Community Profile Draft

CHAPTER 1
COMMUNITY PROFILE

Community Profile

Introduction

Chatham County was established in 1777 as one of the original counties of Georgia. It is the most urbanized county in the 200-mile coastal area between Charleston, South Carolina and Jacksonville, Florida. It serves as an economic, cultural, and governmental hub for a six-county, bi-state region, and an international trade focal point.

Chatham County has grown considerably since the start of the 20th century. With one exception, the county's rate of population growth has remained above 5% in each decennial Census since 1900. Chatham County has a long tradition of planning, and the community intends to maintain its historic character and natural resources while welcoming new residents, many of whom become the strongest advocates of local planning.

Regional Population

Savannah MSA

Chatham County is the largest county in the Savannah Metropolitan Statistical Area (MSA), which also includes Bryan and Effingham counties. The Savannah MSA, together with Bulloch, Liberty, Long, and Wayne counties, comprises the larger Savannah–Hinesville–Statesboro Combined Statistical Area (CSA). The CSA is bordered by the Hilton Head Island–Bluffton MSA to the north and the Brunswick MSA to the south. Chatham County is comprised of nine municipalities.

Savannah MSA

A metropolitan statistical area is a region consisting of a city and surrounding communities that are linked by social and economic factors, as established by the U.S. Office of Management and Budget

Throughout the past 100 years, the population of the region has grown as a result of health, climate and transportation technological advances that improved quality of life in the region. The area's economy has grown to serve regional, national, and international markets in a variety of sectors, a great deal of which is associated with the Port of Savannah.

Historically, Chatham County and the City of Savannah have served as the region's largest population center, commercial core, and industrial hub. While this remains true today, suburbanization has led to significant population increases in Effingham and Bryan counties over the past 50 years as jurisdictions in Chatham County become more densely populated. A growing network of highways and relatively inexpensive land have accelerated this move away from the denser urban core in Savannah and the port cities, a trend that is projected to continue in the coming decades.

County Population

Chatham County, inclusive of nine municipalities and unincorporated county area is home to over 300,000 residents, depicted in Exhibit 1.1. It is the most populous county in the coastal region, and the second most populous county in Georgia after the Atlanta metropolitan region. The City of Savannah has the largest population among incorporated cities, contributing almost one-half of the total population.
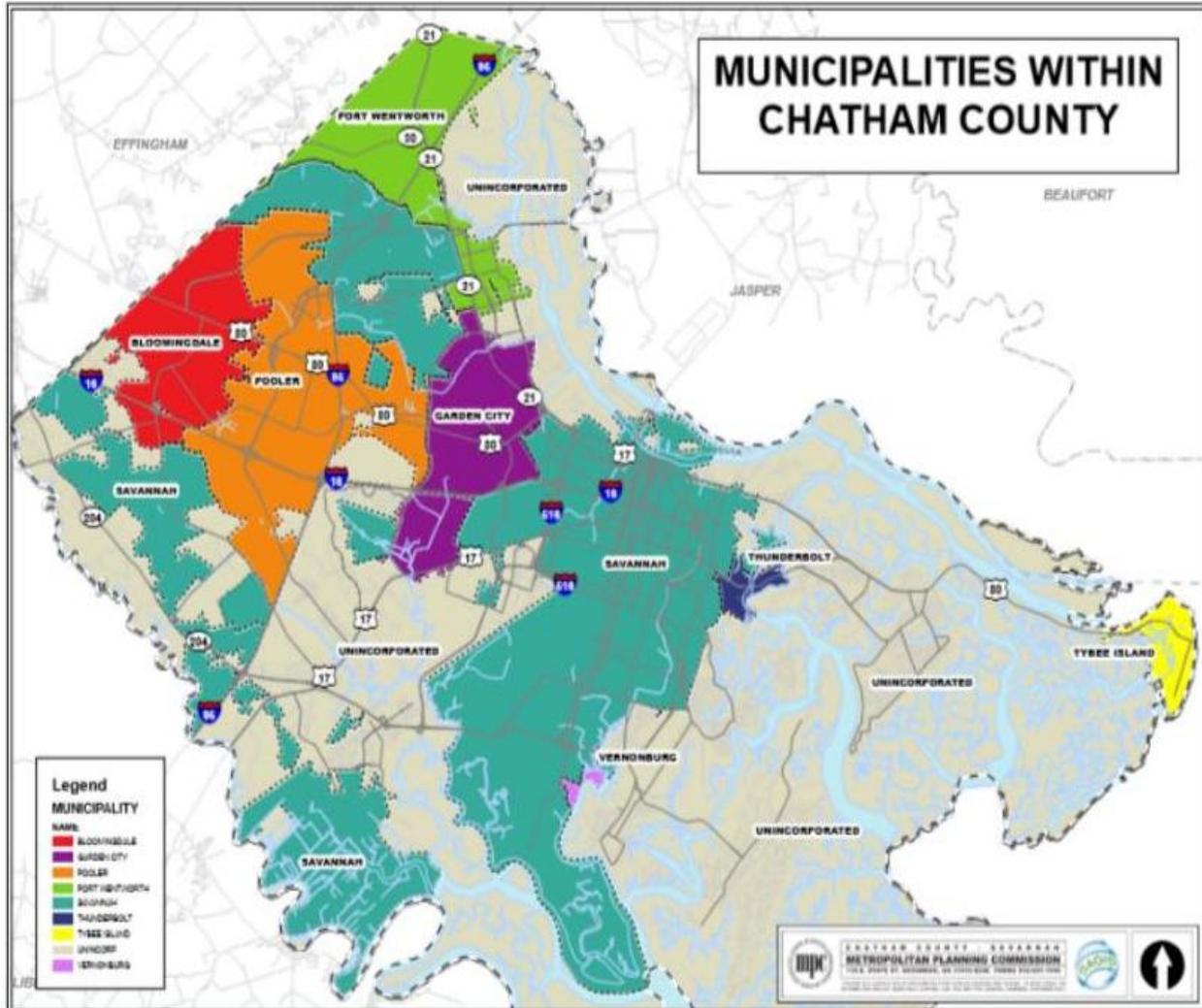

