



Chapel Hill, North Carolina.

Current market data.

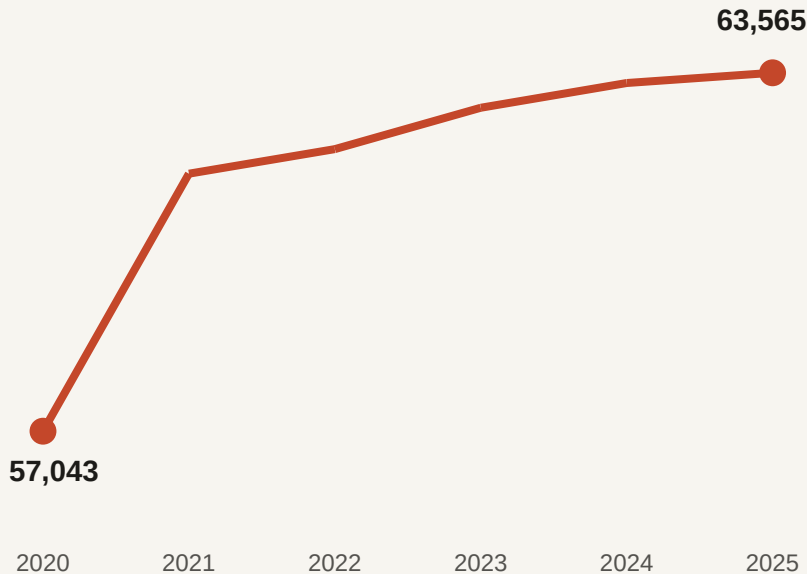
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 11.4% since 2020.

63,565

people, the 17th-largest of North Carolina's cities and towns.

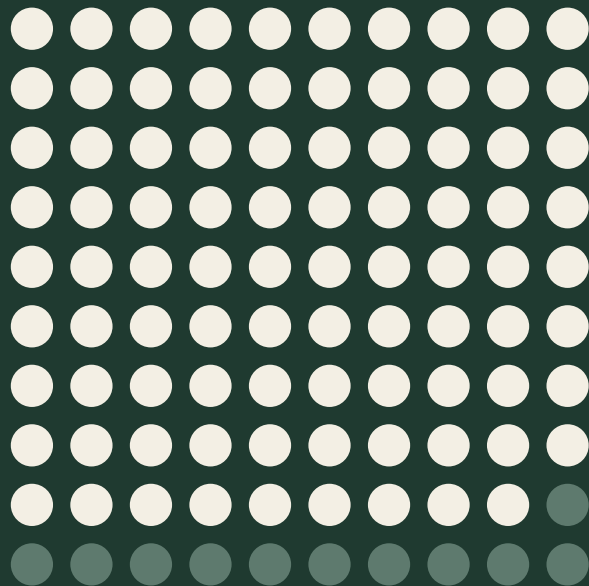


THE WORKDAY

9 in 10 jobs here go to
people who live somewhere
else.

88.6%

of 54,322 jobs located in Chapel Hill are filled by
in-commuters.



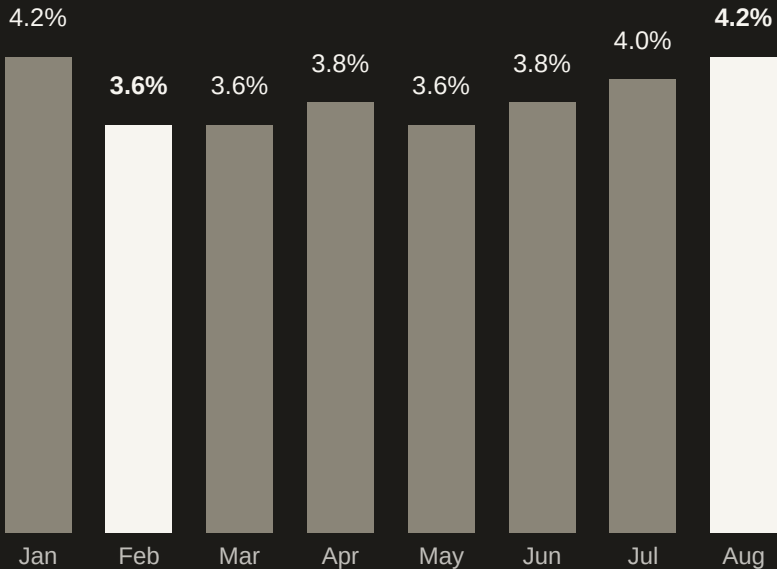
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in February:
3.6%.

4.2%

in August 2026, the latest month released. A year earlier it was 4.1%.

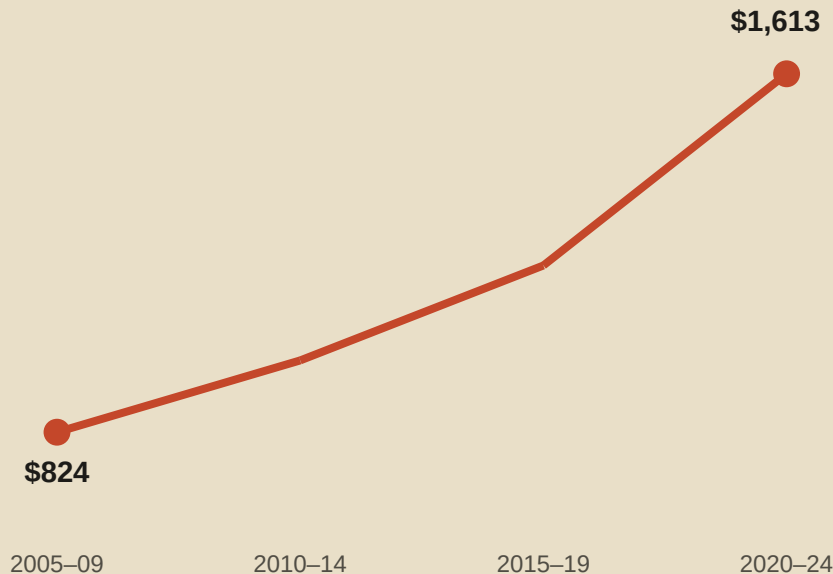


RENT

Median rent is up 96%
since the 2005–2009
survey, before inflation.

\$1,613

a month. North Carolina's median is \$1,228.





THE SEAM

Cross one tract line and median rent doubles.

A \$1,413 gap between neighbors, the sharpest rent edge between adjacent tracts in Orange County.

TRACT 107.01

\$1,413

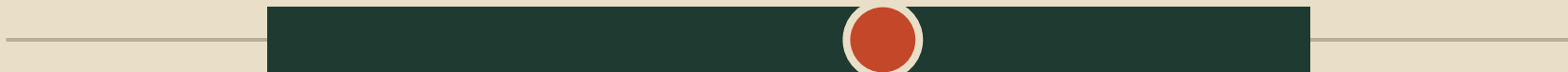
TRACT 107.06

\$2,826

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,245–\$1,868



\$1,613 median

is the monthly rent range local workforce wages support.

BUILDING

68% of the housing here was built before 2000.

3,399

homes permitted in ten years,
2016–2025

80%

of those were in multifamily
buildings

68%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1–2% to the 23,581 homes here.

139–543

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs
112% more than North
Carolina's.

\$613,700

median home value in Chapel Hill.

Chapel Hill



\$613,700

North Carolina



\$288,900

U.S.



\$332,700

THAT WAS CHAPEL HILL'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/nc/chapel-hill/

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