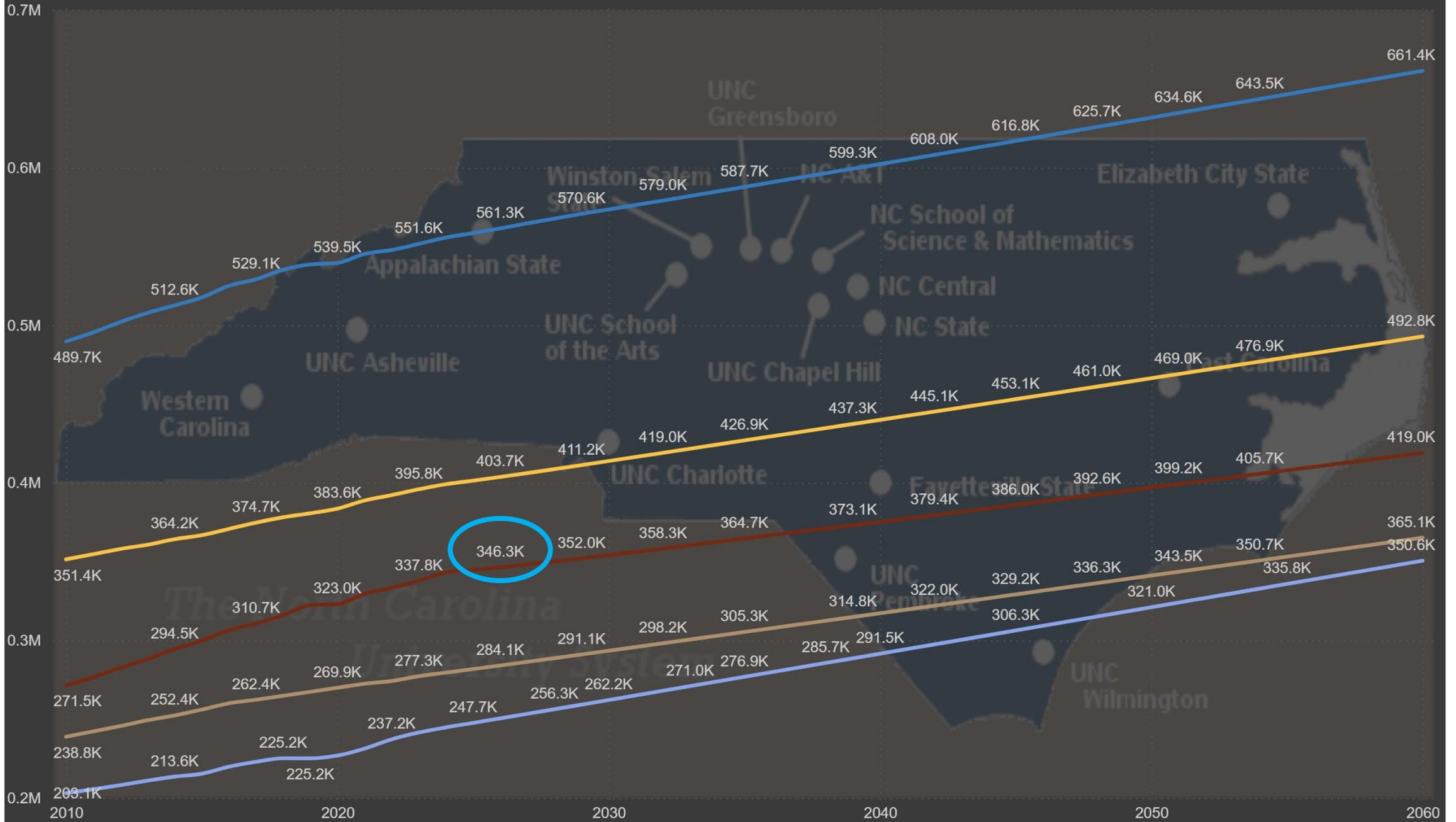
Key Point: Durham's projected growth by percentage is higher than some peer counties



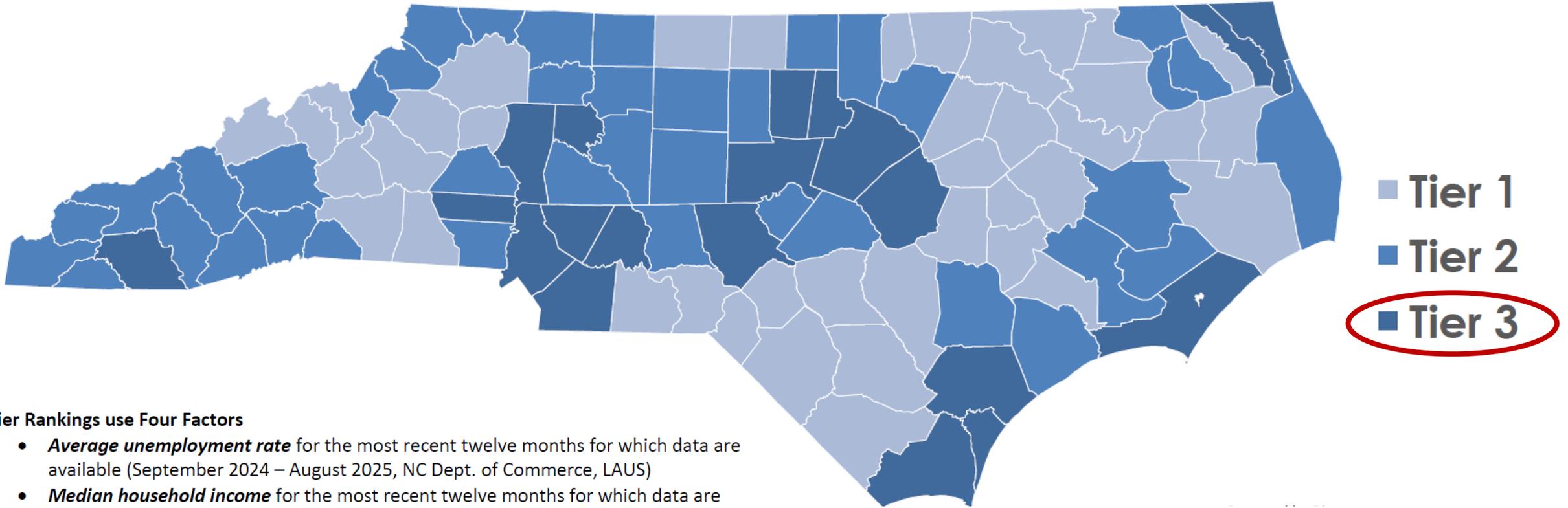
Population by Year and County

Population Growth From 1970 to 2050

County ● Buncombe ● Durham ● Forsyth ● Guilford ● New Hanover



2026 County Tier Designations



Tier Rankings use Four Factors

- **Average unemployment rate** for the most recent twelve months for which data are available (September 2024 – August 2025, NC Dept. of Commerce, LAUS)
- **Median household income** for the most recent twelve months for which data are available (2023, U.S. Census, Small Area Income & Poverty Estimates)
- **Percentage growth in population** for the most recent 36 months for which data are available (July 2021 – July 2024, NC Office of State Budget & Management)
- **Adjusted property tax base per capita** for the most recent taxable year (FY 2025-26, NC Dept. of Public Instruction)

TOTAL JOBS 234,327 2025 Q2	BIZ ESTABLISHMENTS 11,801 2025 Q2	AVERAGE WEEKLY WAGE \$1,855 2025 Q2	MEDIAN HH INCOME \$81,413 2023
UNEMPLOYMENT RATE 3.1% December 2025	EMPLOYED 180,882 December 2025	UNEMPLOYED 5,863 December 2025	LABOR FORCE 186,745 December 2025

LABOR FORCE (Local Area Unemployment Statistics)

Durham County

SNAPSHOT

3.8% Unemployment Rate
November 2025

FROM PREVIOUS MONTH
0.6 ↑
FROM LAST YEAR

TREND

Size of Labor Force

JOBS (Quarterly Census of Employment and Wages)

Durham County

SELECT AN INDUSTRY SECTOR
Total, All Industries

SNAPSHOT

234,327
Total, All Industries Jobs
2025 Q2

-2,592 ↓ (-1.1%)
JOB CHANGE OVER THE YEAR

\$1,855
AVERAGE WEEKLY WAGE

TREND

Quarterly Jobs Compared to Previous Year
Total, All Industries

COMPARISON

Unemployment Rates

DATA

	Employed Individuals	Unemployed Individuals	Unemployment Rate
November 2025	179,387	7,069	3.8%
October 2025			
September 2025	180,451	6,438	3.4%
August 2025	178,669	6,975	3.8%
July 2025	182,565	6,667	3.5%
June 2025	179,225	6,775	3.6%
May 2025	178,654	6,072	3.3%
April 2025	179,385	5,636	3.0%
March 2025	180,171	4,036	3.2%
February 2025	179,773	5,236	3.1%
January 2025	179,782	4,238	3.4%
December 2024	178,828	5,407	2.9%
November 2024	178,924	5,825	3.2%
October 2024	180,209	5,454	2.9%

Dept. Of Commerce County Data

COMPARISON

Job Change from One Year Ago
Total, All Industries

INDUSTRIES

Jobs and Percent of Area Total

Health Care and Social Assistance	44,321 (18.9%)
Professional and Scientific Services	33,902 (14.6%)
Educational Services	31,362 (13.4%)
Manufacturing	21,475 (9.2%)
Accommodation and Food	15,778 (6.7%)
Retail Trade	14,245 (4.1%)
Admin/Waste Mgmt	11,900 (5.1%)
Finance and Insurance	9,890 (4.2%)
Public Administration	8,732 (3.7%)

DATA

Total, All Industries

	Jobs	Avg Wkly Wage	Establishments
2025 Q2	234,327	\$1,855	11,801
2025 Q1	233,351	\$2,079	11,583
2024 Q4	238,404	\$1,966	11,814
2024 Q3	236,424	\$1,835	11,720
2024 Q2	236,919	\$1,800	11,565
2024 Q1	235,248	\$1,983	11,563
2023 Q4	235,175	\$1,824	11,287
2023 Q3	233,326	\$1,739	11,029
2023 Q2	233,589	\$1,702	10,736
2023 Q1	230,908	\$1,855	10,562
2022 Q4	230,783	\$1,686	10,954
2022 Q3	228,675	\$1,667	10,771
2022 Q2	227,092	\$1,576	10,527
2022 Q1	225,349	\$1,715	10,303
2021 Q4	227,905	\$1,702	9,929

DEMOGRAPHICS AND COMMUTING

Durham County

POPULATION

337,263
Certified Population Estimate
2023

2,754 (0.8%)
CHANGE FROM PREVIOUS YEAR

0
CHANGE FROM FIVE YEARS AGO

POPULATION BY RACE

And Hispanic Ethnicity

White	
Black	
Hispanic Population	52,541 (15.6% of total population)

EDUCATION

Population Age 25+

Less than High School	9.3%
HS Diploma or GED	16.3%
Some College	14.0%
Associate's Degree	6.9%
Bachelor's Degree	27.6%
Graduate Degree	25.9%

