

Housing and Households in Durham's Urban Tier

Durham City Council Work Session

May 9, 2019



Image source: Digital Durham

Durham (City) = 53,550
51% renting households

104,996

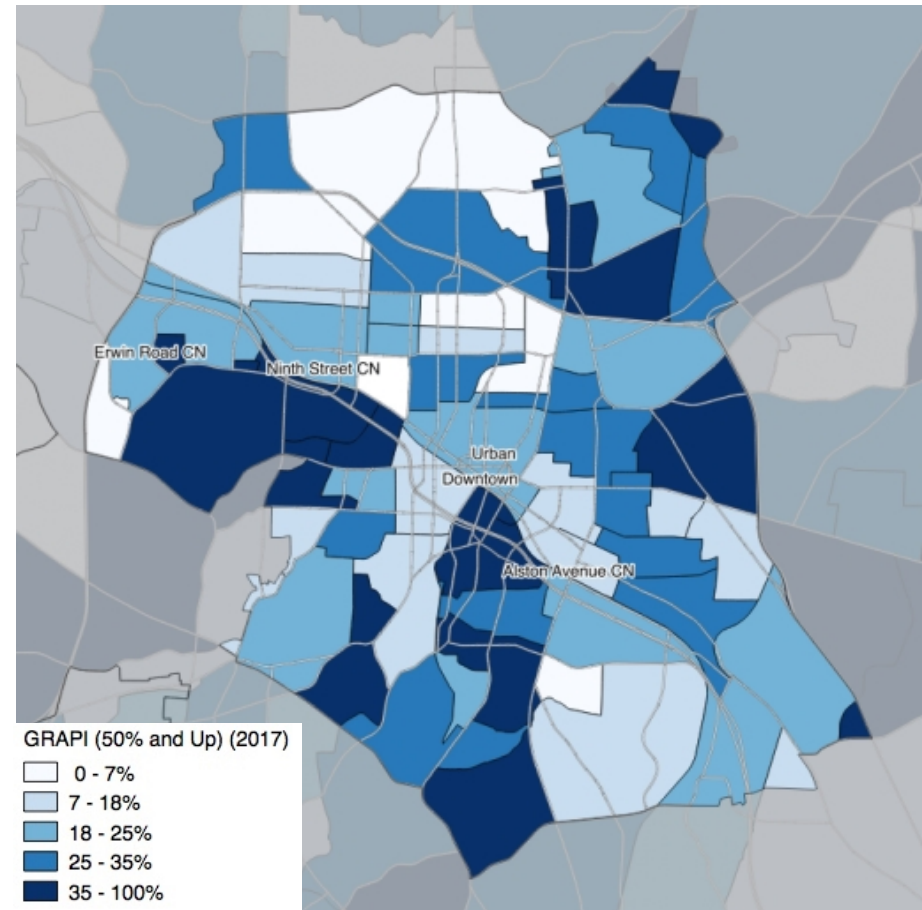
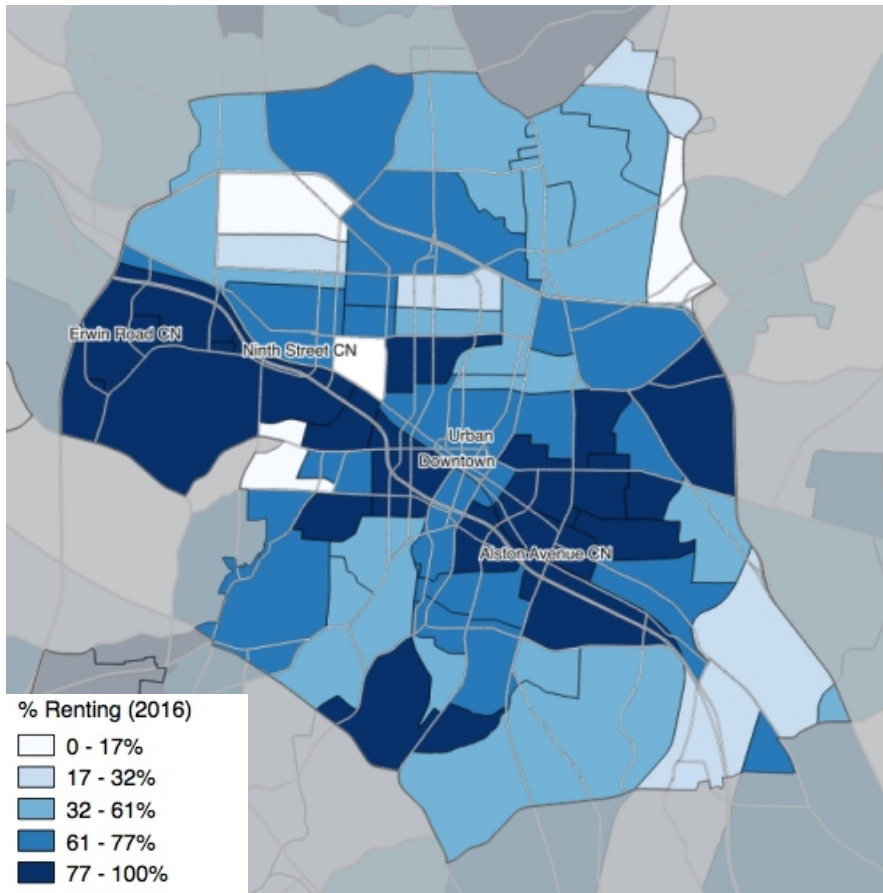
Durham (County) = 56,268
46.5% renting households

120,936

Renters

in the urban tier.

