

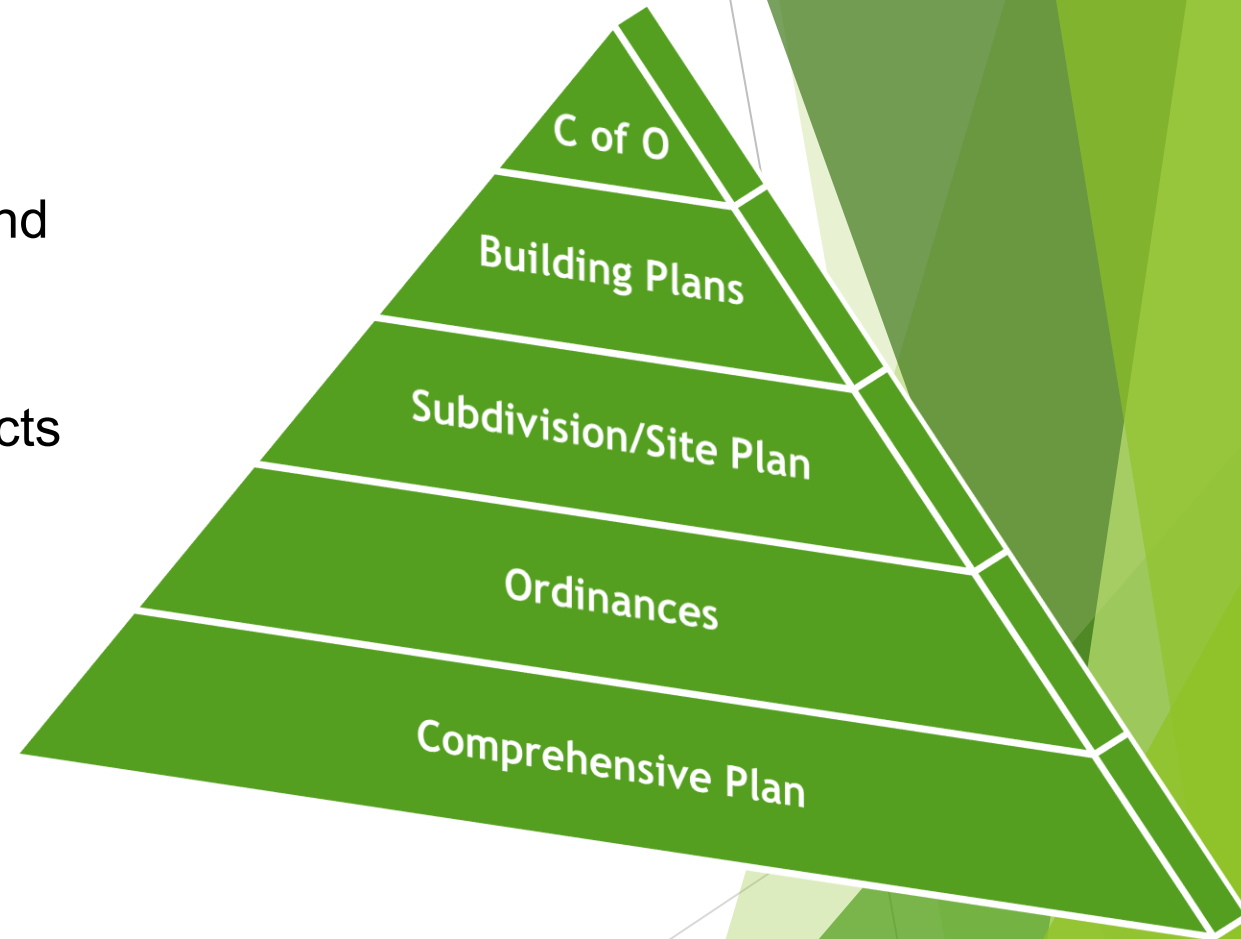
Town Profile: Demographic, Economic, and Housing Data

Pittsboro Plan Commission Meeting

May 21, 2025

What is a comprehensive plan?