POPULATION AGE

0 to 17	20.7%
18 to 24	10.8%
25 to 54	42.5%
55 to 64	11.0%
65+	15.0%

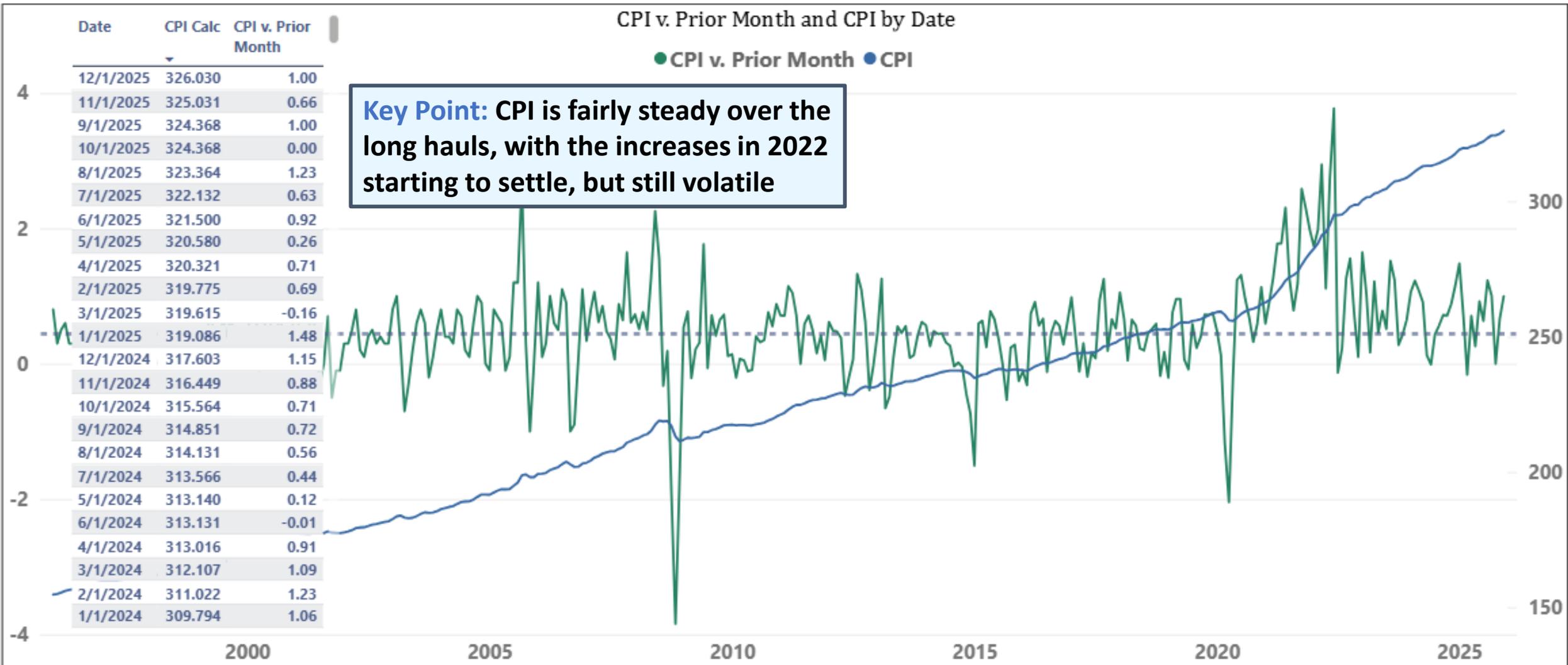
COMMUTING

HOUSEHOLDS

Median Household Income
\$81,413

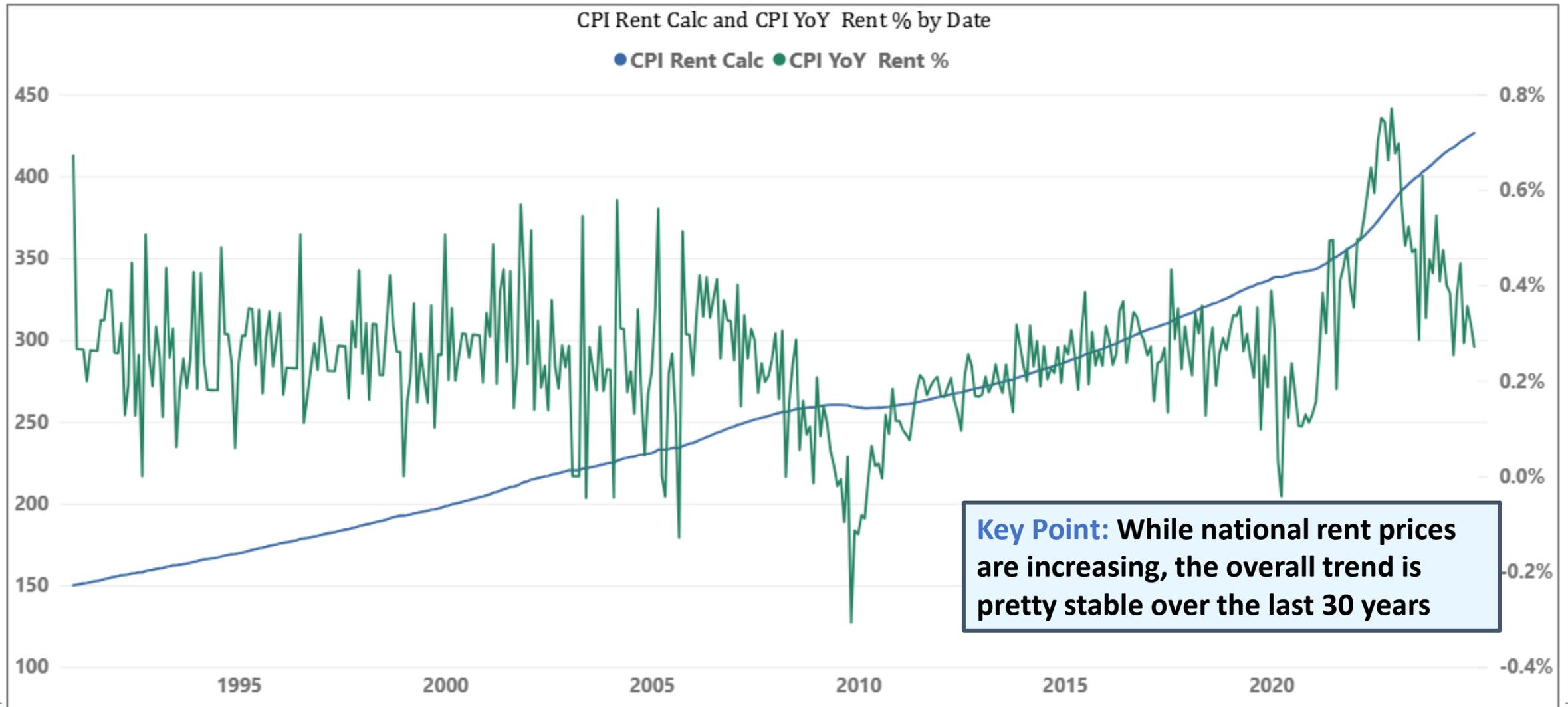
Poverty Rate
10.6%

National Consumer Price Index (CPI)



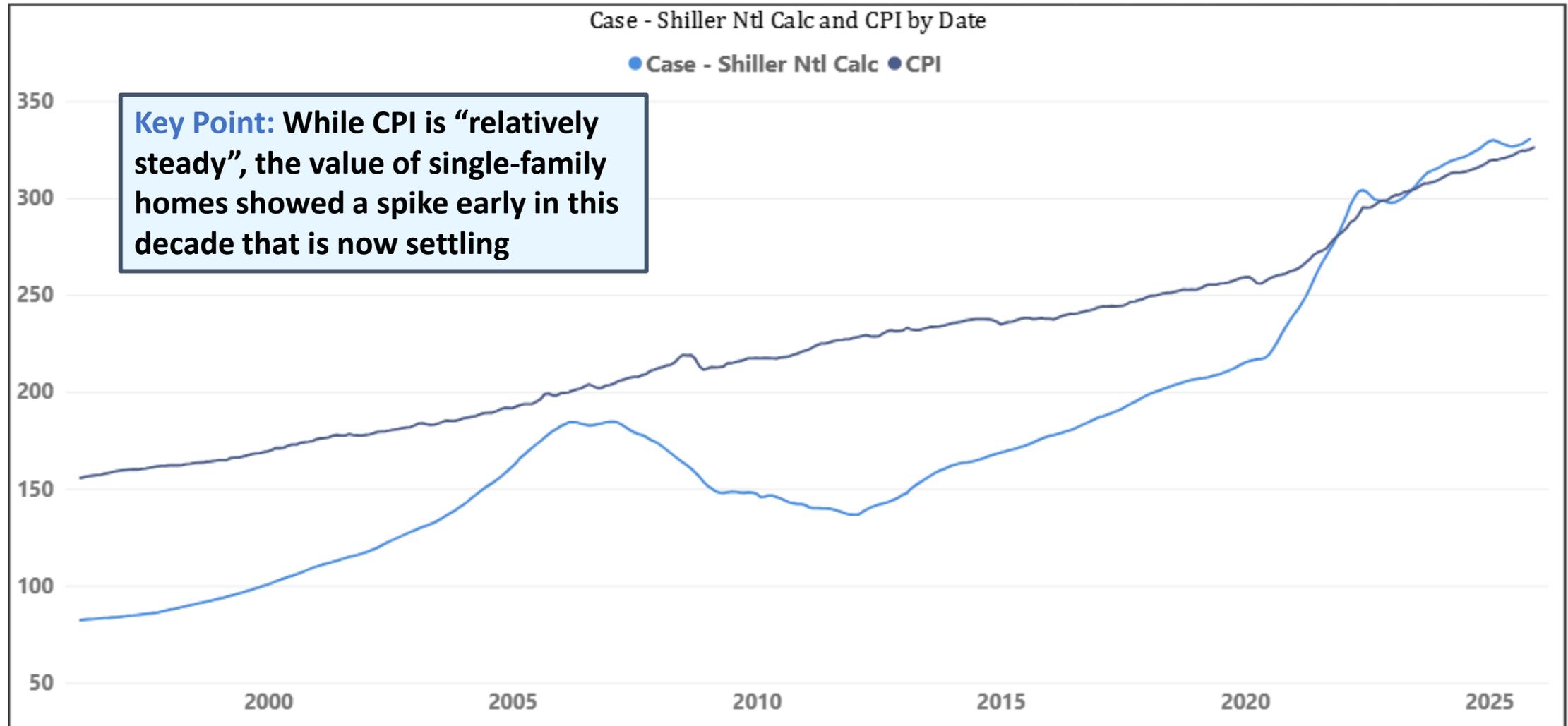
CPI is a measure of the average change over time in the prices paid by urban consumers for a market basket of consumer goods and services