Exhibit 1.1 – Municipalities Within Chatham County

Figure 1.1 displays the population change between 2020 and 2024 within the MSA. While Chatham County has grown overall within the prior 2040 Plan period, proportional growth in adjacent Bryan and Effingham Counties surpasses Chatham County, although not numerically.

Savannah MSA Population Growth 2020-2024				
County	Jurisdiction	2020	2024	% Change
Chatham County		289,649	300,879	3.9%
	City of Savannah	145,492	149,465	2.7%
	Unincorporated Chatham	**93,478**	**90,834**	**-2.8%**
	City of Pooler	24,575	28,466	15.8%
	Port Wentworth	8,886	12,892	45.1%
	Garden City	8,597	10,426	21.2%
	Tybee Island	3,094	3,123	0.9%
	Bloomingdale	2,801	3,007	7.4%
	Town of Thunderbolt	2,638	2,533	-4.0%
	Vernonburg	88	133	51.1%
Effingham County		**62,241**	**69,143**	11.1%
Bryan County		**38,321**	**48,263**	25.9%
Source: 2020 and 2024 ACS 5-Year Estimates				

Figure 1.1 – Savannah-Chatham County: Savannah MSA Population Change 2020-2024

Annexation History

Although the total County population continues to increase overall, the population is shifting from unincorporated to incorporated areas as land is annexed and infill parcels are developed within the jurisdictional boundaries of Savannah and the smaller communities within the County, particularly Garden City, Pooler and Port Wentworth. A summary of annexations executed between 2020 and mid-year 2025 is provided in Figure 1.2, although this list may not be exhaustive. Particularly large annexations into the City of Savannah included multiple transactions involving over 1,200 total acres for the Rockingham Farms warehouse and industrial development. Starting in late 2024 and continuing into 2025, Savannah shifted focus toward large-scale planned developments to support housing, most notably the Speir Property (near Little Neck Road) and Old River Road annexations which account for over 800 combined acres. Multiple smaller annexations (such as Bamboo Lane and Grove Point Road) were initiated by property owners seeking access to City utility rates and services. In 2023, Port Wentworth annexed 762 acres from the County along Highway 21 for the Port Wentworth Commerce Center.

One 6.75-acre annexation was conducted as a land swap between Pooler and Savannah, and did not detract from existing County acreage. In March 2024, the City of Pooler reached an agreement with the City of Savannah and Chatham County to annex three church properties, which were de-annexed from the City of Savannah. Pooler de-annexed the "Landmark Property", which was annexed into the City of Savannah to align with municipal services and facilitate economic development. Similar land swaps are not reflected on Figure 1.2, as they do not impact Unincorporated County land base.