- Tells a community the type, location, and quality of future development.
- A long-range vision that guides elected and appointed official's decision-making for future development and infrastructure.
- Contains goals and objectives which directs how the community moves towards that vision.
- Guides community investments.
- Provides legal basis for ordinances.
- Used by staff for development petitions.
- Strong implementation component to implement various elements of the plan

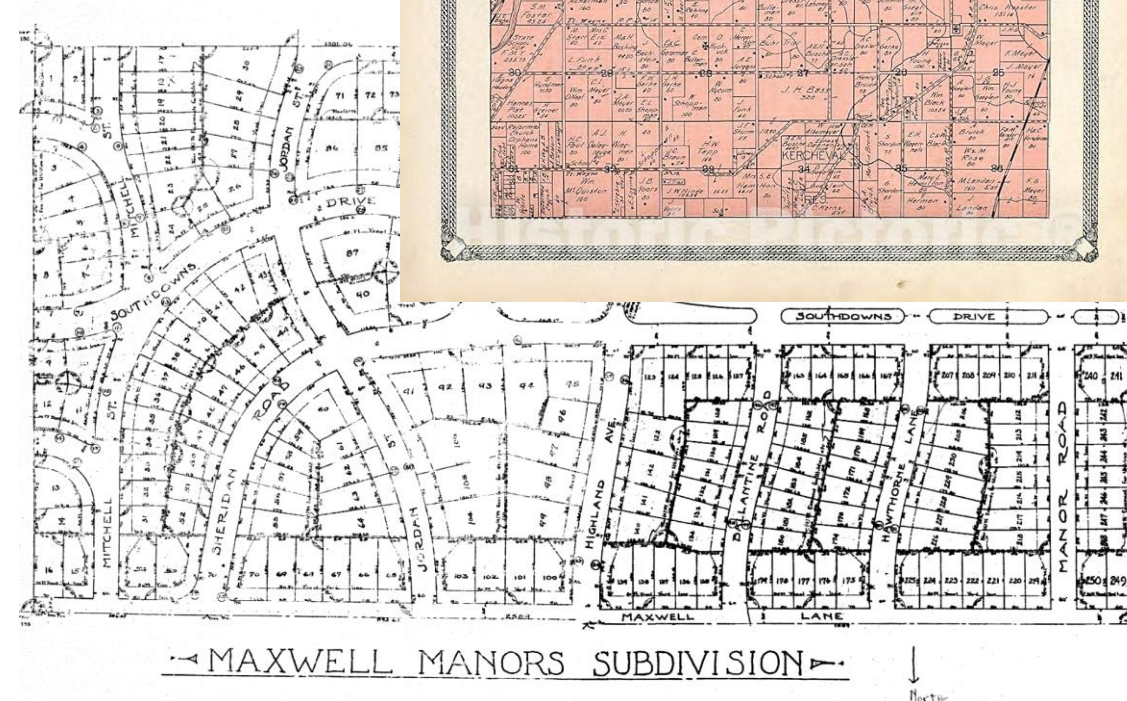


Why Plan?