National CPI - RENT of Primary Residence



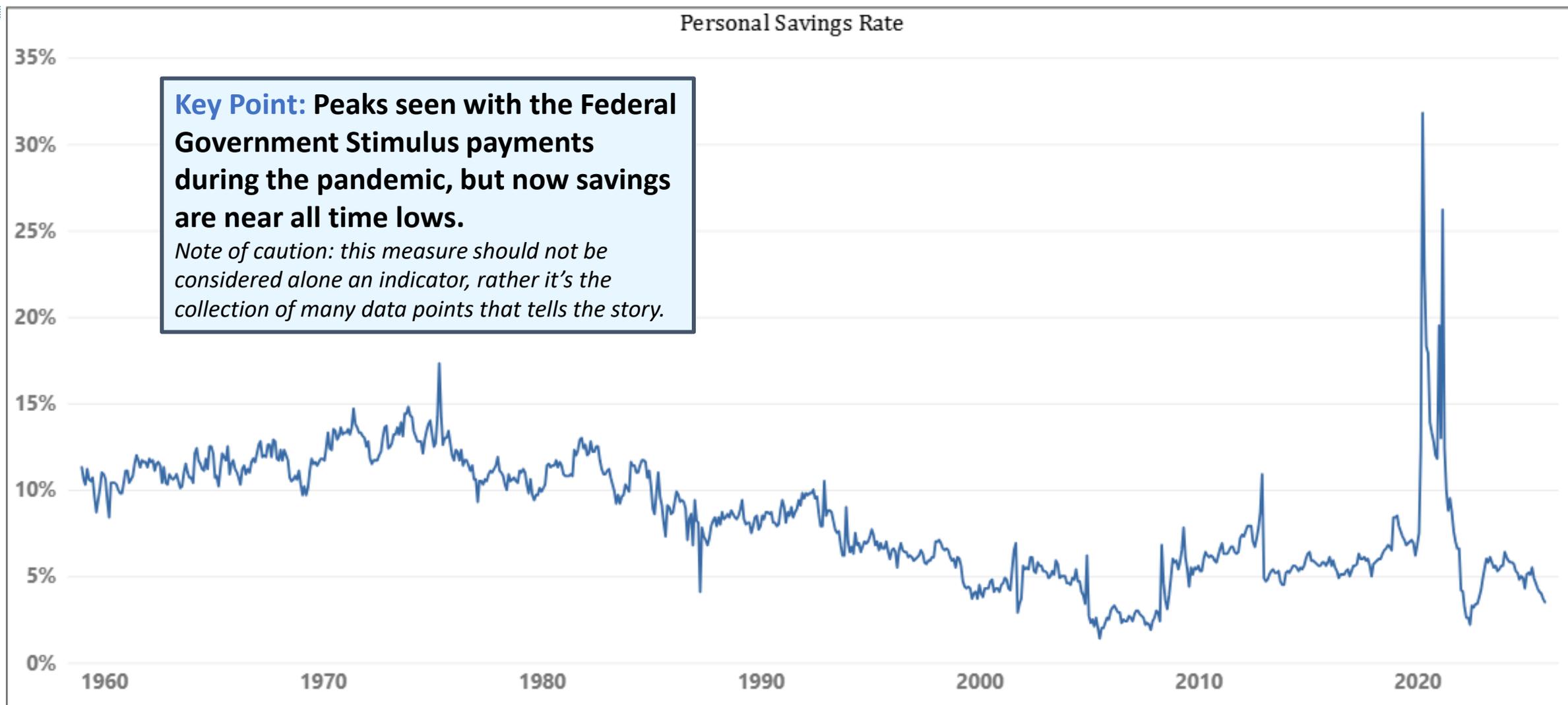
Rent of primary residence (rent) measure the majority of the change in the shelter cost consumers experience.

Case – Shiller *(National value of Single-Family homes)* and CPI



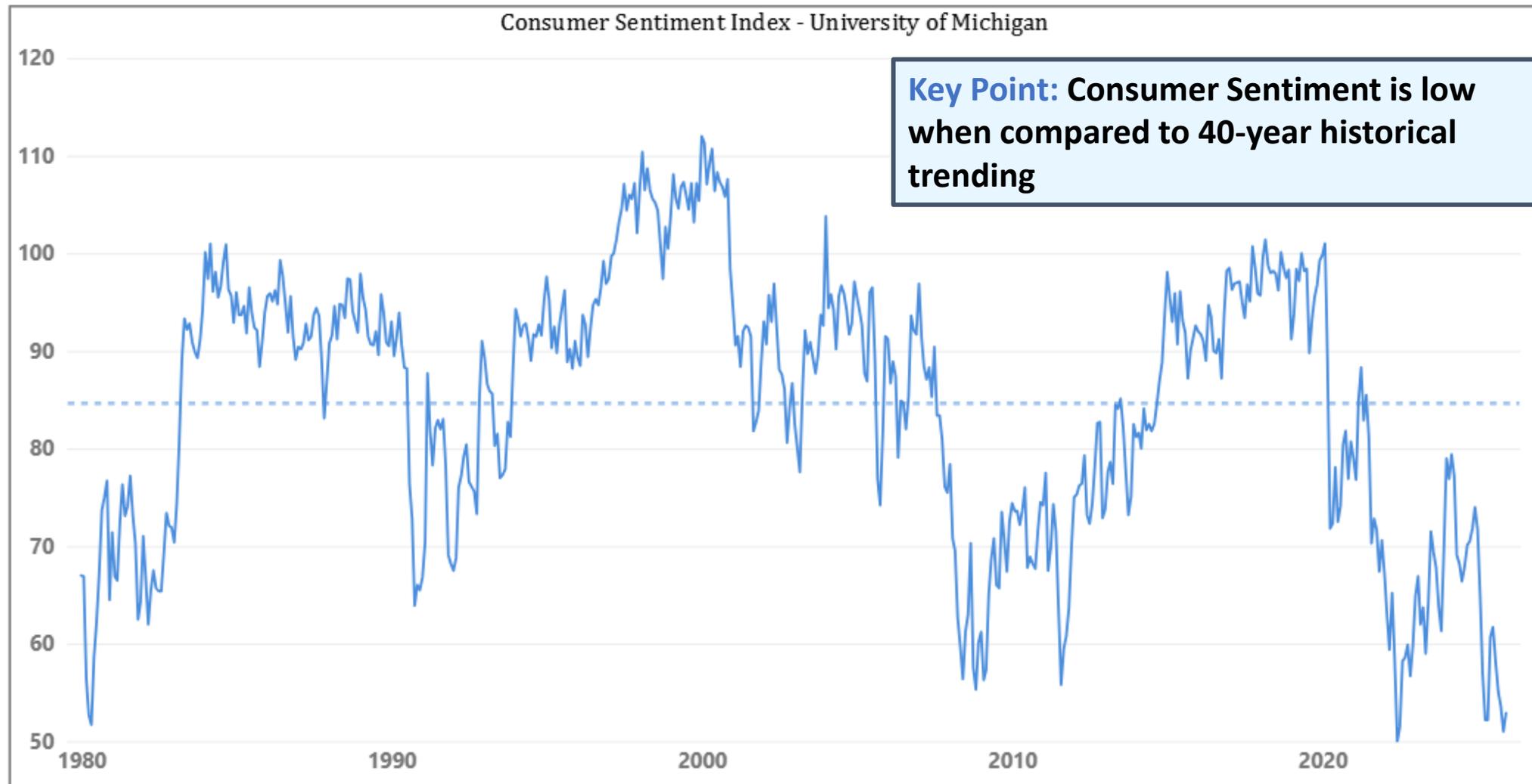
Case-Shiller Index tracks monthly change in the value of single-family U.S. homes at the National Level

Personal Savings Rate



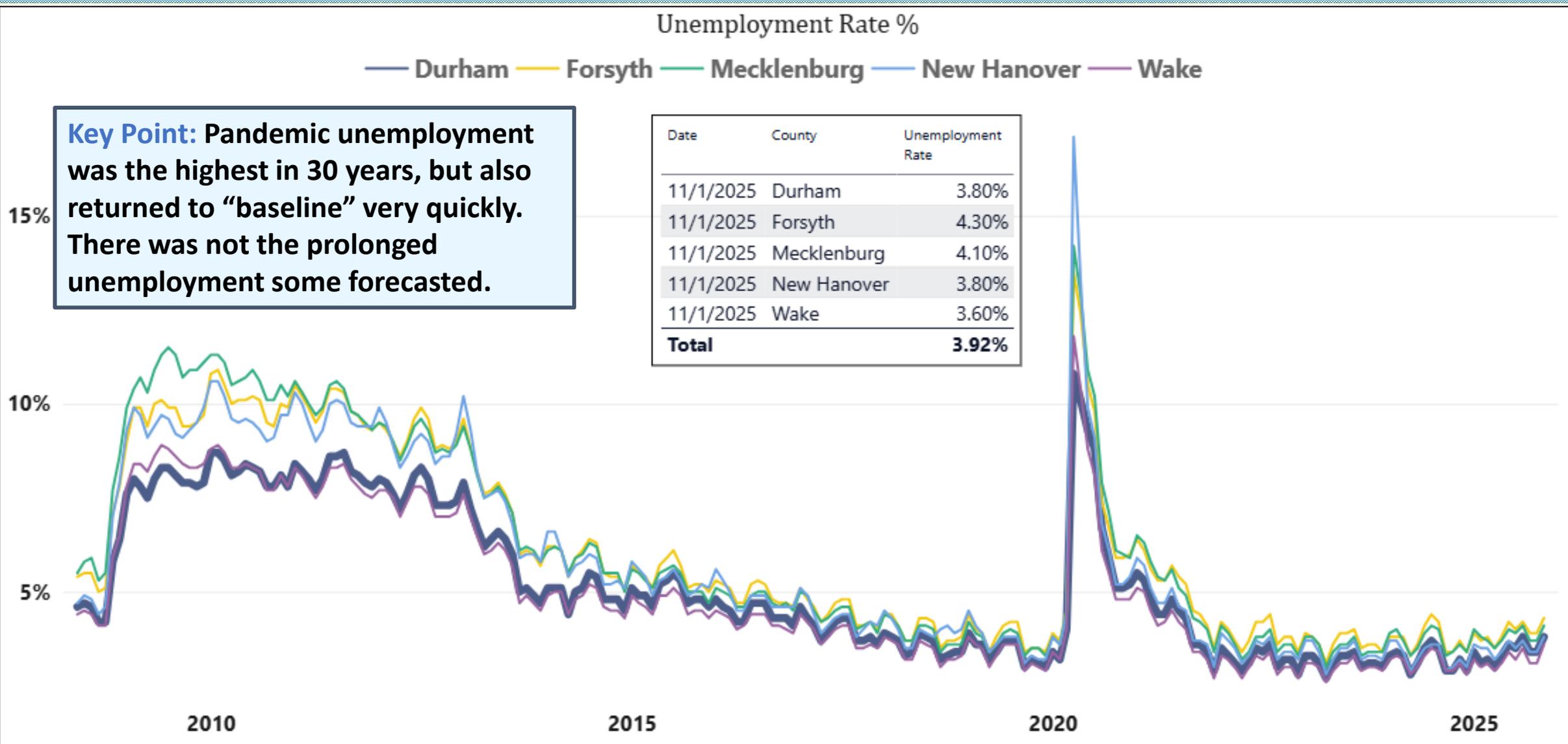
Personal saving as a percentage of disposable personal income. It may generally be viewed as the portion of personal income that is used either to provide funds to capital markets or to invest in real assets such as residences