Annexation History 2020-2025			
Recipient	**Effective Date**	**Acreage**	**Address**
Savannah	1/1/2020	1.7	4009 Ogeechee Road
Savannah	6/1/2020	1036.69	Rockingham Farms on the Southwest Bypass (Veterans Parkway)
Savannah	1/1/2021	6.75	De-annexation of 6.75 acres on Dean Forest Rd
Garden City	4/1/2021	6.75	Dean Forest Road - from Savannah
Savannah	7/1/2021	12.34	Sweetwater Station Drive near Clubhouse Drive
Savannah	10/1/2021	20	Veterans Parkway at Rockingham Farms.
Savannah	9/1/2021	5.019	Ogeechee Road near Canebrake Road.
Bloomingdale	11/1/2021	18.205	Resolution Morgan Property
Savannah	10/1/2021	14.585	Thankful Baptist Church off Ogeechee Road near Canebrake Road
Savannah	12/1/2022	2.593	3 parcels near Sweetwater
Savannah	8/1/2022	18.989	Capital Partners. Finance file number 11.440
Savannah	8/1/2022	30.425	S&R Savannah Partners LLC.
Savannah	10/1/2022	85.573	Rockingham Farms LLC 11.442
Savannah	11/1/2022	10.08	340 Buckhalter Road near Veterans Parkway
Savannah	1/1/2023	278.16	Little Neck Road near Ogeechee Road
Savannah	2/1/2023	52.86	Buckhalter Road near Veterans Parkway to expand Rockingham Farms Development.
Savannah	3/1/2023	13.3	115 Bamboo Lane for Telfair Business Center
Port Wentworth	12/1/2023	762	Port Wentworth Commerce Center Highway 21
Garden City	5/1/2024	6.56	
Savannah	6/1/2024	5.8	Diggs Avenue near ACL Boulevard.
Savannah	8/1/2024	5.77	1721 Grove Point Road
Savannah	10/1/2024	7.21	Two parcels on SR 204 & Middle Landing Rd
Savannah	11/1/2024	668	Little Neck Road
Garden City	1/1/2025	40.174	Withdrawn
Savannah	3/1/2025	159.7	Old River Rd.
Savannah	7/1/2025	4.6	4119 Ogeechee Rd

Figure 1.2 – Savannah-Chatham County: Annexation History 2020-2025

Population Projections

Figure 1.3 illustrates the future projections for each county in the Savannah MSA from 2025 to the end of the Comprehensive Plan 2040 Update period in 2045. While Chatham County is expected to retain its status as the largest population center in the metropolitan area, its neighboring counties are forecast to experience a greater rate of growth in the coming years. This equates to a population increase of approximately 14.2% in Chatham County over a period of 20 years and an increase of approximately 25.3% in the Savannah MSA overall.

Population projections were prepared using a standard cohort component demographic methodology. This approach models population change as a function of initial population estimates broken down by age and sex, fertility, mortality, and migration.

Savannah MSA Population Projections 2025-2045				
County	2025	2040	2045	% Change 2025-2045
Chatham County	310,554	346,708	354,532	14.2%
Effingham County	64,769	97,004	104,577	61.5%
Bryan County	52,262	70,188	76,838	34.3%
Source: Georgia Governor's Office of Planning and Budget (OPB)				

Figure 1.3 – Savannah-Chatham County: Savannah MSA Population Projections 2025-2045

Population by Gender

According to Figure 1.4, there are slightly more female residents in the region than male residents. The differential in representation is slightly lower in the Unincorporated County in comparison to Savannah and the County overall, potentially reflecting the more agricultural character and family units in the more rural areas.

Population by Gender		
Jurisdiction	Male	Female
City of Savannah	47%	53%
Unincorporated Chatham	49%	51%
Chatham County	48%	52%
Source: 2023 ACS 5-Year Estimates (S0101)		