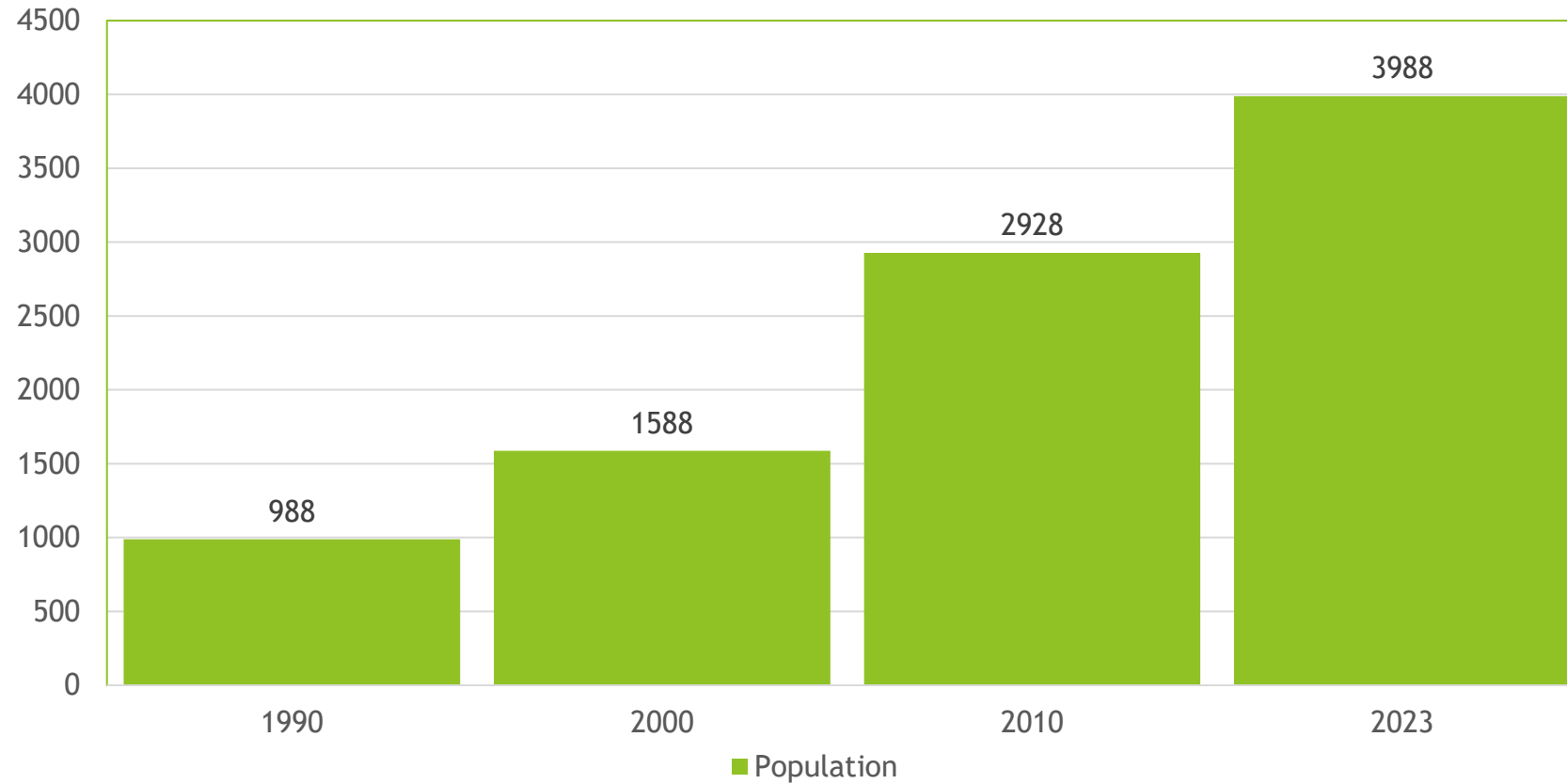
- All development is planned. The question is...

WHO IS DOING THE PLANNING?

- Industries were built by rivers for access and electricity
- County seats were put in the center of the county
- Developer converts farmland to housing and employment/retail uses
- Developers are driven by cost & profits
- Homeowners split parcels for children & have gravel driveways instead of roads for access