National Consumer Sentiment Index

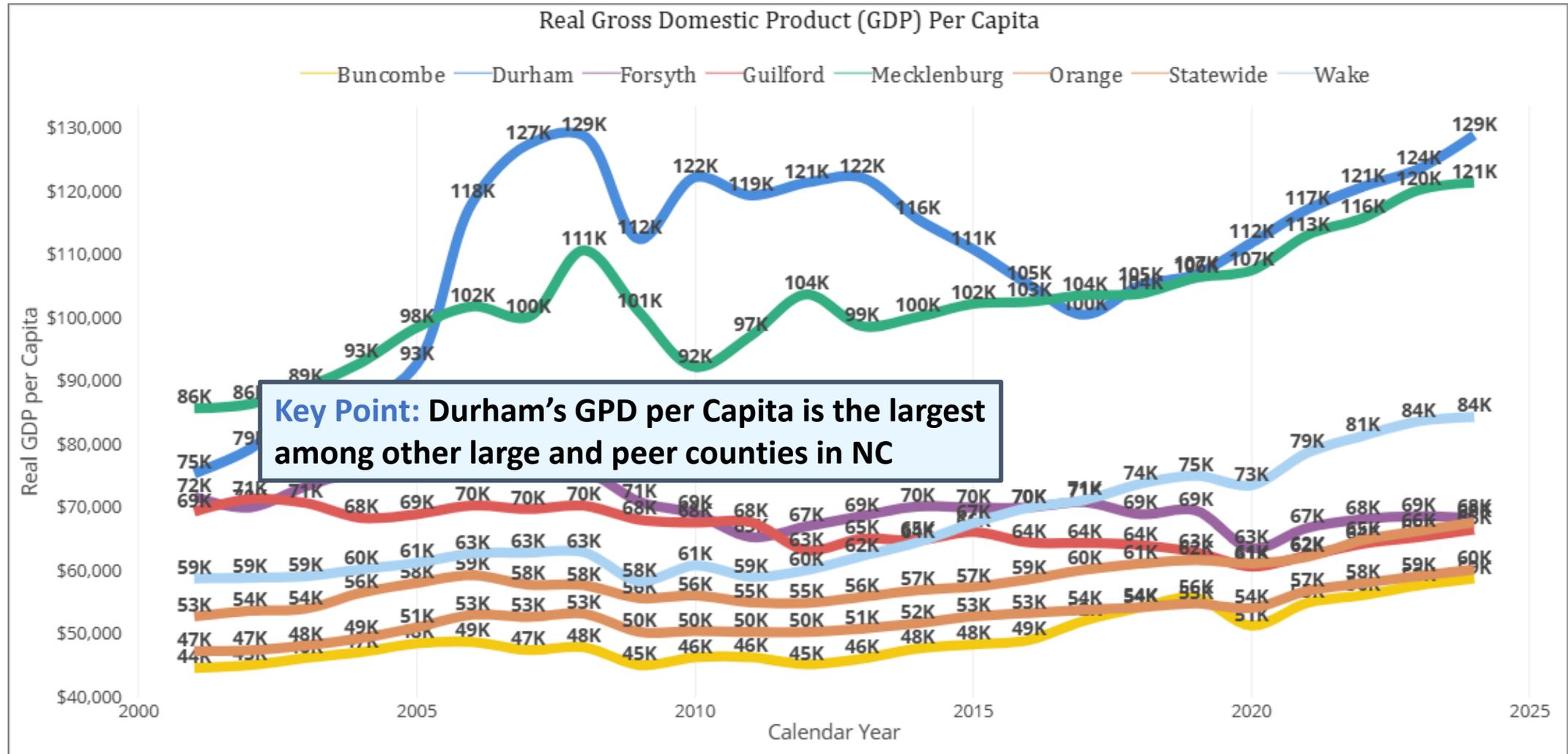


The Michigan Consumer Sentiment Index (MCSI) is a monthly survey of how consumers feel about the economy, personal finances, business conditions, and buying conditions.

Unemployment Rate

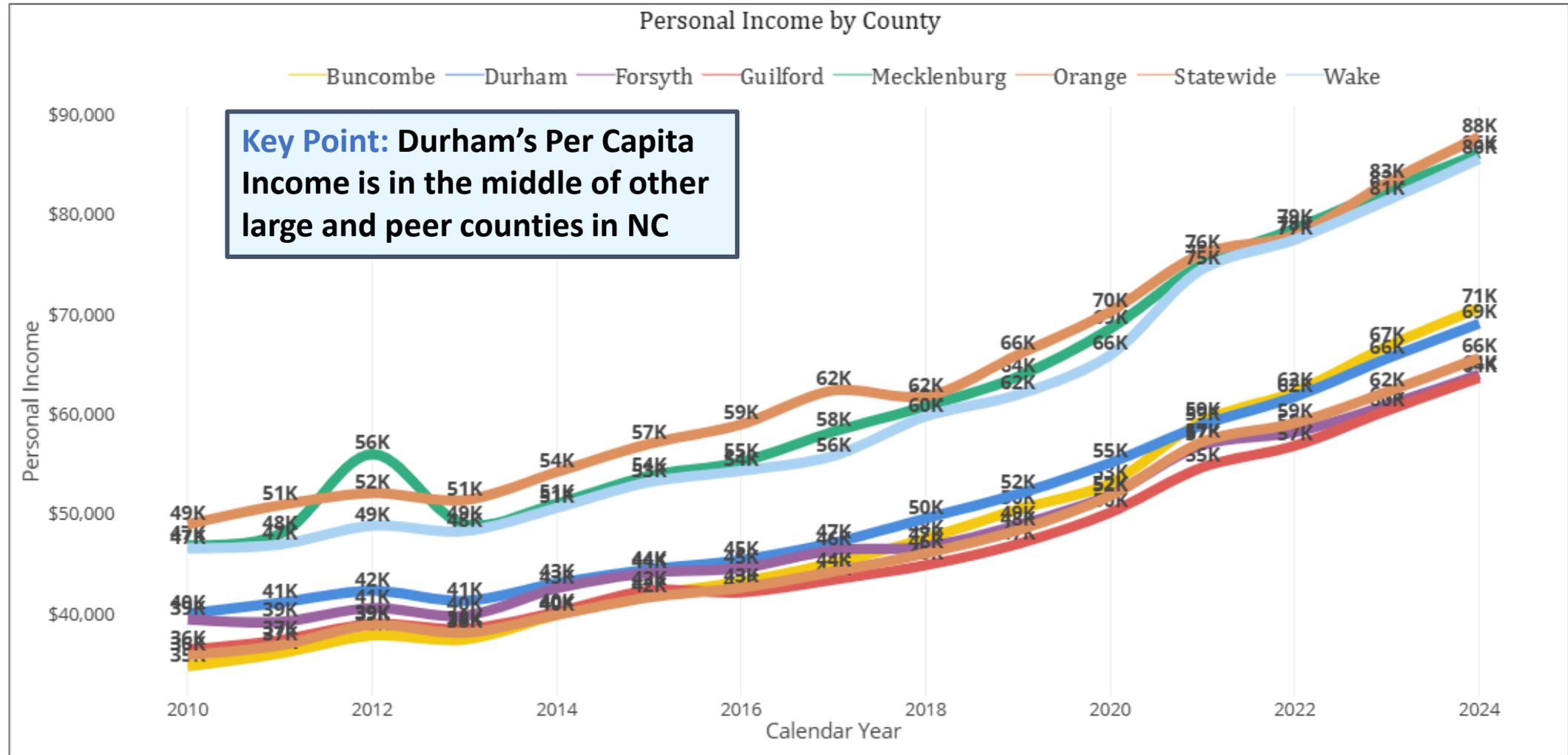


Gross Domestic Product per Capita



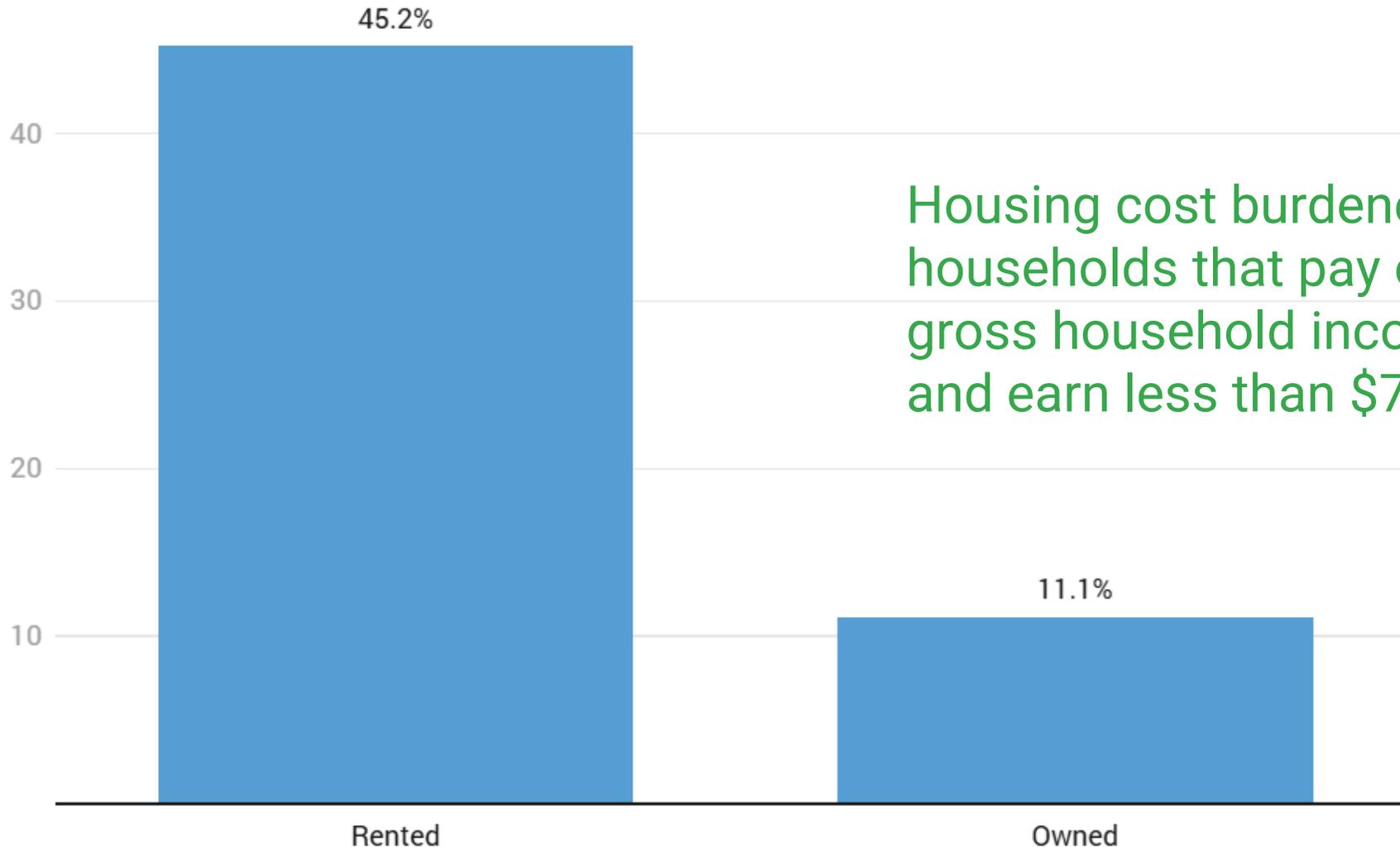
GDP is the total monetary or market value of all the finished goods and services produced within a region in a specific time period