Figure 1.4 – Savannah-Chatham County: Population By Gender

Chatham County Population by Age

According to 2023 ACS 5-Year Estimates, the median age in Chatham County is 37.1 years old, comparable to the median age in Georgia (37.4) and the United States (38.7). The younger median age (33.7) in the City of Savannah may reflect the concentrated student population, the more varied composition of employment opportunities, and young professionals, often associated with availability of rental housing. The largest age range is 35-54, nearly one-fourth of the population, closely followed by the 0-19 and 20-34 age groups. The senior population, while a smaller proportion of the County total, exceeds the statewide representation (roughly 15.6% to 16%) of residents. Marginally, there are more males in younger age groups and slightly more females in the older age groups, commensurate with state and national trends.
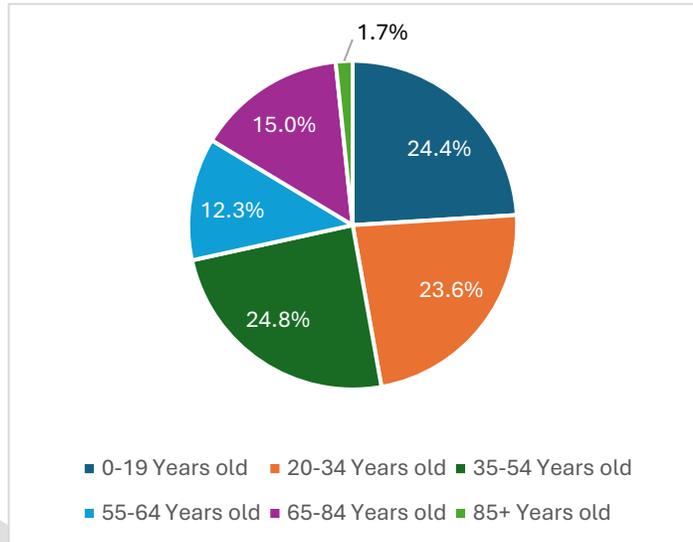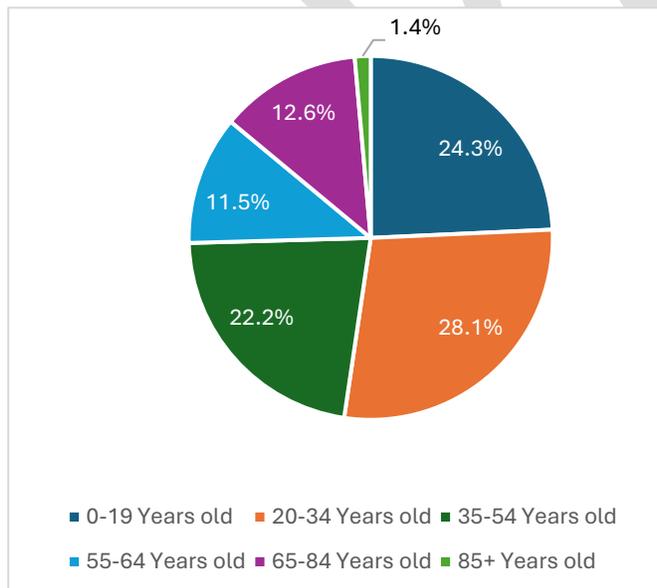

Figure 1.5 – Chatham County Age Cohorts

Figure 1.6 – City of Savannah Age Cohorts

Savannah Population by Age

The median age in the City of Savannah is 33.7 years old. According to 2023 ACS 5-Year Estimates, in the City of Savannah the largest age cohort falls within the 20–34 year-old age group, likely reflecting the student population and young professionals, followed by residents aged 0-19. The 35–54 year-old age cohort is the third largest age group, commonly the age group markedly comprised of household units, many with children, in alignment with the 0-19 age cohort. Only 14% are over age 65, with the highest concentrations in the core central neighborhoods.

Households and Families

Household Composition

As shown in Figure 1.7, Chatham County and the City of Savannah have similar household and family sizes. These averages are slightly smaller than the household and family sizes for the state of Georgia. Additionally, around one-quarter of households in both Chatham County and Savannah contain children. This is slightly lower than the state of Georgia, in which nearly one-third of households contain children, again likely reflecting the high representation of younger student and young professional residents, particularly in the City of Savannah.

Household Characteristics			
	Average Household Size	Average Family Size	Percentage of Households with Children
Georgia	2.64	3.25	32.1%
Chatham County	2.41	3.05	26.0%
City of Savannah	2.35	3.12	24.5%
Source: 2023 ACS 5-Year Estimates (S1101)			

Figure 1.7 – Savannah-Chatham County: Household and Family Size

Housing Tenure

In Chatham County, the majority of occupied housing is owner-occupied. In Savannah the majority of households are renter-occupied, which is higher than the state and national average, both at 35%. The high proportion of renters in the City correlates to population characteristics, including a younger population, the presence of students, young professionals and military, racial composition, historical challenges to generational wealth, and income. Statistics indicate that the renter population in Savannah are more likely to be people of color, correlating to census tracts with lower median incomes in comparison to census tracts in the City where ownership tenure prevails. Current trends of investors purchasing single family homes and conversion to rental properties also is potentially a contributory factor, removing a segment of more naturally occurring affordable ownership units from the housing inventory.

Housing Tenure Chatham County and Savannah		
Tenure Type	Chatham County	Savannah
Owner-occupied housing units	56.3%	44.4%
Renter-occupied housing units	43.7%	55.6%
2023 ACS 5-Year Estimates		

Figure 1.8 – Savannah-Chatham County: Housing Tenure

Household Income and Poverty Rate

According to data from the 2023 ACS 5-Year Estimates, median household income in Chatham County is higher than the City of Savannah, although both are lower than the state's median household income. The City of Savannah's much lower household income generally corresponds to a greater proportion of both individuals and families with incomes below the poverty threshold, with approximately one-fifth of residents living in poverty. In 2023, the federal poverty level in Georgia, applicable to Chatham County, was $14,580 for a single adult and $30,000 for a family of four. In 2025, the threshold has risen to $15,650 for an individual and $32,150 for a family, well below the median.