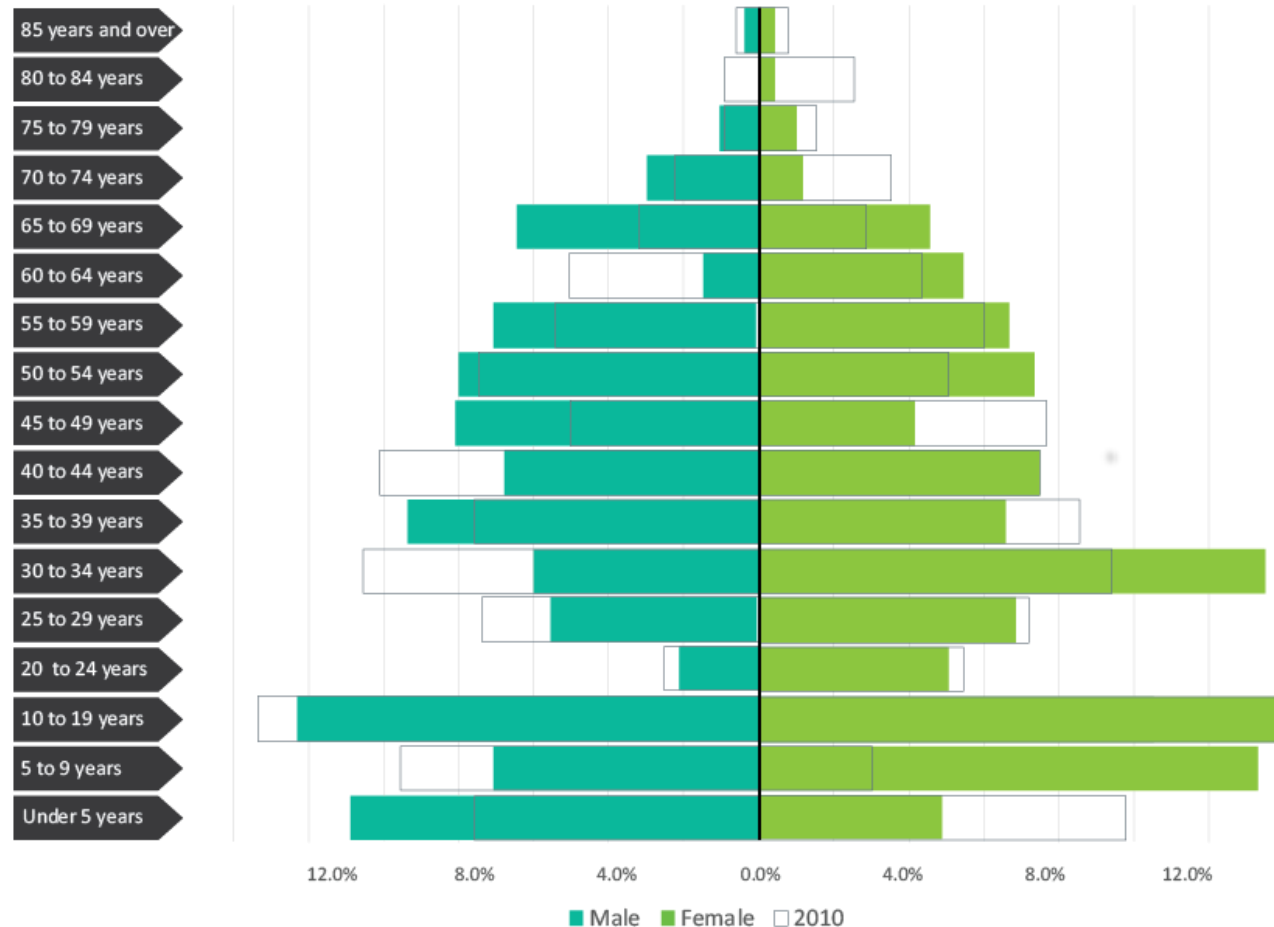


Population Growth



- Pittsboro's population has nearly quadrupled since 1990

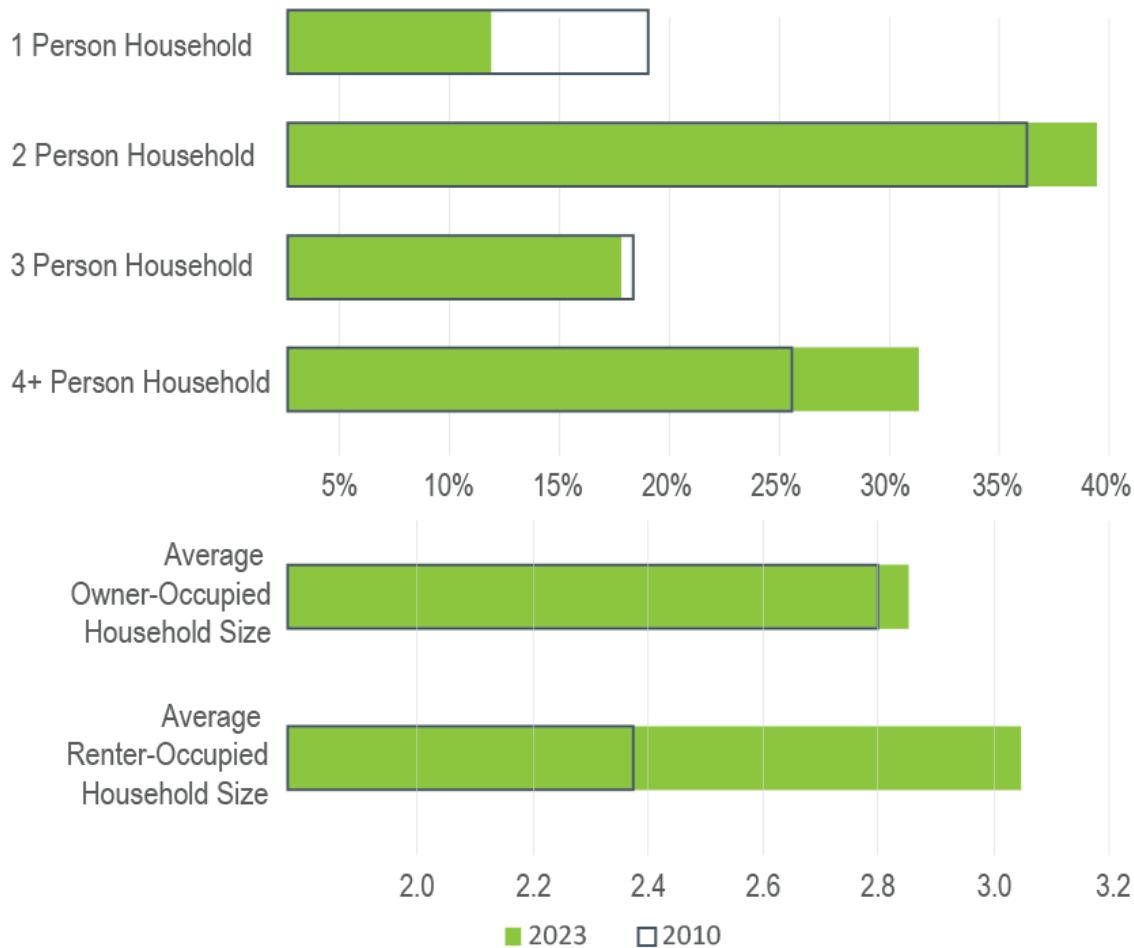
Age and Gender



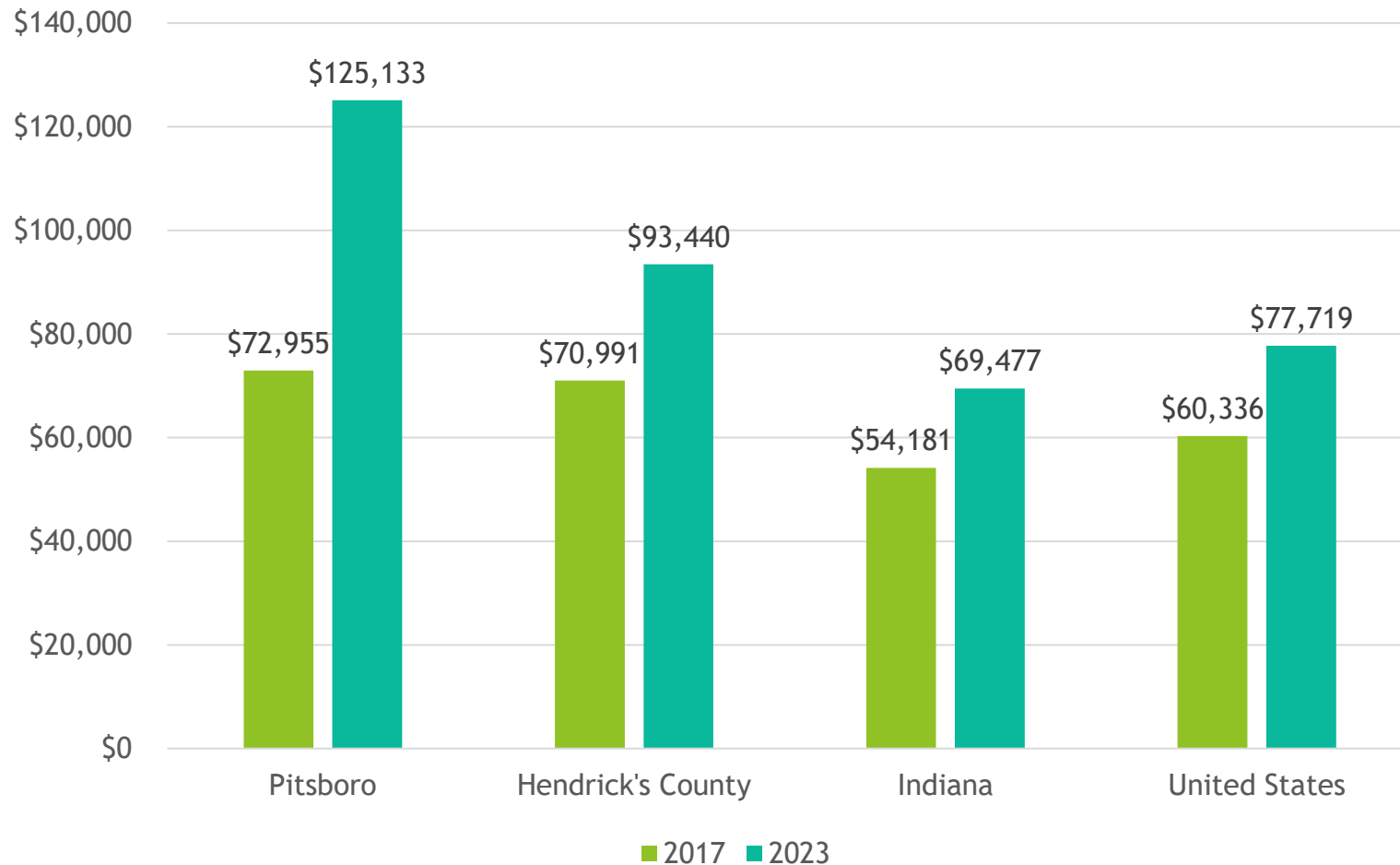
- The median age in Pittsboro in 2023 was 34 years old.
 - This is representative of young families moving to the town.
- Additionally, Pittsboro's child population has shifted dramatically since 2010