Personal Income



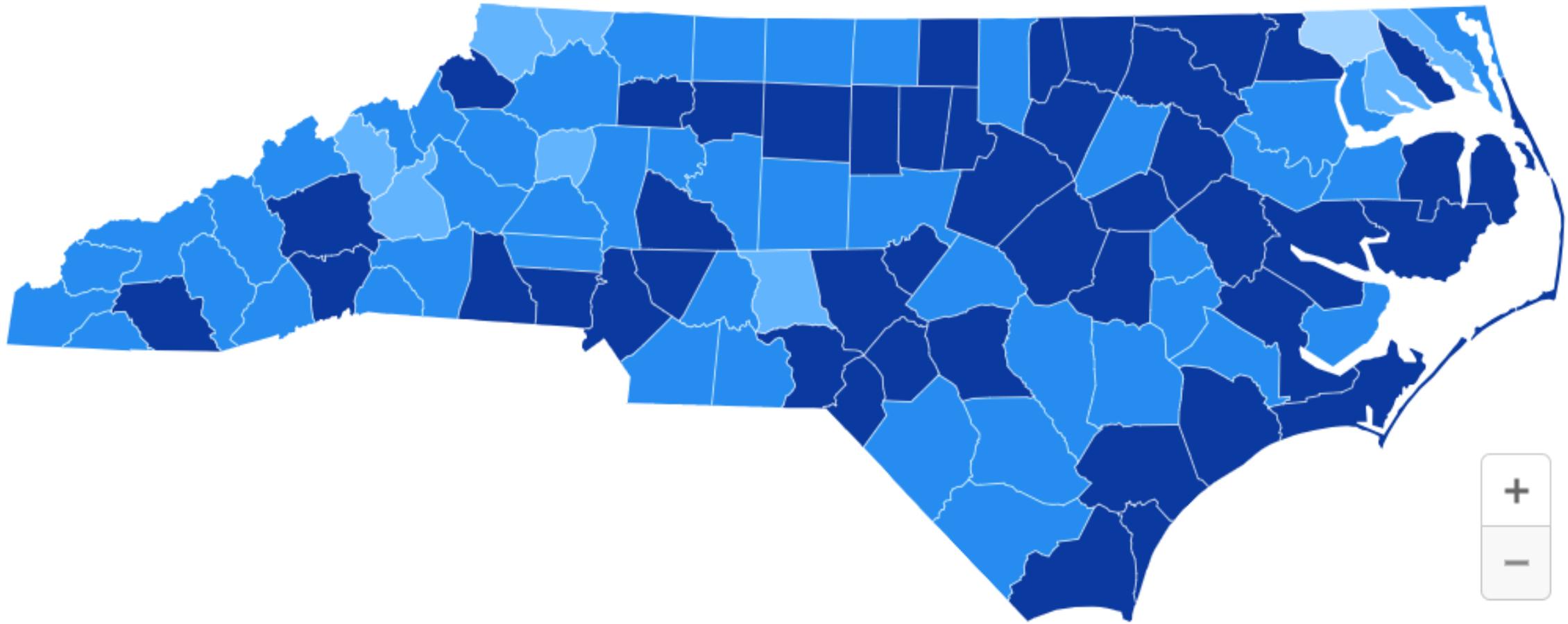
Rented Housing Cost Burden

Rented vs. Owned Housing Cost Burden in NC



Housing cost burdened is defined as households that pay over 30% of gross household income on housing and earn less than \$75,000 per year.

Rented Housing Cost Burden



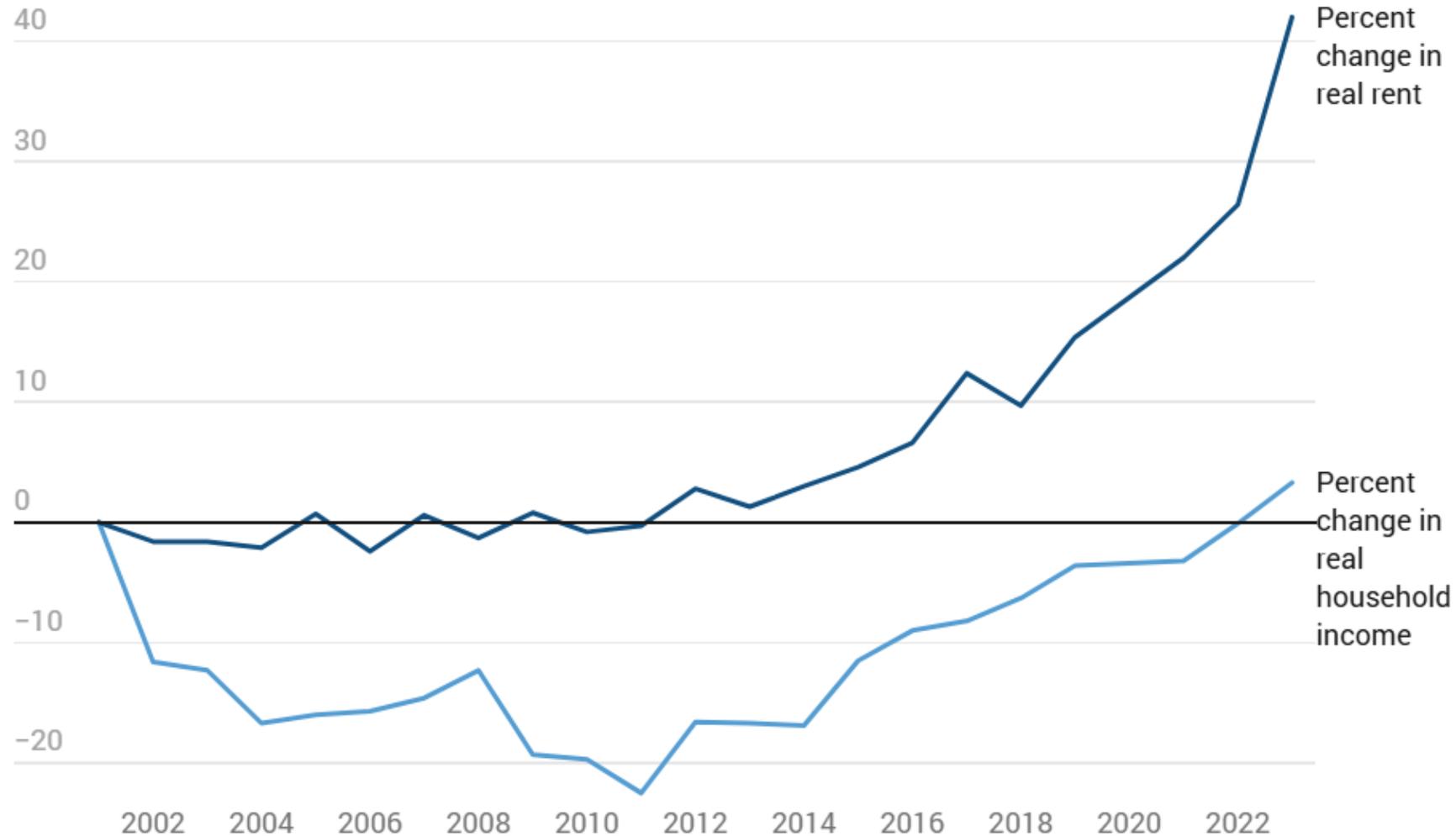
< 10% 10%–20% 20%–30% 30%–40% ≥ 40%

Rent Vs. Wages (2001-2023)



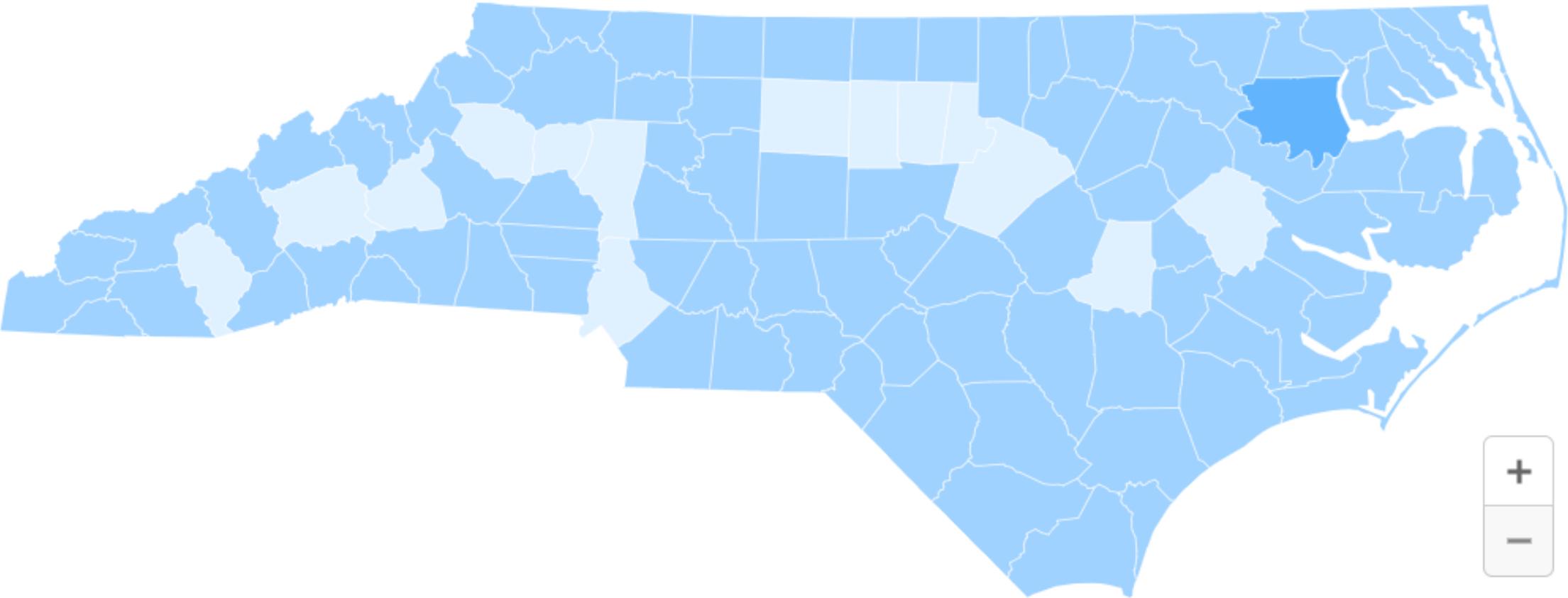
Percent Change in Median Monthly Income and Monthly Rent in NC

2001-2023



Rent and household income were inflation-adjusted using the CPI-U for All Items. Rent refers to contract rent. Non-rent paying household were excluded from the analysis. Analysis also excludes 2020 because of a lack of available