Household Income and Poverty			
	Median Household Income	**Percent of Population in Poverty**	**Percentage of Families in Poverty**
Georgia	$74,664	13.5%	9.9%
Chatham County	$69,575	14.5%	9.8%
City of Savannah	$56,782	19.5%	13.2%
Source: 2023 ACS 5-Year Estimates (S2503, S1701, S1702)			

Figure 1.9 - Savannah-Chatham County: Median Household Income/Poverty Rate

Overall, the proportion of individuals living below the poverty level is lower than the proportion of families in poverty. Poverty rates for individuals include high numbers of single-person households and unrelated individuals (such as students or roommates), who are not counted in the lower, specific "family" poverty category, drawing from a larger pool that includes both impoverished family members and single-person households. In addition, roughly 40% of households in Chatham County consist of individuals living alone or with non-relatives. These non-family households often have lower median incomes compared to family household units which often are comprised of two income earners, therefore exhibiting a higher frequency of individuals falling below the poverty line.

The City of Savannah has a higher percentage of individuals and families in poverty in comparison to Chatham County and the state of Georgia, likely in response to a combination of conditions contributing to a concentration of local poverty in the downtown and midtown portions of the City central to Savannah's tourism, business, and historic, residential, and commercial districts. These conditions have been documented in the *Chatham County Blueprint* and the REAL Task Force report *Seeing Savannah Through a Racial Equity Lens* and include: residential segregation; persistent generational poverty, more heavily experienced among communities of color; economic structural factors such as lower wages associated with tourism and service jobs; and urban development patterns. Many of these individuals are unhoused, while others may be student permanent resident with little or no source of income.

Race and Ethnicity

Overall, Chatham County is a racially diverse community, with patterns of concentrated racial and ethnic populations while some areas of the county remain more homogeneous. The largest pluralities of racial groups are White and Black/African American. However, since 2010 the proportion of the population composed of these citizens has decreased by almost 10%, and the proportional representation has grown slightly closer, while the representations of other racial and ethnic groups has increased. This suggests that the County is becoming more racially diverse as intermarriage between races increases.

As well, additional racial categories have been added in the 2020 Census in response to the increasing trends of inter-marriage and blending of races, as well as the stigmatism of having to choose one specific racial category for identity. Therefore, the decreases in the White and Black/African American populations in 2024 may be partially attributed to the addition of the Two or More Races classification, which might account for almost 7% of the decrease in the White and Black categories. In contrast, in 2010, respondents descending from combinations of two or more races either identified as Some Other Race or within the larger categories of Black or White, whichever race they most identified with. There were no residents identifying as Hawaiian/Pacific Islander alone in 2024, suggesting either a blending of racial classifications with affiliation in a different category, or reporting in the Some Other Race or Two or More Races classification.

Racial Classification Chatham County 2010 - 2024				
Year	2010		2024	
Racial Classification	Number	% of Population	Number	% of Population
Total	254,900	100.0%	307,336	100.0%
White	137,351	53.9%	147,173	47.9%
Black or African American	104,892	41.2%	115,191	37.5%
American Indian/Alaska Native	670	0.3%	1,954	0.6%
Asian	6140	2.4%	10,967	3.6%
Native Hawaiian/Pacific Islander	241	0.09%	0	0
Some Other Race	5606	2.2%	11,056	3.6%
Two or More Races	--	--	20,995	6.8%
Source: 2010 DEC Summary File 2 and ACS 5-Year Estimates 2024				

Figure 1.10 - Chatham County Population by Race 2010 -2024

In the City of Savannah, the two most represented racial groups are White and Black/ African American. However, the largest population classification is Black/African American followed by White, a reversal of the pattern in the County overall. Similar to the trends identified in the County, the proportional representation of both the Black/African American and White categories has decreased over the period, likely due to the addition of a new classification responding to the increasing trends in racial blending and increased reporting in the Some Other Race category.

The differential between the two primary race classifications, similar to the County, has also diminished by a few percentage points over the period as the City continues to diversify.

Racial Classification in Savannah 2010-2024				
Year	**2010**		**2024**	
Racial Classification	**Number**	**% of Population**	**Number**	**% of Population**
Total:	147,898	100%	148,809	100.0%
White	51388	39.1%	53,604	36.0%
Black or African American	74676	56.7%	73,481	49.4%
American Indian/Alaska Native	346	0.3%	179	0.1%
Asian	6140	2.0%	5,446	3.7%
Hawaiian/Pacific Islander	142	0.1%	0	0
Two or More	0	0	9,824	6.6%
Some Other Race	2387	1.8%	6,275	4.2%
Source: 2010 DEC Summary File 2 and ACS 5-Year Estimates 2024				

Figure 1.11 - Savannah Population by Race 2010 -2024

Unlike other localities In Georgia, the majority of residents throughout Chatham County do not identify as Hispanic, which is not a racial classification in and of itself; rather it is an ethnic category. Therefore, persons who identify as Hispanic may be classified in any of the racial categories. This distinction may also account for the increases in the Some Other Race and Two or More Races classifications, as residents who are of Hispanic origin may not identify as a particular race and select one of those categories. However, the proportion of persons identifying as Hispanic has increased between 2010 and 2024 both in Chatham County overall and the City of Savannah.