Households

- In 2023, there were 1,402 households in Pittsboro. Of these, 85.9% are considered family households while 14.1% are considered non-family households. The average household size in 2023 was 2.84.

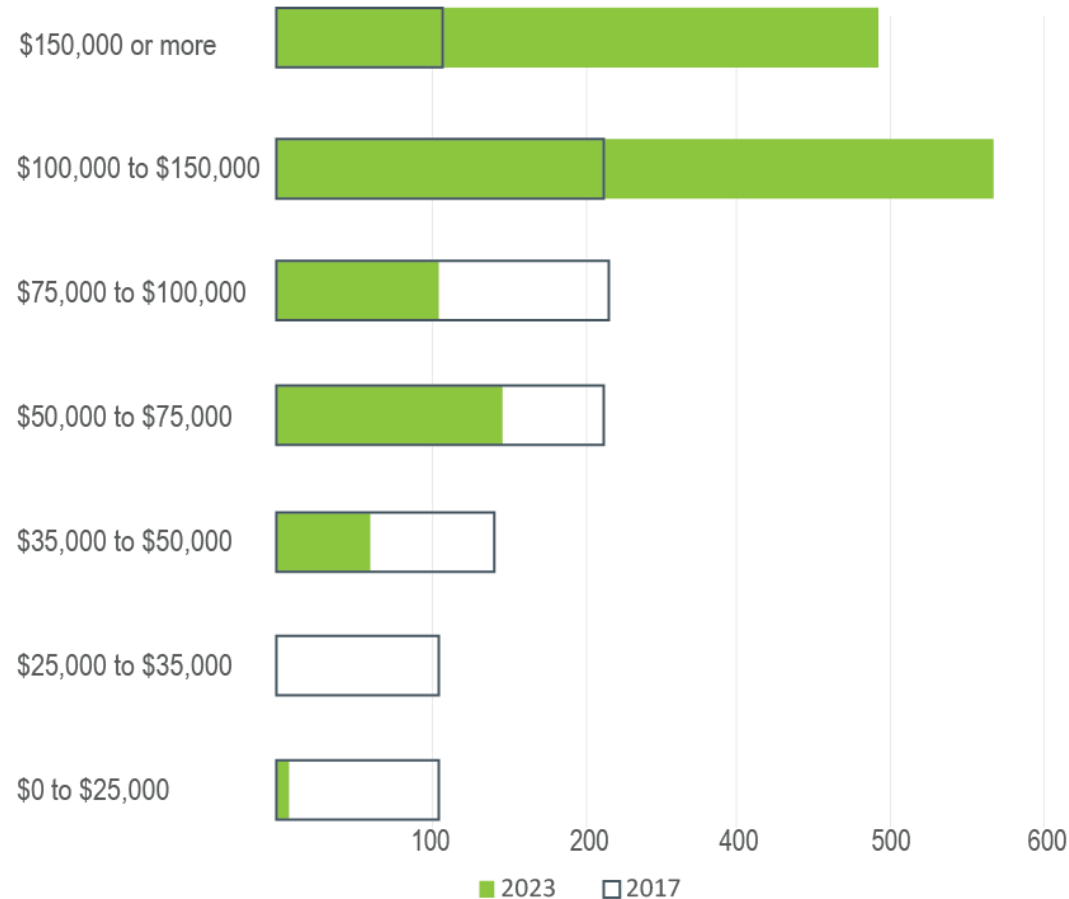


Median Household Income



- In just 6 years, Pittsboro's median household income has almost doubled.
