

Building Trend Information for the Town of Cairo

(This report illustrates the building and permit activity in Town over the past few years)

2000 to 2007 Town of Cairo Commercial Permits Issued	
Year	# Permits Issued
2000	1
2001	1
2002	0
2003	3
2004	4
2005	6
2006	7
2007	2 (as of July 31, 2007)

Summary: There has been a general increasing trend in commercial development in the past seven years.

2005 to 2007 Town of Cairo Site Plan Review Approvals (commercial)	
Year	# Approvals
2005	9
2006	9
2007	11 (as of July 2007)

Summary: The first half of 2007 showed a higher rate of site plan approvals than either 2005 or 2006 levels. This again indicates an increasing trend in commercial development in Town.

Subdivision Activity in the Town of Cairo

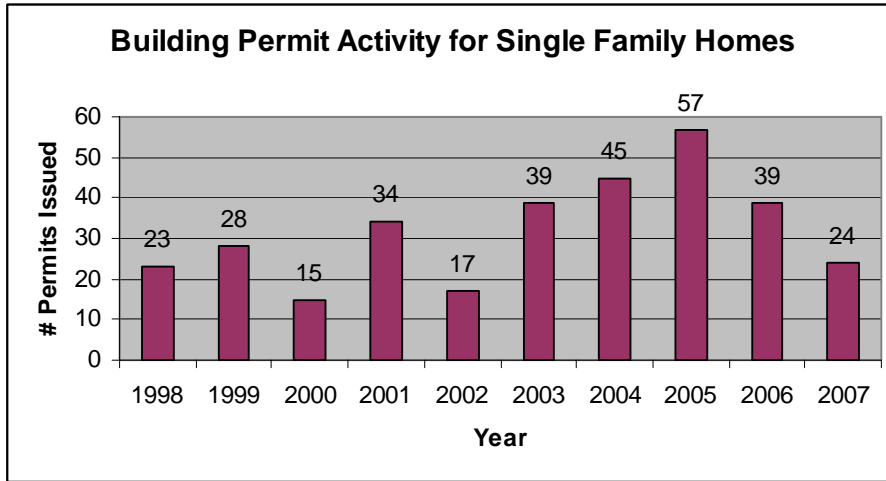
Subdivision Activity			
2005	2006	2007¹	
151	84	28	# lots created
2	2	2	Median # Lots Created
4	3	1	# major subdivisions >5 lots
2005	2006	2007	
1281.49	579.85	221.9	Total Acres Subdivided
2.45	3.4	3.2	Median Size Lots Created
8.543267	6.902976	7.925	Avg Size Lots Created
0.37	0.4	1	Min. Size Lots Created
121	79.6	100	Max Size Lots Created
2.8	3	3.2	Avg Size Lot Excluding Lots >10 acres
40%	33%	27%	% of lots <2 acres

Summary of 2005 through July 2007 activity	
263	# lots created
2	Median # Lots Created
8	# major subdivisions >5 lots
2083.24	Total Acres Subdivided
3.2	Median Size Lots Created
7.790414	Avg Size Lots Created
0.37	Min. Size Lots Created
121	Max Size Lots Created
3	Avg Size Lot Excluding Lots >10 acres

Summary: 2005 had a high number of subdivisions approved (151 new lots). Since then, the subdivision activity has decreased. The number of subdivisions in the first half of 2007 appears to be slightly smaller than that of 2006. For all subdivisions recorded between 2006 and 2007, most were two-lot splits – there were few large developments. 2005 saw the highest number of major subdivisions when 4 took place. Between 2005 and July of 2007, 263 lots have been created covering 2083 acres of land. The median size (the number in the middle of all lot sizes created) of new lots created was 3.2 acres and the average size (the arithmetic mean) was 7.8 acres. New lots ranged in size from 0.37 to 121 acres. However, most of the new lots created were not very large and if you exclude those new lots over 10 acres in size, the average new lot created was 3 acres in size.

¹ All 2007 data was up to July 31, 2007 and thus included only half of the year.

Building Permit Activity										
Town	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Cairo	23	28	15	34	17	39	45	57	39	24
Durham	14	12	20	6	17	32				



Summary: Building permit information was collected for 10 years between 1998 and 2007. The chart and table above show the number of building permits issued by the Town of Cairo each year for new single family homes. Although the number of permits issued each year has varied, the general trend from 1998 through 2005 was an increase in the number of new homes built. The year 2005 was the peak of building activity so far and also corresponds with a large number of subdivisions that were approved that year. If the rate of building permits issued for the second half of 2007, the result would be a rate of new home building higher than in 2006. Ten-year data shows 321 new homes built between 1998 and 2000.

A look at the US Census data (below) gives other information. Between 1990 and 2000, there was 11% increase in the number of housing units to a total in 2000 of 3322 units. During this same time period, the Town's population has increased from 5418 in 1990 to 6355 in 2000 – a 17.3% increase. Using the 2000 data of 2.44 persons per household, the population can be estimated to have increased since 2000 by 666 people.

US Census Data Town of Cairo	1990	2000	% Change
Number of Housing Units	2995	3322	11%
Number of Occupied Housing Units	2139	2579	21%
Number of Vacant Housing Units	856	743	-13%
Median Price of Single Family Home	\$93,200	\$89,700	-3.8%
US Census Data Town of Durham	1990	2000	% Change
Number of Housing Units	1493	1642	10%
Number of Occupied Housing Units	870	1046	20.2%
Number of Vacant Housing Units	623	596	-4.3%
Median Price of Single Family Home	95,300	94,100	-1.26%
US Census Data Town of Greenville	1990	2000	% Change
Number of Housing Units	1541	1694	9.9%
Number of Occupied Housing Units	1237	1345	8.7%
Number of Vacant Housing Units	304	349	14.8%
Median Price of Single Family Home	95,000	98,600	3.8%

Since 2000, the Town has recorded 273 additional housing units have been built. This represents an additional 8.2% increase in new units in 6 ½ years. This rate seems slightly slower than that between 1990 and 2000.

A look at the last 16½ years of changes in housing in Cairo shows 600 additional housing units have been built. It is estimated that the current population is about 7021 people, or a 29.6% population increase.

Conclusion: The trends show increases in commercial uses and development in Cairo and a very high rate of residential development (29.6% increase in population over 16 ½ years, and a 20% increase in the number of housing units). This rate of growth is higher than that of Greenville or Durham.