Hispanic Ethnicity 2010 - 2024								
Year	**2010**				**2024**			
	Chatham County		**Savannah**		**Chatham County**		**Savannah**	
Hispanic Ethnicity	**Number**	**%**	**Number**	**%**	**Number**	**%**	**Number**	**%**
Total Population	254,900	100%	131,595	100%	300,879	100%	147,898	100%
Not Hispanic/ Latino	244,005	95.7%	124,490	94.6%	275,921	91.7%	136,843	92.5%
Hispanic or Latino	10,895	4.3%	7,105	5.4%	24,958	8.3%	11,055	7.5%
Source: 2010 DEC Summary File 2 and ACS 5-Year Estimates 2024								

Figure 1.12 – Savannah-Chatham County: Hispanic Ethnicity 2010-2024

The proportion of Hispanic residents countywide has increased more significantly than in the City

of Savannah, potentially driven by strong regional economic growth attracting workers in expanding job opportunities in sectors such as construction and services, in addition to slightly higher birth rates, accelerating natural population increase. These factors mirror the overall growth of Hispanic communities in the Southeast, which has seen significant demographic shifts driven by labor demand and increased settlement, although the representation in Chatham County is below that of the state at roughly 11%, with the highest concentrations in the Atlanta metro area compared to coastal communities.

Racial/Ethnic Groups by Neighborhood and Census Tract

Exhibit 1.2 displays the predominant largest racial and ethnic groups by census tract in Chatham County in 2023. As shown, White and Black/African American race groupings dominate the County, with predominant concentrations of Black/African Americans in Savannah surrounding the downtown. As shown in Exhibit 1.2, the central core of the City has a higher proportion of White residents, with neighborhoods flanking the core presenting a higher representation of populations of color.

Other portions of Chatham County with census tract with predominant populations of color are located in Garden City, west of Georgetown and Grove Point, Henderson, and the northeastern tip of the County. The remaining portions of the County and Savannah are predominantly White, with one tract in Garden City in the Chatham Parkway, Lynes Parkway/Industrial Park and Westgate Industrial Park neighborhoods with a high proportion (40.8%) of the population identifying as Hispanic/Latino ethnicity.

Predominant Savannah Populations of Color Neighborhoods			
West Stiles	Carver Heights	West Savannah	Bayview
Hudson Hill	Woodsville/Bartow	West Broad St. Corridor	East Stiles
Cloverdale	Tremont Park	Beach High/Kilowatt Dr.	Azalea Plaza/Buckhalter
Kayton/Fraizer	Cuyler/Brownsville	Cann Park	Bingville
Jackson Park	Summerside	Brandlewood/Lamarville	Laurel Grove/Gadson
Midtown	Benjamin Van Clark	Gordonston	Winter Garden
Hillcrest	Runaway Point	General MacIntosh	Causton Bluff
Abercorn Strip	Mayfair	Savannah St. University	Oakland Park/Eastgate
Victory Square/Pinehurst	East Hill/Victory Manor	Southside Commercial District	Skyland Terrace/Grove Park
Forrest Park	Twinkenham	Savannah Gardens	Daffin Heights
Club at Savannah Harbor	Savannah State/Glynnwood	Magnolia Park/Blueberry	Ft. Jackson/Kerr-McGee/Wahlstrom Rd
Bacon Park	East Savannah	Avondale	Victory Heights
Sunset Park	Oakhurst	Wilshire Estates	Largo Woods
Mohawk/Shawnee	White Bluff Estates	Paradise Park	Vernonburg
Robin Woods	Colonial Village/Leeds Gate		Hitch/Wessels