- Pittsboro's median household income is now significantly higher than the county, state, and national averages.

Household Income Distribution



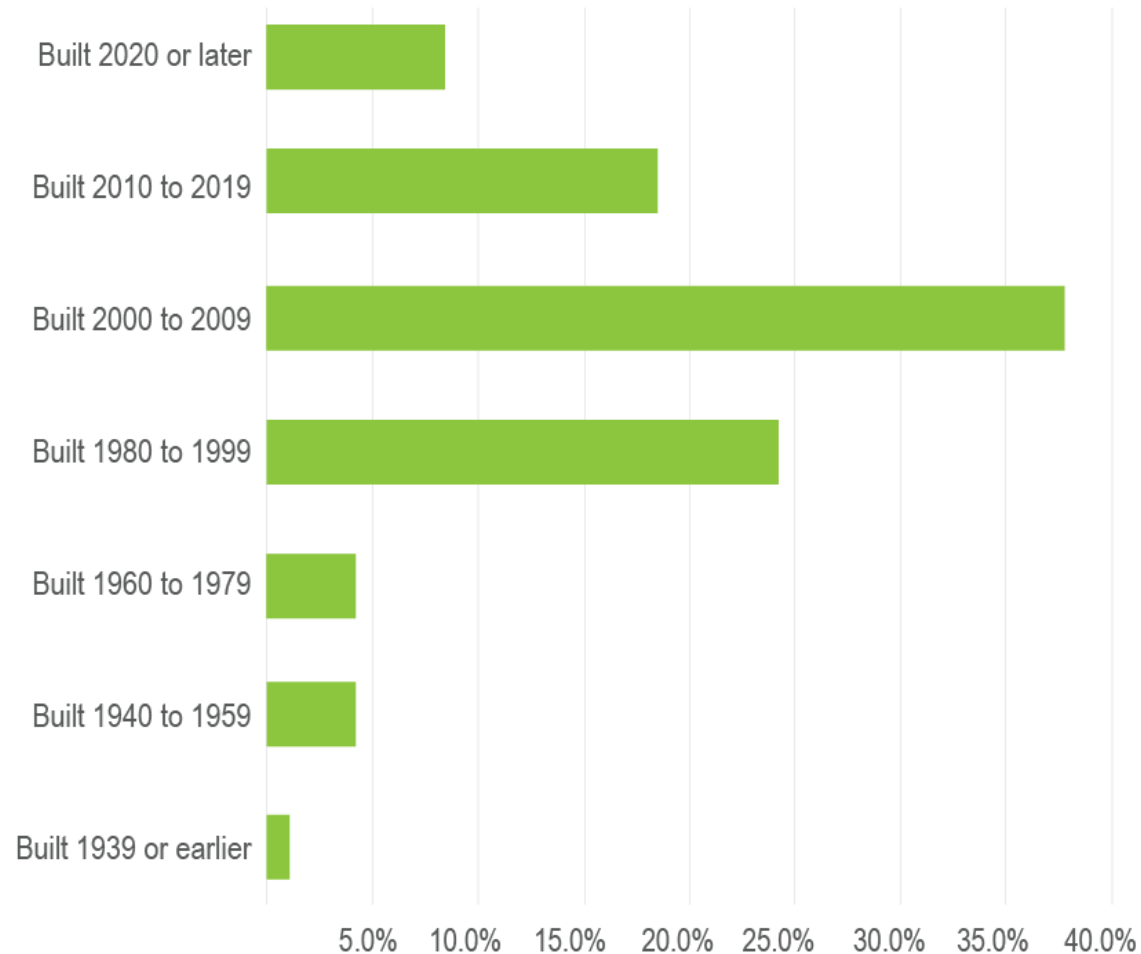
- Households in Pittsboro making less than \$50,000 have almost completely disappeared.
- Households making \$150,000 or more have grown by nearly 500%.