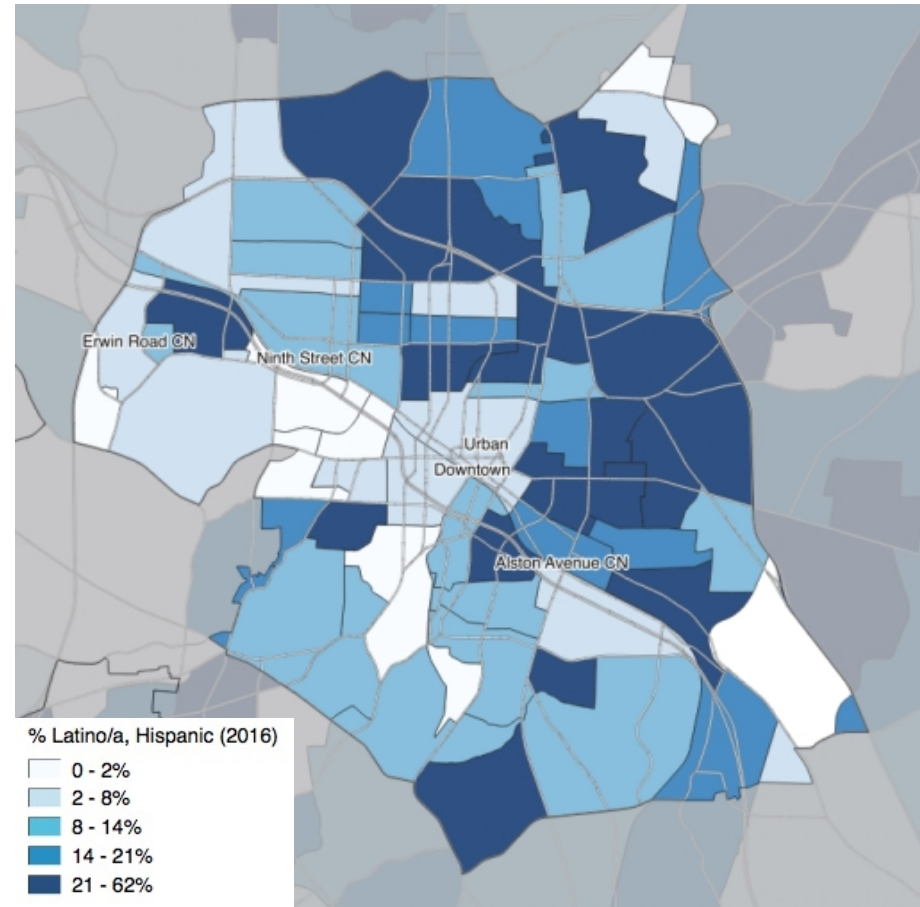
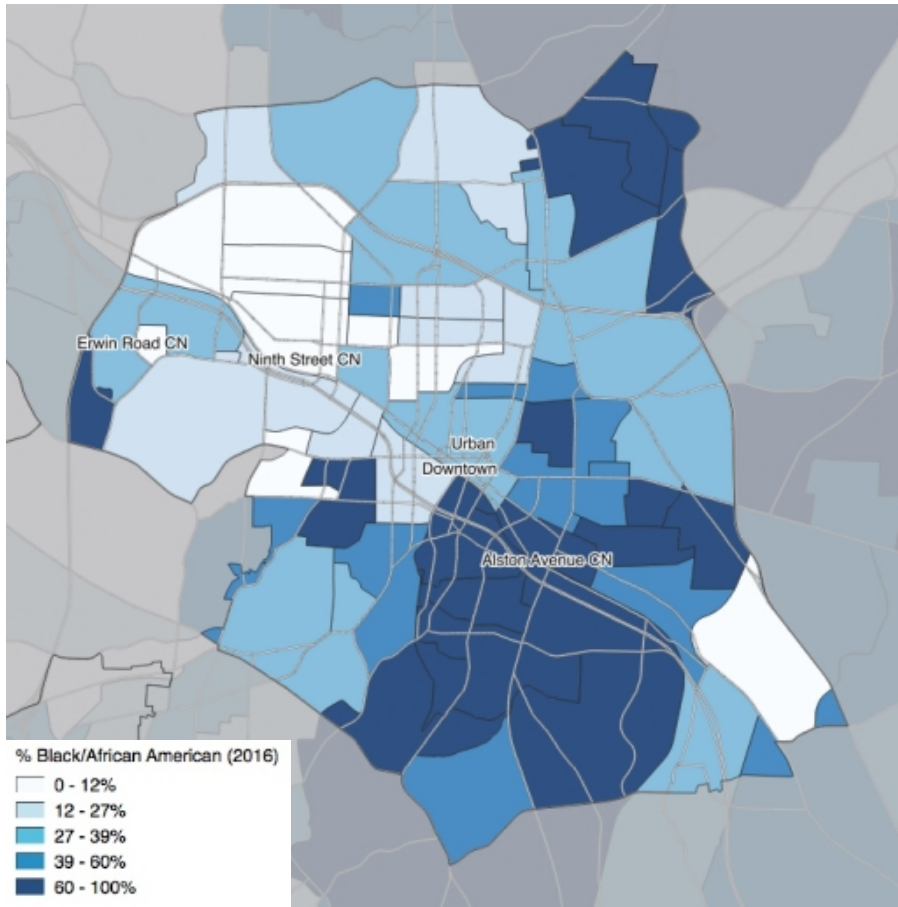
Gross rent as a percentage of income (on the right) reflects the % of renters spending more than 50% of their income on housing costs.