Figure 1.13 – Predominant Savannah Populations of Color Neighborhoods
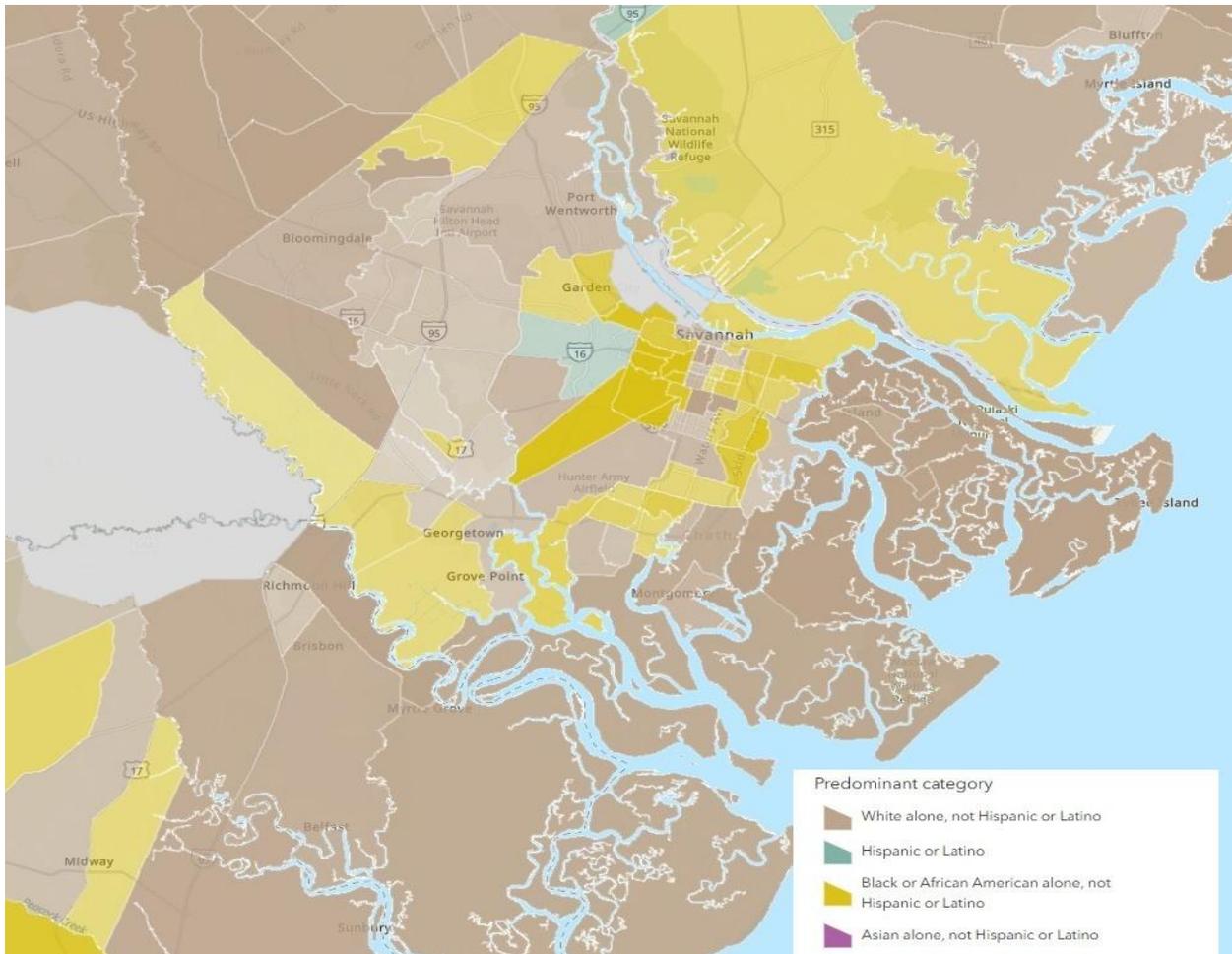
Exhibit 1.2 – Racial and Ethnic Distribution

Diversity Index

The diversity index determines the likelihood that two people chosen at random from a given area will be from different racial or ethnic groups. Higher values indicate more diversity in an area, and lower values indicate less diversity. Exhibit 1.3 – Diversity Index depicts census tracts with high racial and ethnic diversity index scores, based on U.S. census data. Overall, Chatham County has a diversity index of 63.1%, meaning that if one were to pick two people at random in the County, there is over a 60% chance that those two people would be of a different race or ethnicity. This is slightly higher than the United States diversity index of 61.1%. Generally, the tracts with the highest diversity index (dark green) correspond to census tracts with the highest representations of communities of color, while pale green and white shades represent tracts with predominantly White populations.