Median Housing Value (Owner Occupied Units)



- Housing values nationwide have grown immensely in the past 6 years.
- Pittsboro remains lower than the national average, but higher than the Indiana average.

Age of Housing Stock

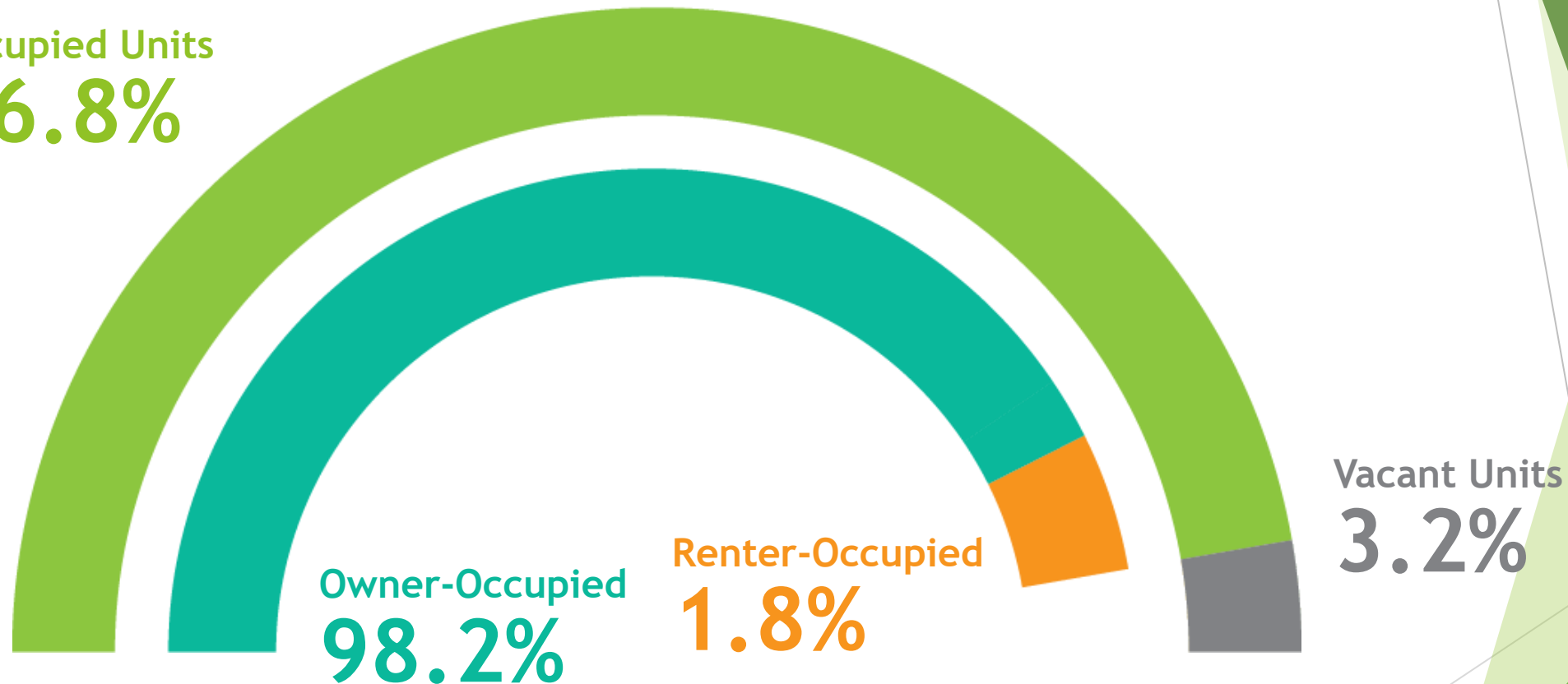


- The majority of homes in Pittsboro were built between 1980 and 2009. This is a significantly younger housing stock than Indiana overall but comparable to the national distribution

Housing Tenure

Occupied Units

96.8%



Vacant Units

3.2%

- Pittsboro's vacancy rate is small which means there may not be enough houses to meet demand depending on housing type.
- The overwhelming majority of occupied units in Pittsboro are owner-occupied.

Thank You

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