Race & Ethnicity

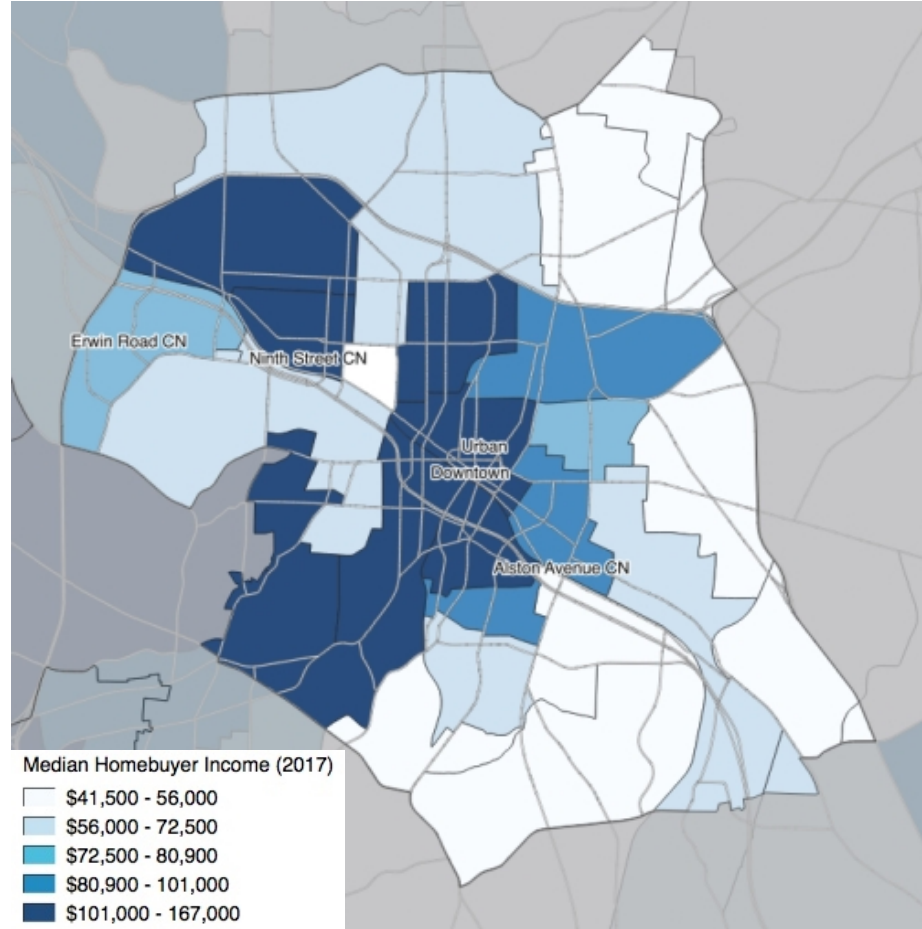
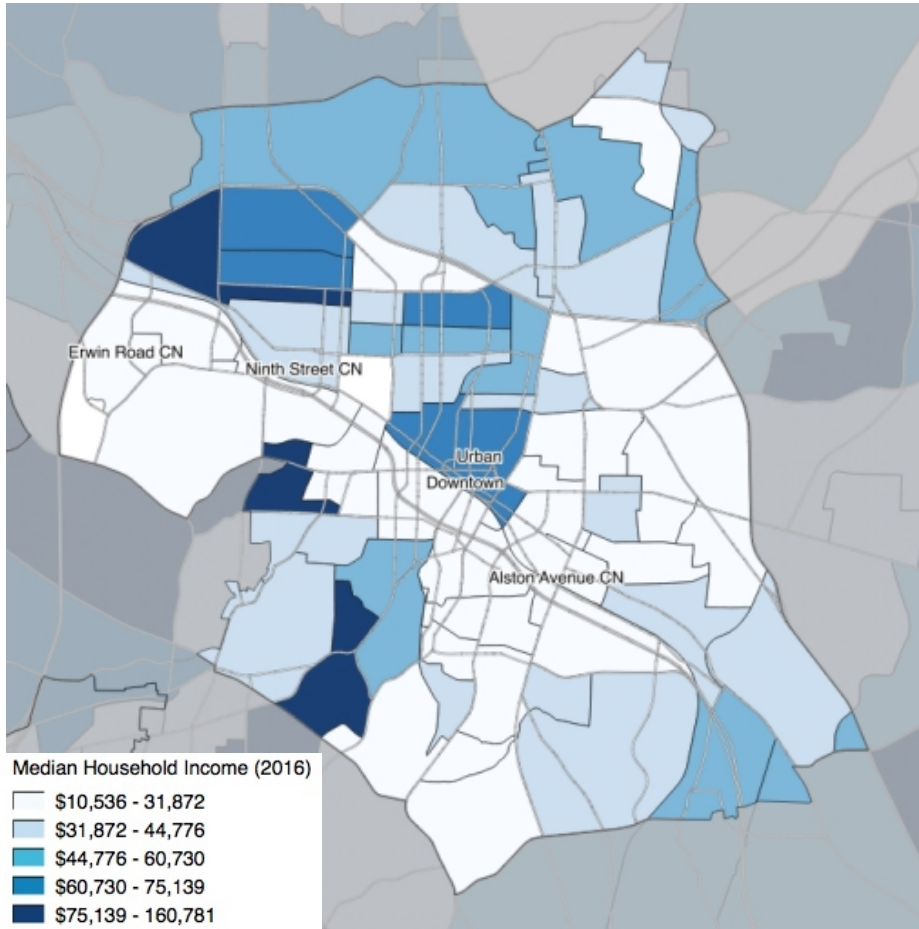
in the urban tier. For more complete demographics view

[Durham's Neighborhood Compass](#)



Economic Change in the Urban Tier

Lower-income neighborhoods of the urban tier are changing economically as wealthier households move in.