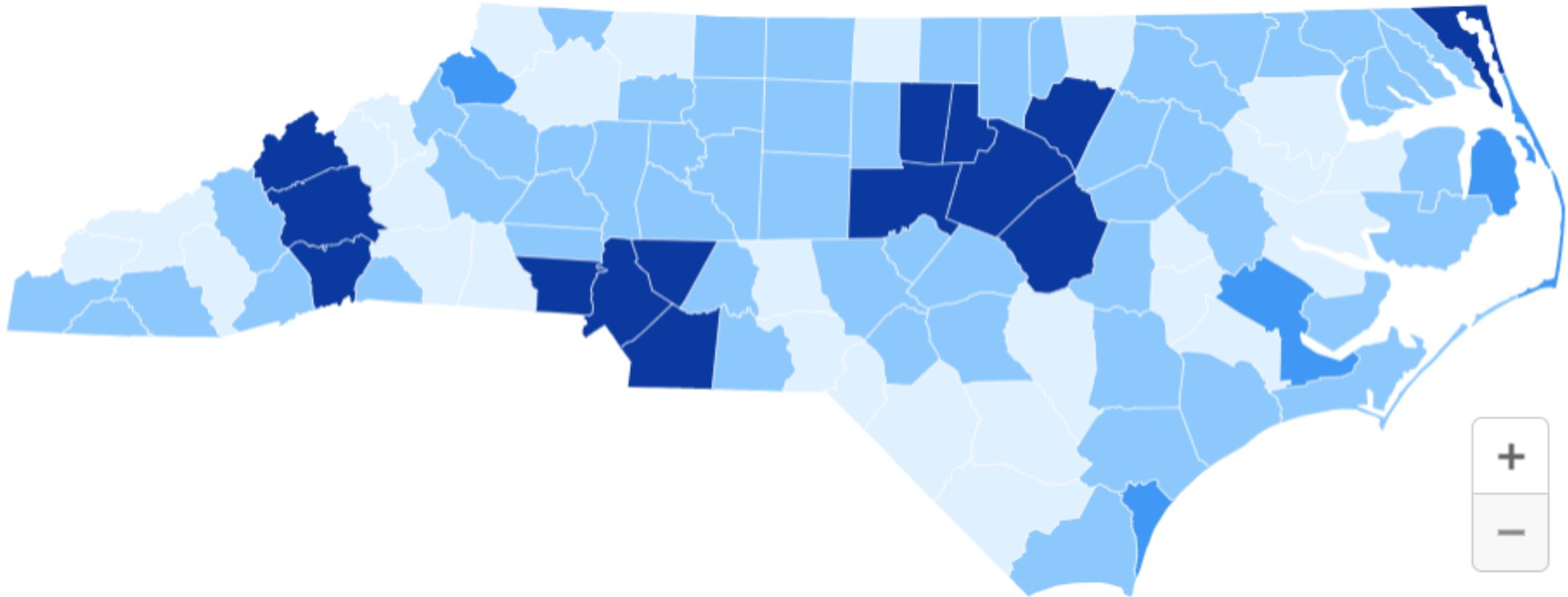
Owned Housing Cost Burden



< 10% 10%–20% 20%–30% 30%–40% ≥ 40%

Rented Housing Cost Burden

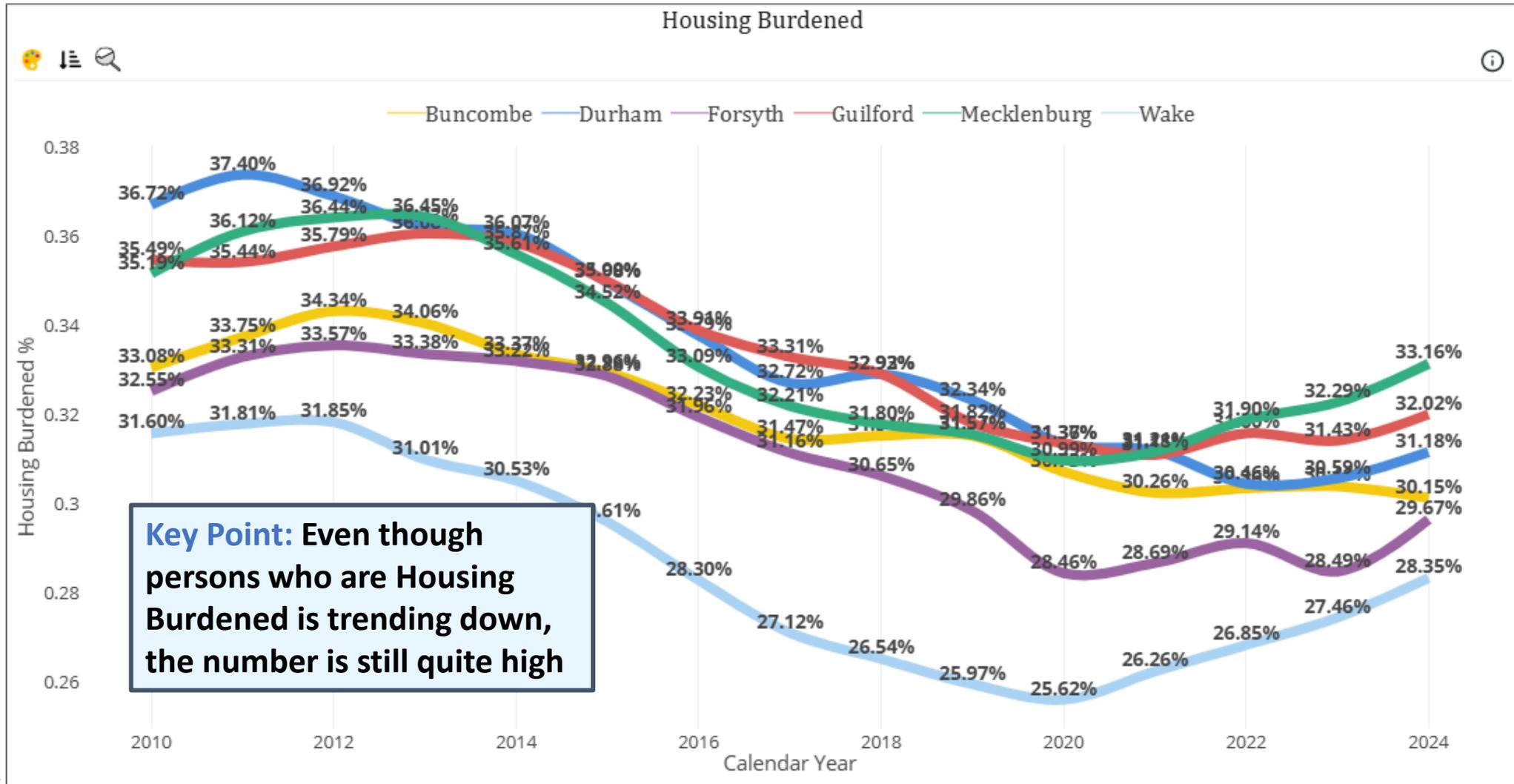
Minimum Non-Housing Cost Burdened Hourly Wage



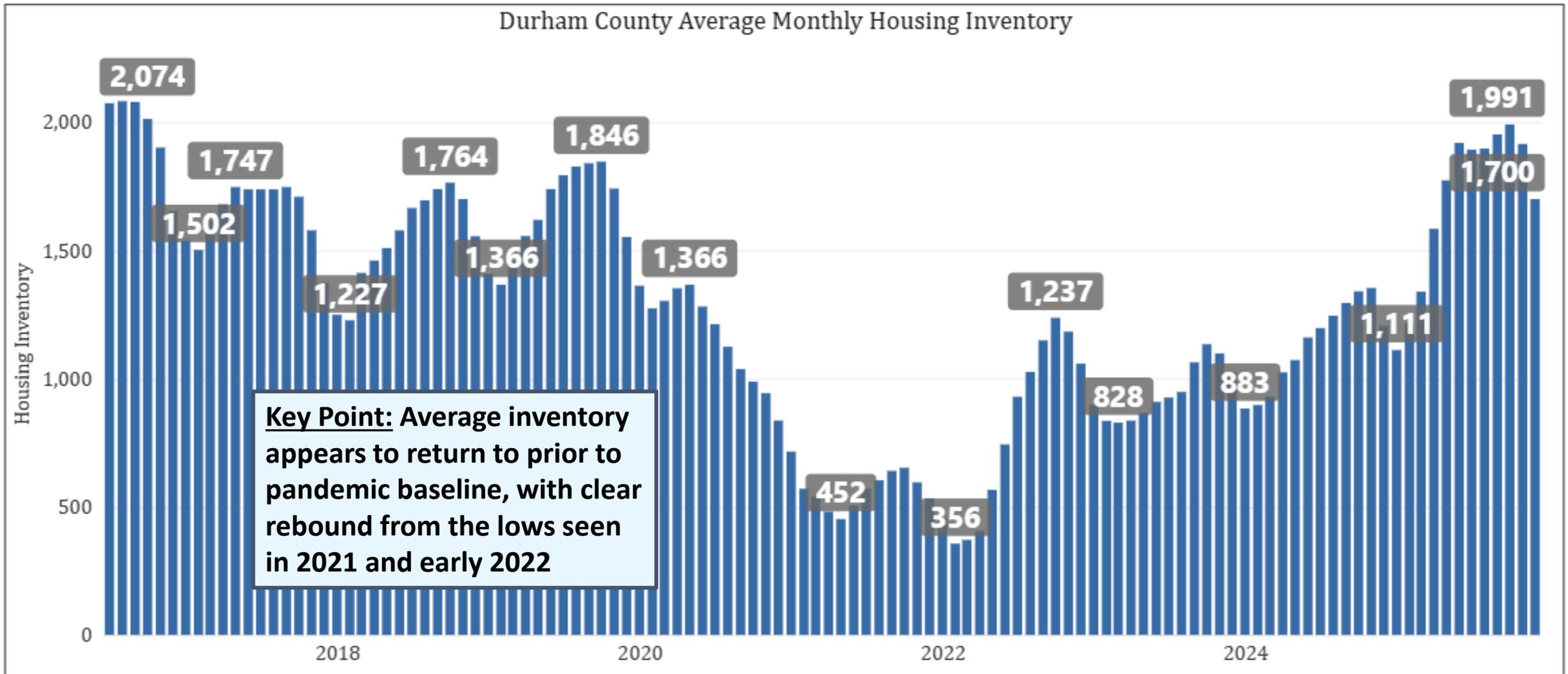
■ < \$15.00 ■ \$15.00–\$20.00 ■ \$20.00–\$25.00 ■ \geq \$25.00

Housing Burdened

Families spending over 30% income for housing



Durham County Housing Inventory

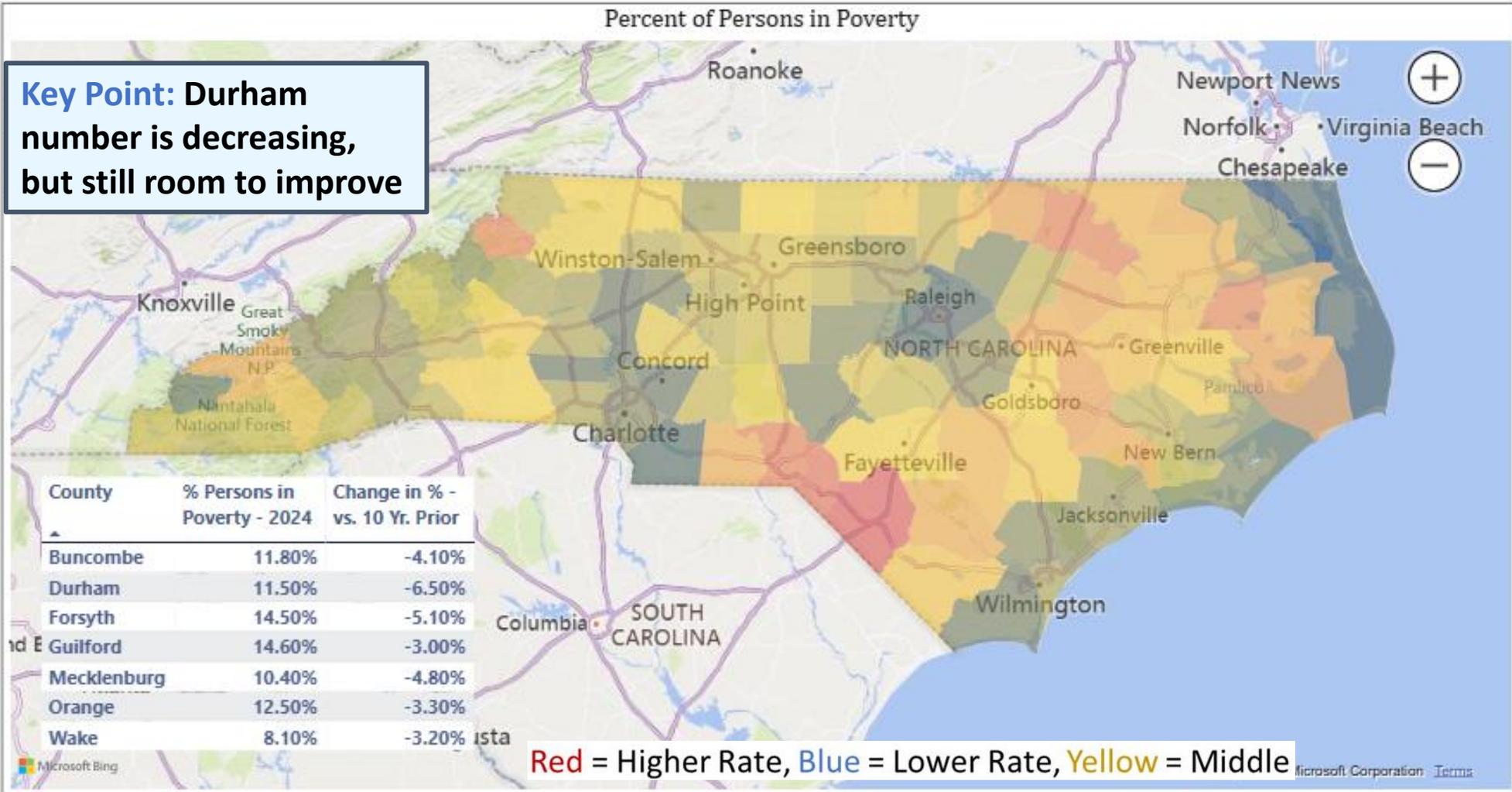


Data from FRED Economic Data and is pulled monthly from Realtor.com “based on the most comprehensive and accurate database of MLS-listed (Multiple Listing Service) for sale homes.”