What Are the Largest Employment Sectors
for Workers Living in the Urban Tier?

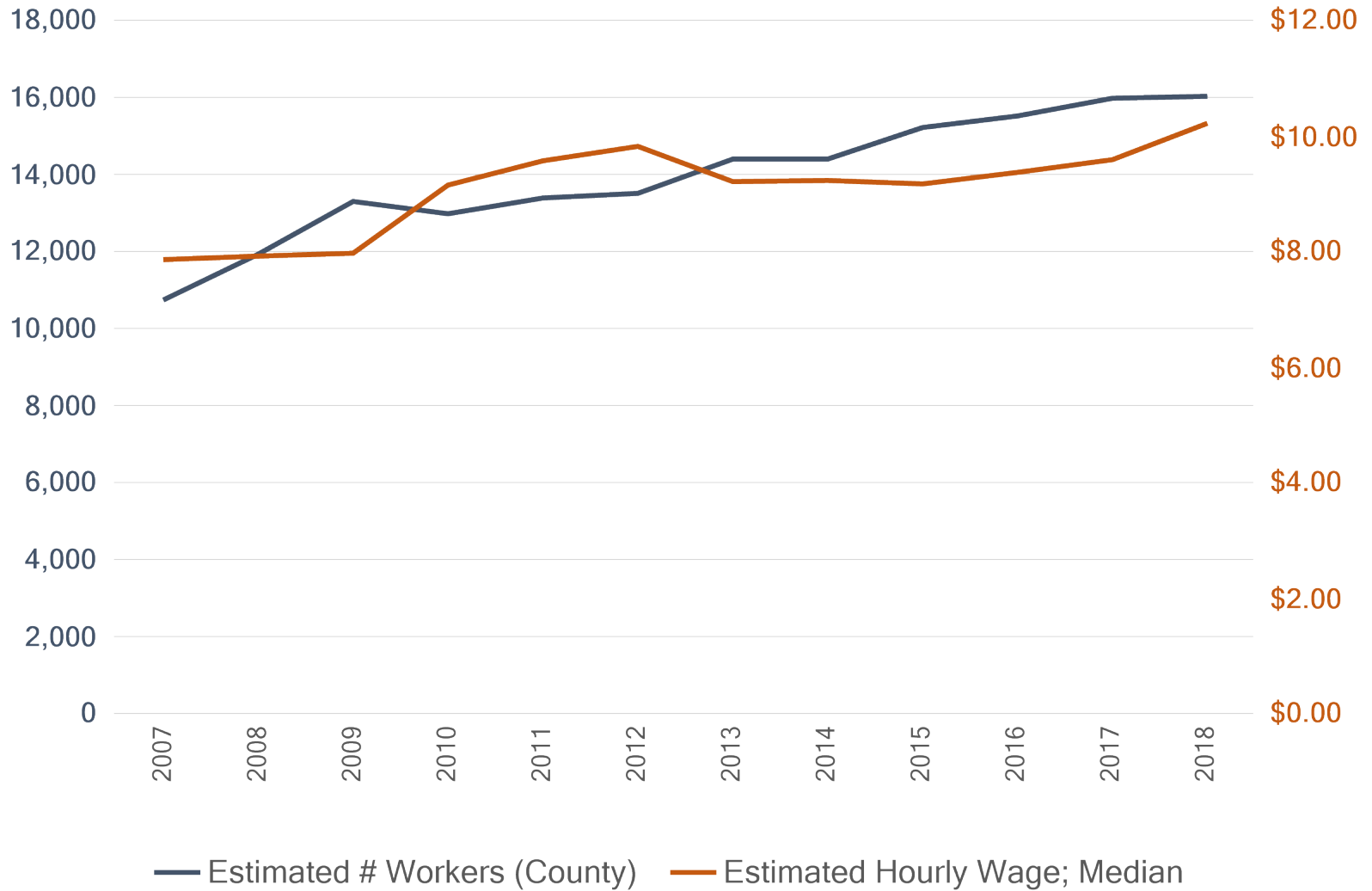
Health Care and Social Assistance: 6,205 (22.3%)

Educational Services: 3,602 (12.9%)

Accommodation and Food Services: 3,099 (11.1%)