v.dconc.gov | #DCoBudgetPresentat

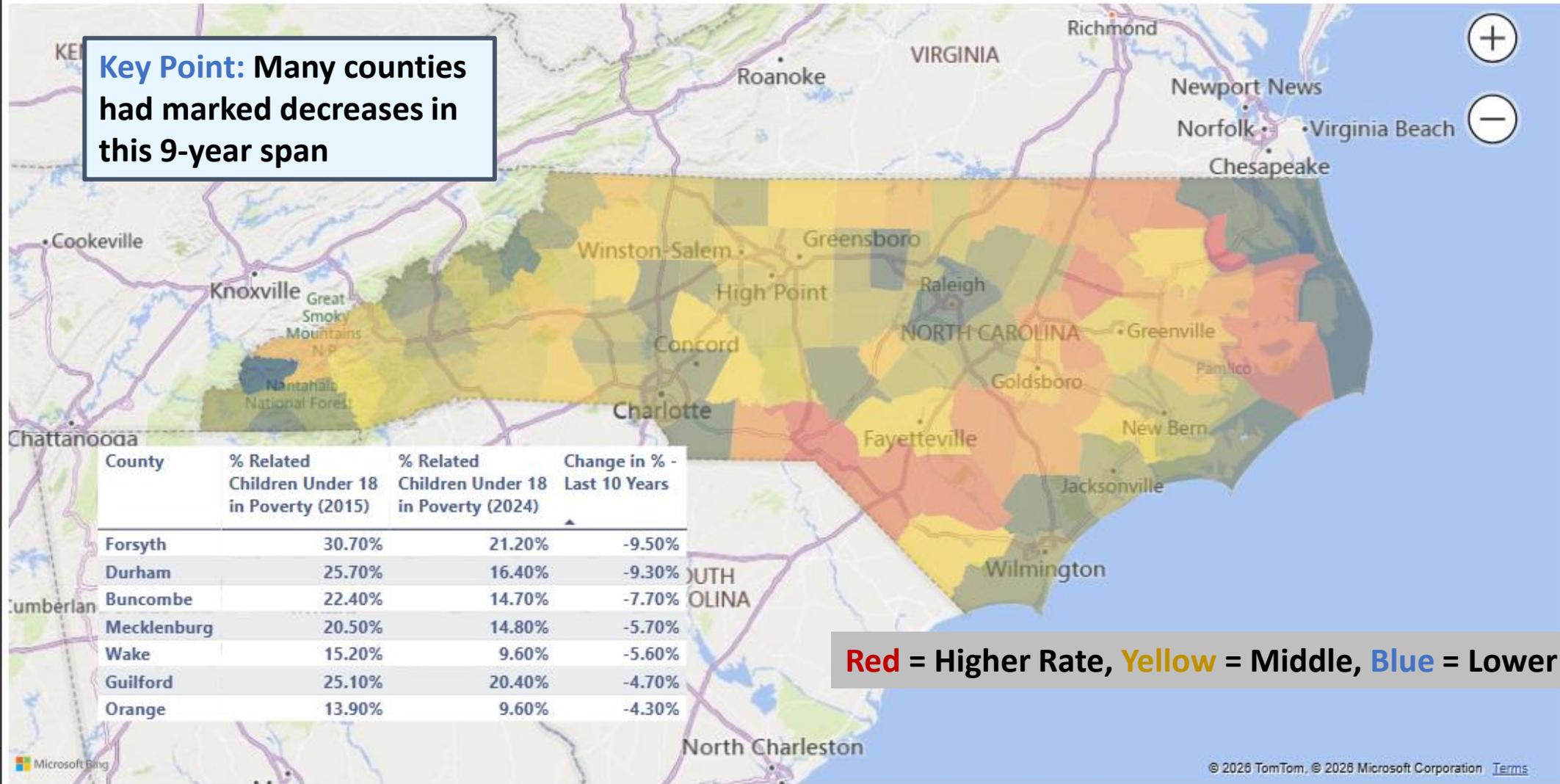
Persons in Poverty

Key Point: Durham number is decreasing, but still room to improve



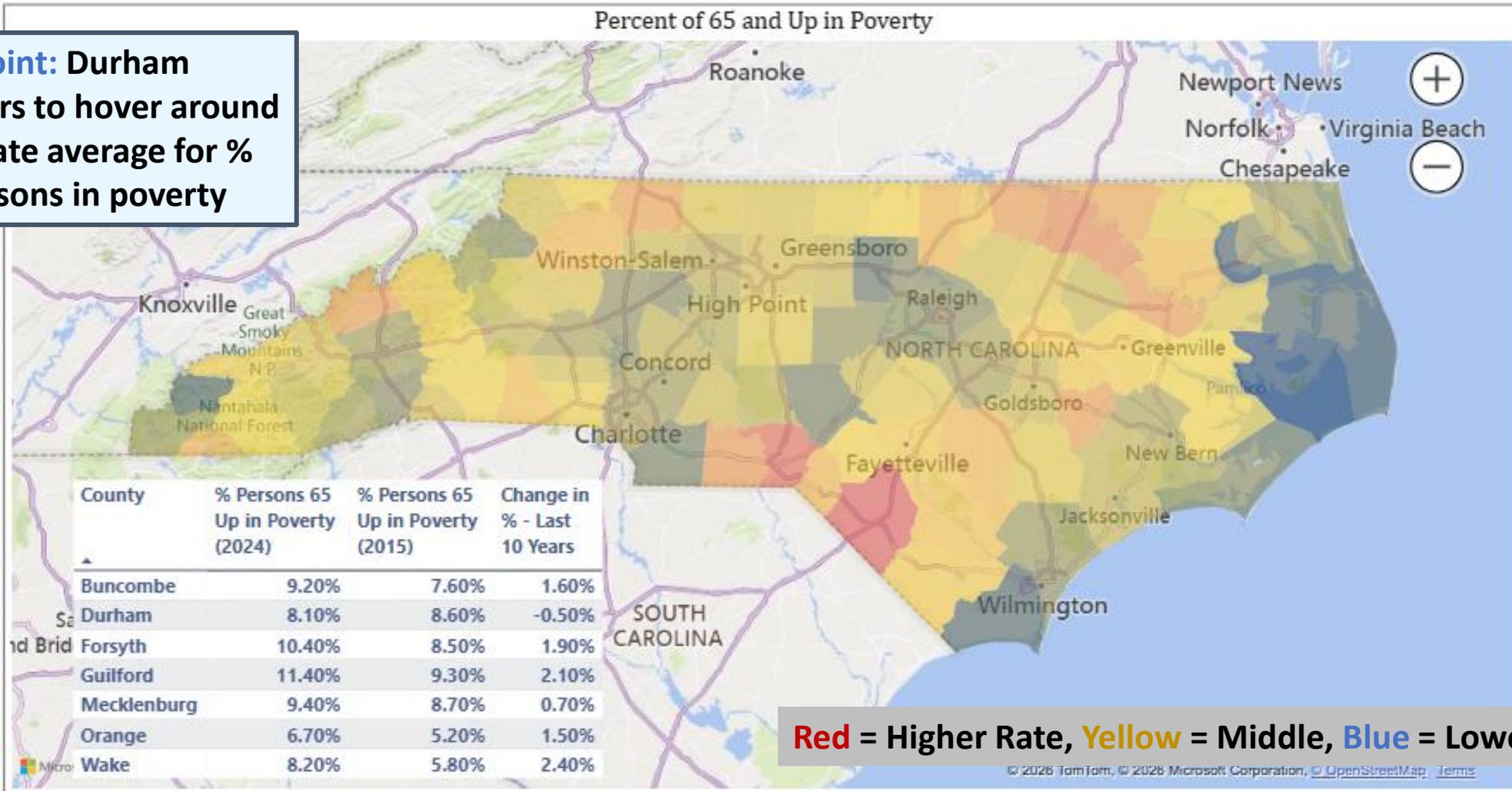
% of Related Children Under 18 in Poverty

Percent of Related Children Under 18 in Poverty

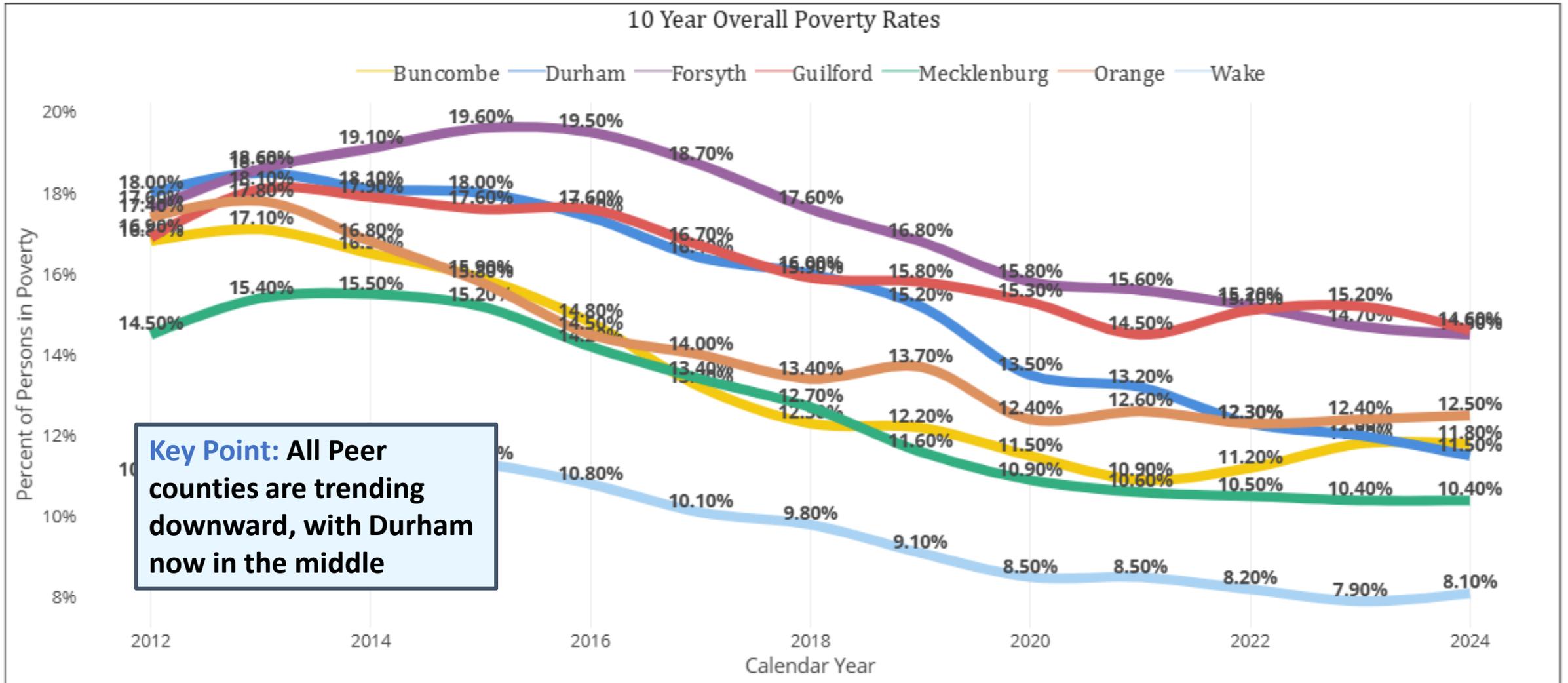


% of Person 65 and Up in Poverty

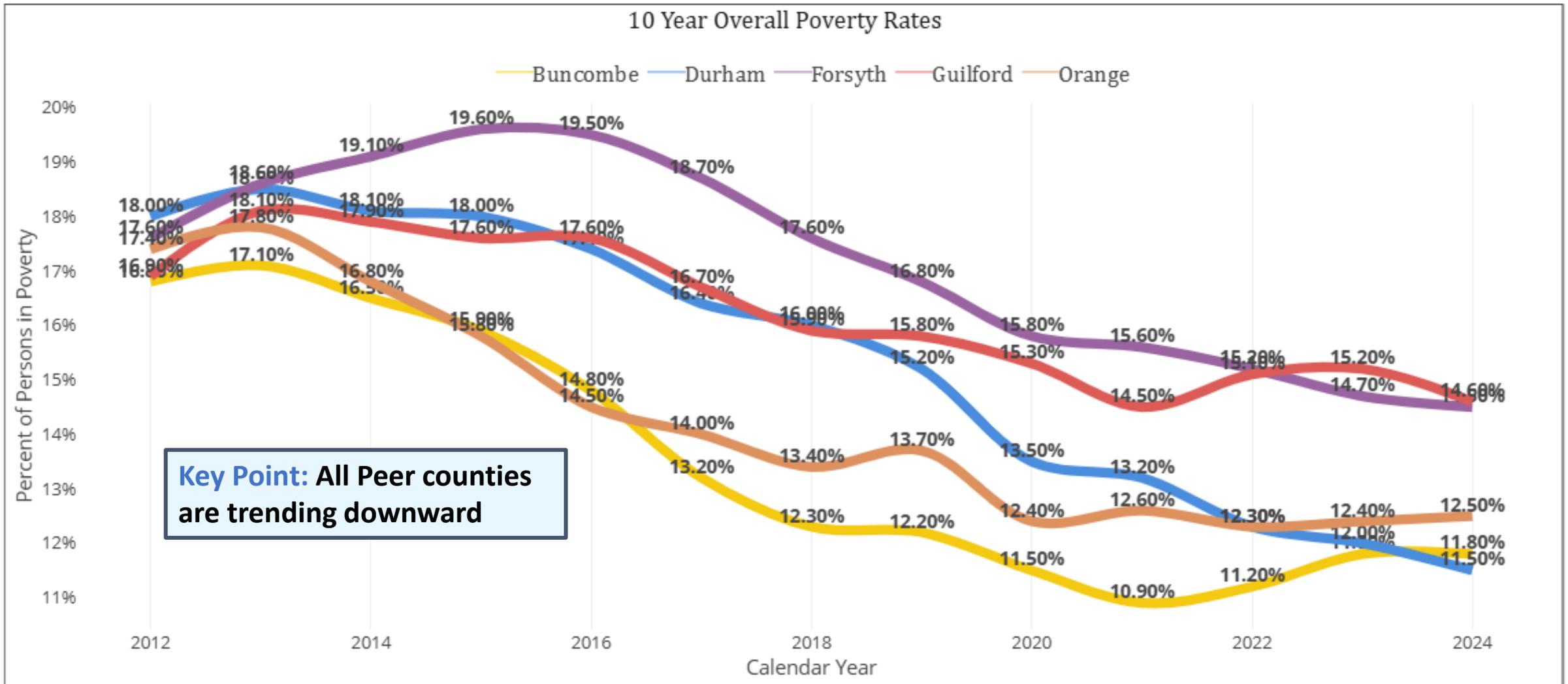
Key Point: Durham appears to hover around the state average for % of persons in poverty



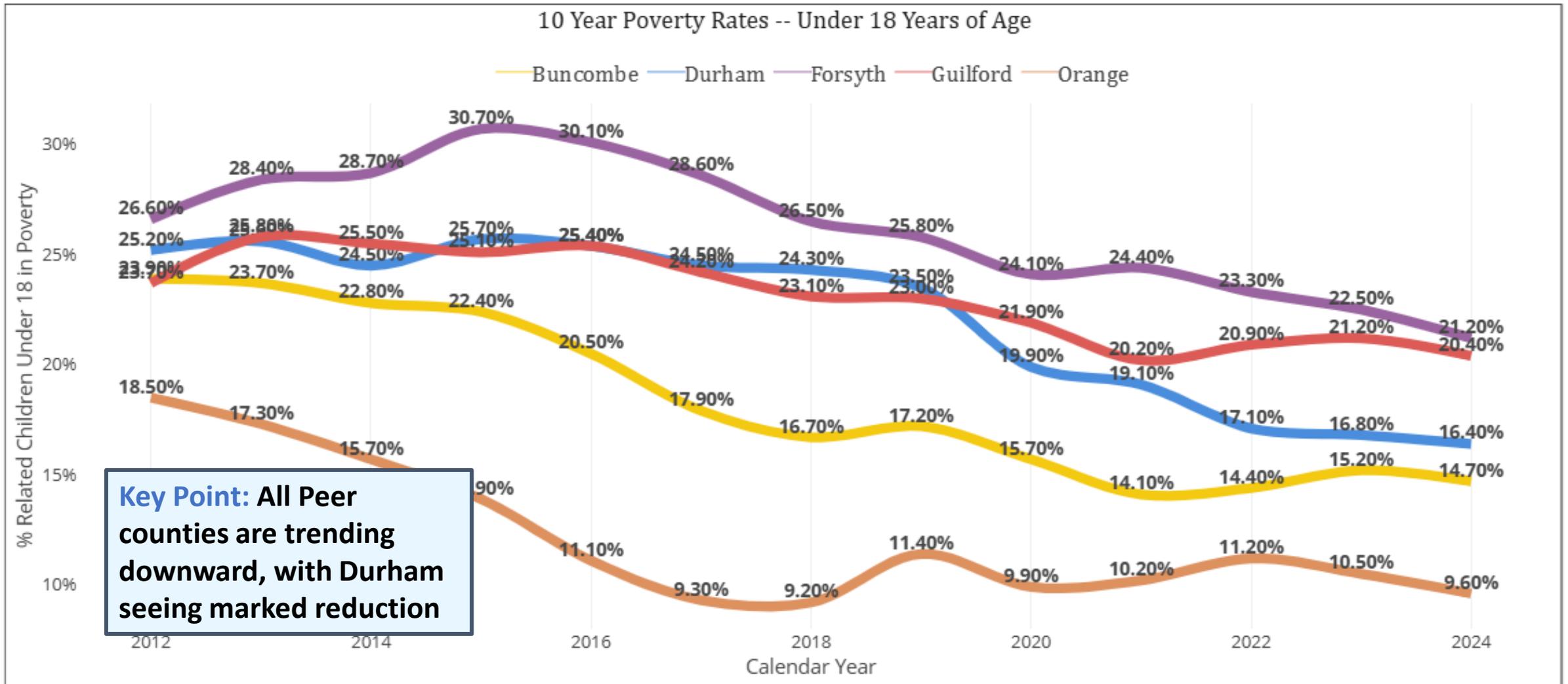
10 Year Overall Poverty Rate Trends – w/ Largest Counties



10 Year Overall Poverty Rate Trends – w/out Largest Counties



10 Year Under 18 Poverty Rate Trends – w/out Largest Counties



Economic Trends – 10 Largest Employers

Rank	2015	Employees	% Total County Employment
1&2	Duke University & Health System	36,004	18.7%
3	International Business Machines (IBM)	5,000	2.60%
4	Durham Public Schools	4,600	2.39%
5	BCBS of NC	4,000	2.08%
6	Fidelity Investments	3,100	1.61%
7	Wolfspeed (formerly Cree)	2,600	1.35%
8	GlaxoSmithKline	2,600	1.35%
9	IQVIA (formerly Quintiles)	2,500	1.30%
10	Durham City Government	2,457	1.28%
Total		62,861	32.66%

Rank	2025	Employees	% Total County Employment
1	Duke University & Health System	48,313	25.96%
2	Fidelity Investments	8,400	4.51%
3	IBM Corp.	7,000	4.03%
4	BCBS of North Carolina	6,206	3.19%
5	Durham Public Schools	5,054	2.72%
6	Wolfspeed	5,013	2.69%
7	Pfizer	3,900	2.04%
8	Cisco	3,700	1.99%
9	IQVIA (formerly Quintiles)	2,700	1.72%
10	Research Triangle Institute (RTI)	1,700	1.45%
Total		91,986	50.30%

Source: DCoNC ACFR June 30, 2025, BLS

Economic Trends – 10 Largest Taxpayers

Rank	2016	Assessed Valuation	% of Total Taxable Assessed Valuation
1	AW North Carolina, Inc.	\$371,468,918	1.14%
2	Wolfspeed, INC (formerly Cree)	\$364,286,386	1.12%
3	GlaxoSmithKline	\$323,395,804	1.00%
4	International Business Machine	\$252,536,540	0.78%
5	IBM Corporation	\$240,952,214	0.74%
6	Duke Energy Carolinas, LLC	\$224,336,436	0.69%
7	Merck Sharp & Dohme Corp.	\$210,390,774	0.65%
8	EMC Corporation	\$205,466,123	0.63%
9	Southpoint Mall, LLC	\$172,275,439	0.53%
10	GlaxoSmithKline, LLC	\$116,806,226	0.36%
Total		\$2,481,914,860	7.64%

Rank	2025	Assessed Valuation	% of Total Taxable Assessed Valuation
1	Wolfspeed, INC	\$787,284,368	1.48%
2	Eli Lilly & Company	\$655,027,287	1.23%
3	Merck Sharp & Dohme Corp.	\$524,290,807	0.98%
4	Aisin North Carolina Corporation	\$311,475,660	0.58%
5	Duke Energy Carolinas, LLC	\$275,892,929	0.52%
6	ARE-NC Holdings	\$229,052,378	0.43%
7	KBI Biopharma Inc.	\$227,406,659	0.43%
8	Biogen US Corporation	\$189,198,703	0.35%
9	Southpoint Mall, LLC	\$185,830,435	0.35%
10	EMC Corporation	\$170,202,416	0.32%
Total		\$3,555,661,642	6.67%