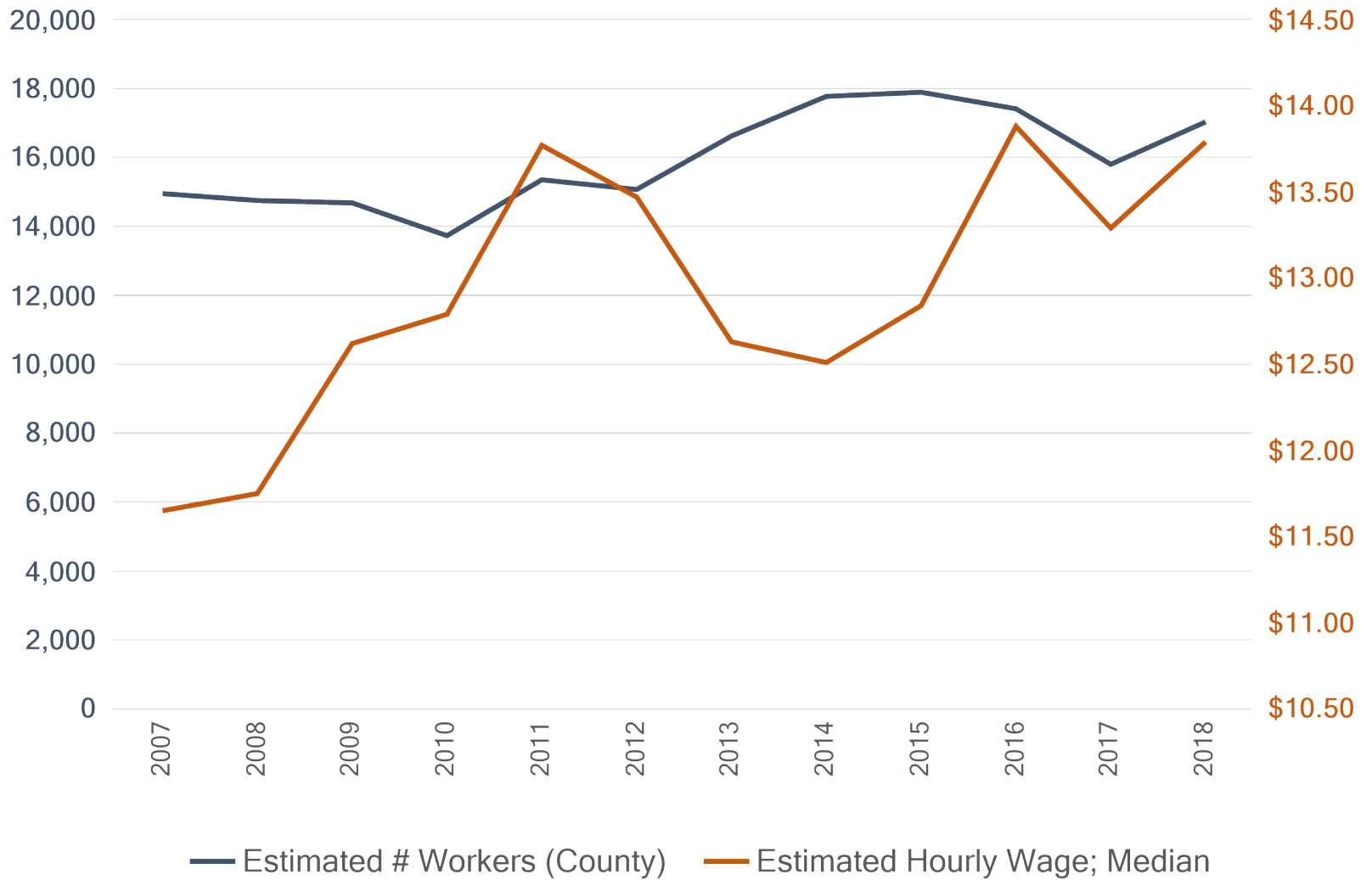
Retail Trade: 3,079 (11.1%)

Food Preparation and Serving Related Occupations (3,099 or ~11% of Urban Tier Workers)



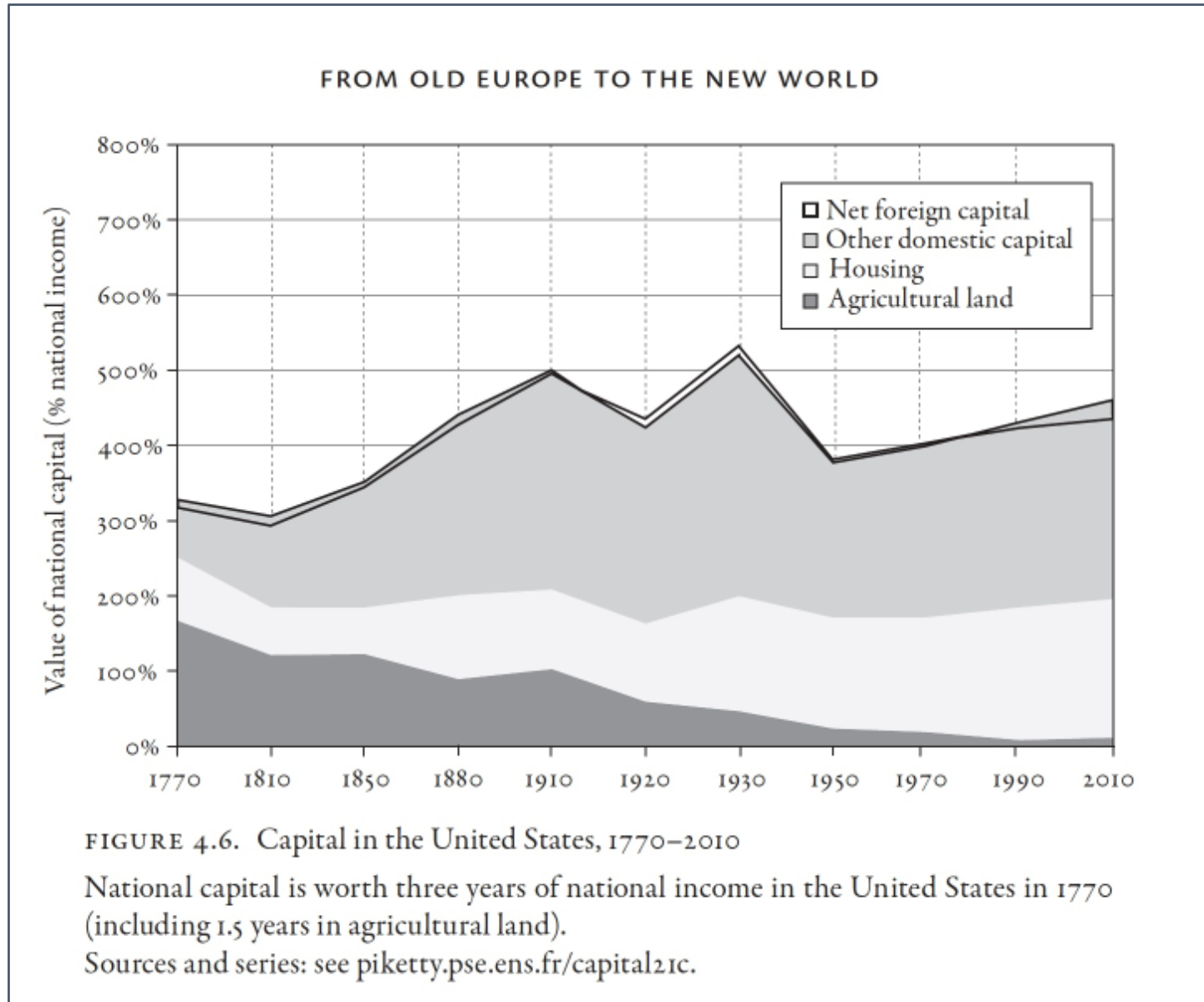
Source: NC Commerce, Quarterly Census of Employment and Wages (2019)

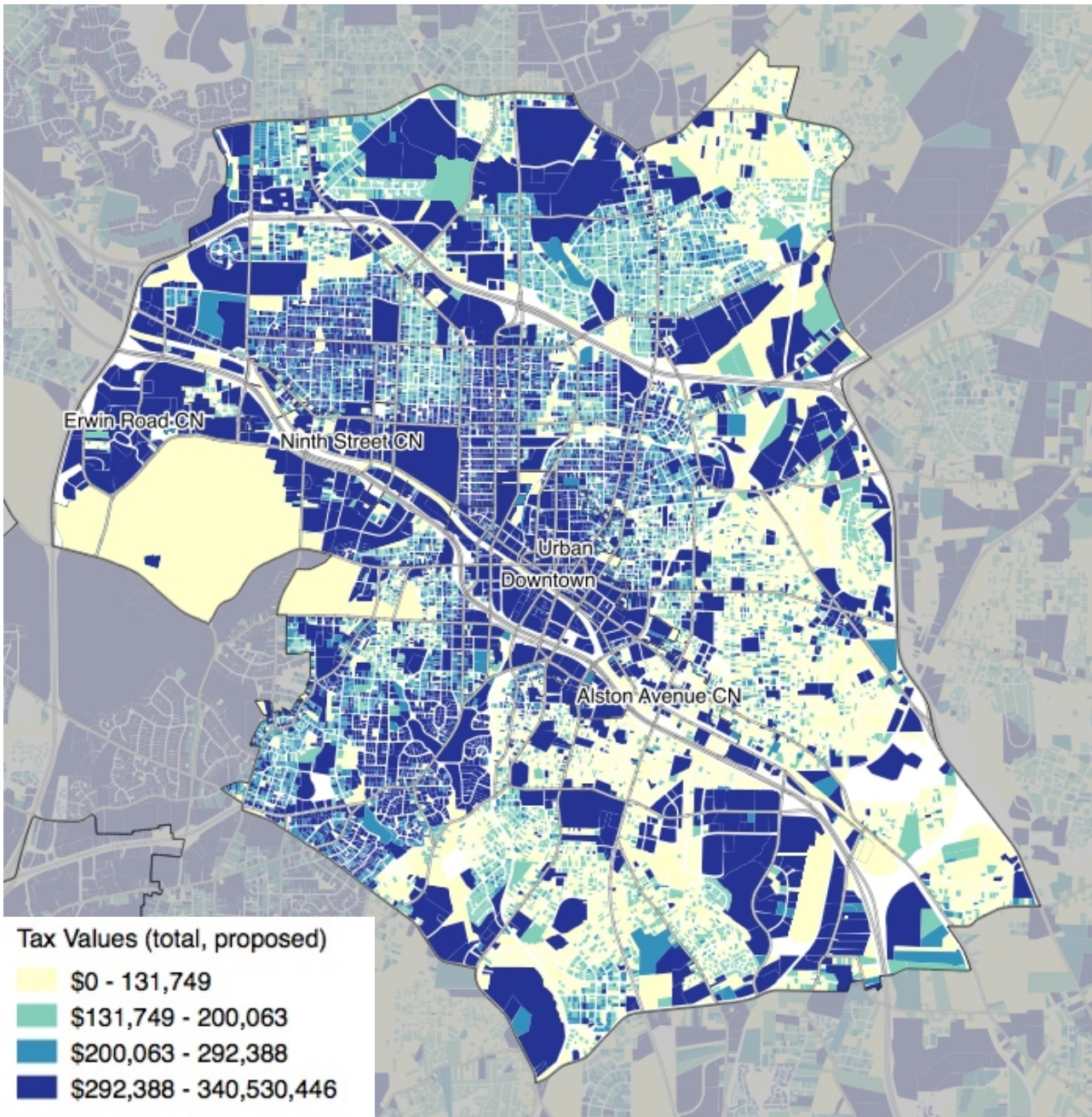
Sales and Related Occupations (3,079 or ~11% of Urban Tier Wor



Source: NC Commerce, Quarterly Census of Employment and Wages (2019)

The Really, Really Big Picture...





Source: Durham County Tax Administration, February 2019

Also the really, really, big picture...

A primary driver of housing development, after market interest, is the cost of acquisition.

Neighborhoods within the urban tier with the lowest costs of acquisition will face the greatest risk of flipping for profit.

https://www.trulia.com/p/nc/durham/2001-liberty-st-durham-nc-27703--202492322

Back to Search (For Sale > NC > Durham > 27703 > 2001 Liberty St)

2001 Liberty St

Durham, NC 27703

1,598 sqft 10018 sqft lot size Multi-Family

FOR SALE
\$159,500
 Est. Mortgage \$849/mo [Get Pre-Qualified](#)

GRAVETARD SPECIAL!

Listing Agent: [Agent Photo] | Broker Agent: [Agent Photo] | Investor Agent: [Agent Photo] | Premier Agent: [Agent Photo]

Name: _____ Phone: _____

Email: _____

I am interested in 2001 Liberty St, Durham, NC 27703

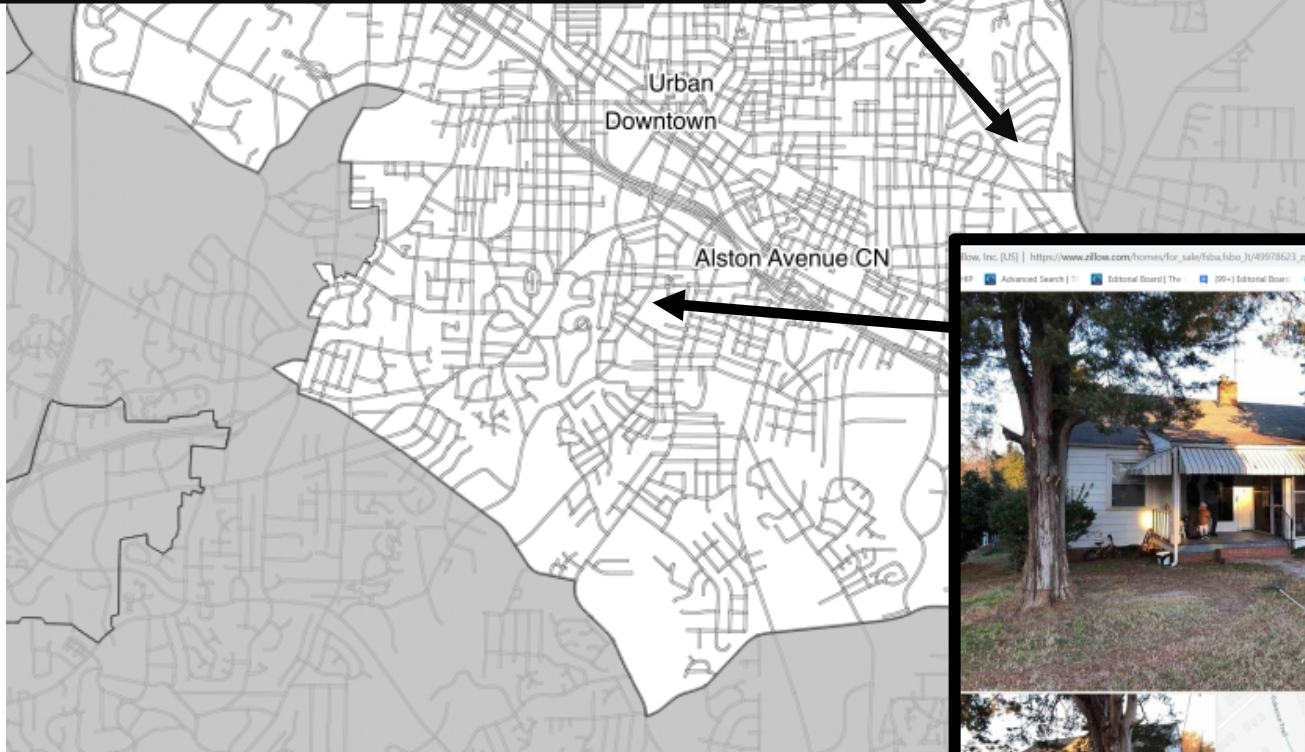
I want to talk about financing

[Request info](#)

By pressing request info, you agree that Trulia and real estate professionals may contact you via phone/text about your inquiry, which may involve the use of automated means. You are not required to consent as a condition of purchasing any property, goods or services. Message/data rates may apply. You also agree to our [Terms of Use](#).

Trulia does not endorse any real estate professionals.

Real estate is being presented for flipping.



https://www.zillow.com/homes/for_sale/tba/tba/049978623_zpid/?tp=atl/pricesort/36.017031,-78.83342,35.930402,-78.980971,rect/12_zm/0...

Zillow Save Share

\$110,000 3 bd | 2 ba | 1,450 sqft

1907 Cecil St, Durham, NC 27707

For sale Zestimate: \$112,569

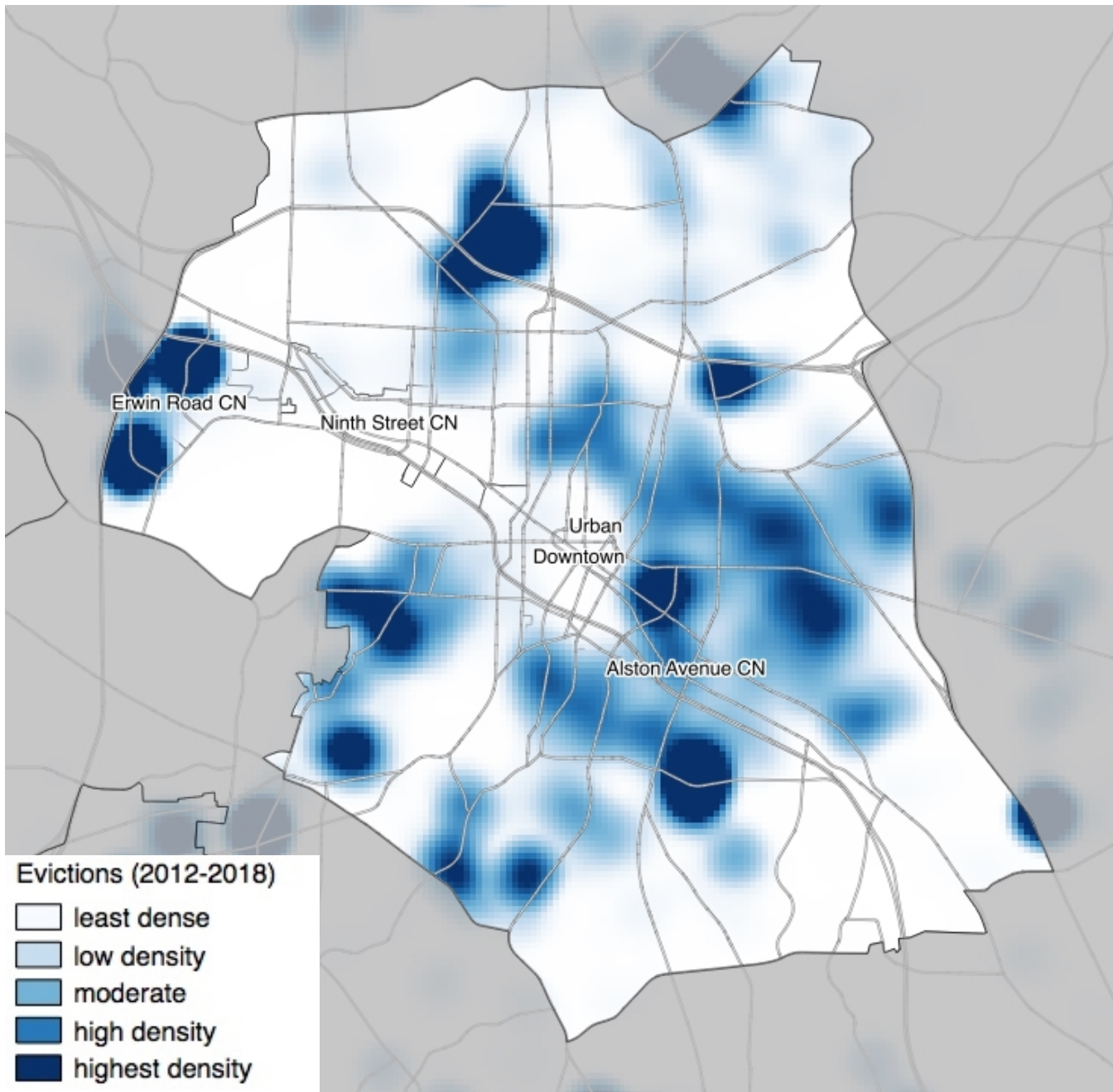
Est. payment: \$611/mo [Get pre-qualified](#)

[Contact agent](#)

Overview

Days on Zillow	Views	Saves
25	2,262	38

Great investor opportunity- revitalizing area & steps from NC Central, mins to Downtown. Fix & flip, renovate & live or keep current tenant at \$750/month until ready. 3 BR's/1 full bath in original portion. Addition has approx. 275sqft, appears unpermitted/not to code but has full bath. Experienced investors ONLY- flip will require to be gutted down to the studs. Addition will require some structural work to save. CASH SALE- SOLD AS-IS, 14 DAY CLOSE. Tenant occupied- 24 hour notice minimum.



And the prevalence of court-processed evictions from 2012-2018 in these areas further illustrates how unstable housing already is for people living here.

DURHAM COUNTY, NC OUT-MIGRATION

From Annual IRS Household Filings

DESTINATION	2012	2013	2014	2015	2016
Percent out-migration annually	10.9%	11.4%	10.6%	7.4%	11.2%
Total Migration, all destinations, per-day	29	30	29	21	32
Durham County Non-migrants , NC	96,266	97,634	99,930	105,165	103,426
Durham County Total Migration-US and Foreign , NC	10,534	11,130	10,574	7,778	11,587
Wake County , NC	2,327	2,561	2,424	1,918	2,817
Orange County , NC	1,092	1,104	1,040	819	1,149
Alamance County , NC	187	228	246	200	327
Granville County , NC	248	251	292	213	318
Mecklenburg County , NC	254	306	270	224	302
Chatham County , NC	243	179	181	192	237
Guilford County , NC	209	231	228	184	206
Person County , NC	160	165	158	126	136
New York County , NY	120	114	105	76	116
Forsyth County , NC	88	93	70	67	108
Johnston County , NC	76	87	83	55	106
Foreign - Overseas , FR	128	91	82	85	105