Nativity

According to data from the 2023 ACS 5-Year estimates, 8% of the population in Chatham County was born outside of the United States. Within the City of Savannah, nearly 7% of the population is foreign-born.
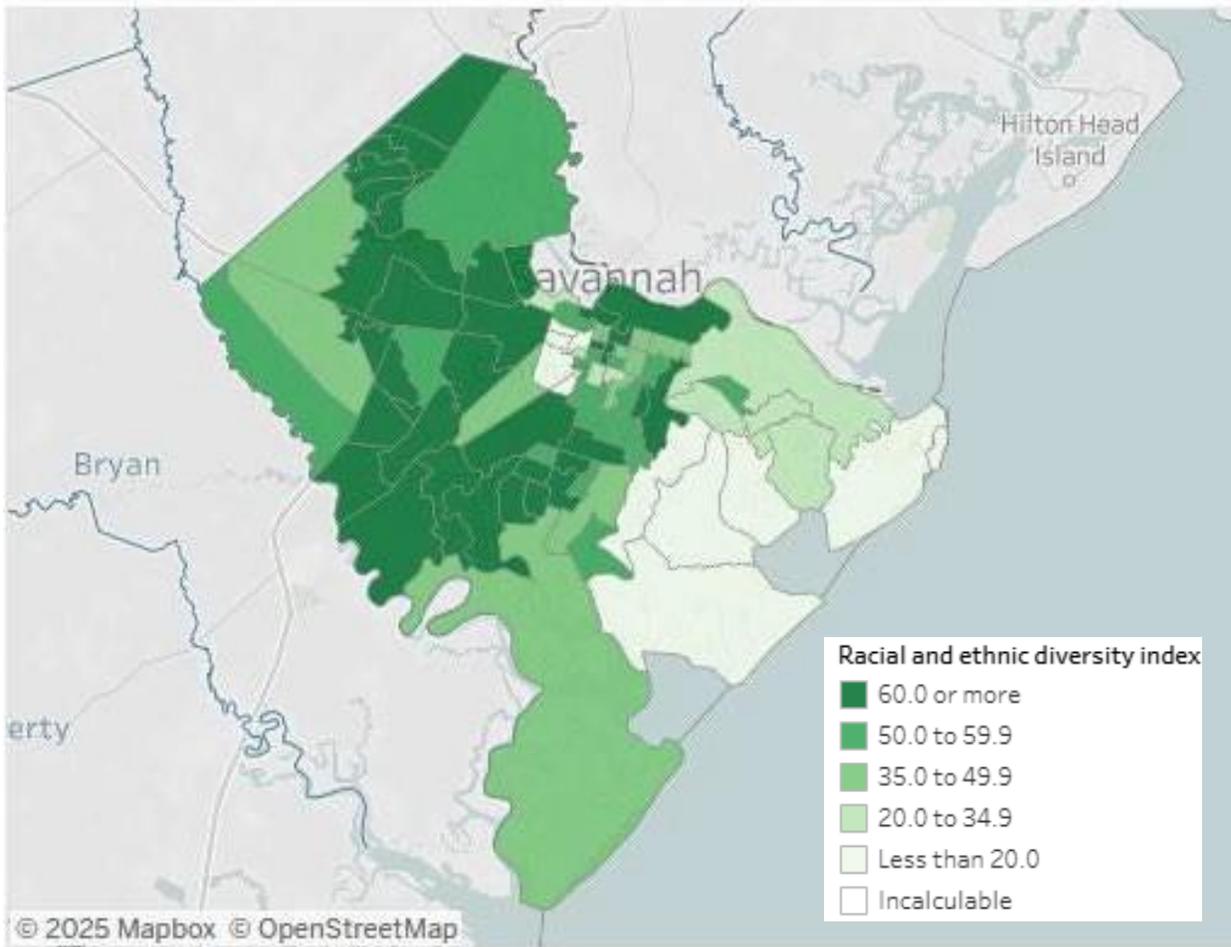
Exhibit 1.3 – Diversity Index Census Tracts in Chatham County

Population Density

Chatham County population density is roughly just over 700 people per square mile, based on a total 2024 population of over 307,000 residents. This represents a significant density increase from the 2020 census data, which recorded roughly 680 people per square mile. As shown in Exhibit 1.4, unincorporated areas of the county have a lower density, with lows approaching 210 persons per square mile.

High concentrations of population are found in the city of Savannah and surrounding incorporated municipalities In the Historic and Victorian Districts within Savannah, population density may reach as high as 10,000 persons per square mile, including:

Downtown and Historic Districts:

- Bull Street Corridor: Runs through the heart of the Historic District.
- Bay Street & River Street: Mixed-use, residential, and commercial developments near the Savannah Ocean Terminal and surrounding streets.
- Habersham Street & Lincoln Street: Major north-south arteries in the dense grid of the

Old Historic District and Victorian District.

- MLK Jr. Blvd/Indian Street: Area near the river and the northwest side of downtown.

Major Thoroughfares and Mixed-Use Corridors

- Abercorn Street: A primary artery running through the City, surrounded by high-density commercial and residential areas, particularly as it moves toward the midtown area.
- DeRenne Avenue: A central, high-traffic artery separating downtown from Southside
- Victory Drive: A major east-west connector surrounded by older neighborhoods.

Near-Downtown Residential Neighborhoods

- Victorian District & Thomas Square: Historic, close-packed housing south of Liberty St.
- Waters Avenue Corridor: Specifically between Bolton Street and Victory Drive,
- Yamacraw Village: Located to the west of the main tourist center.
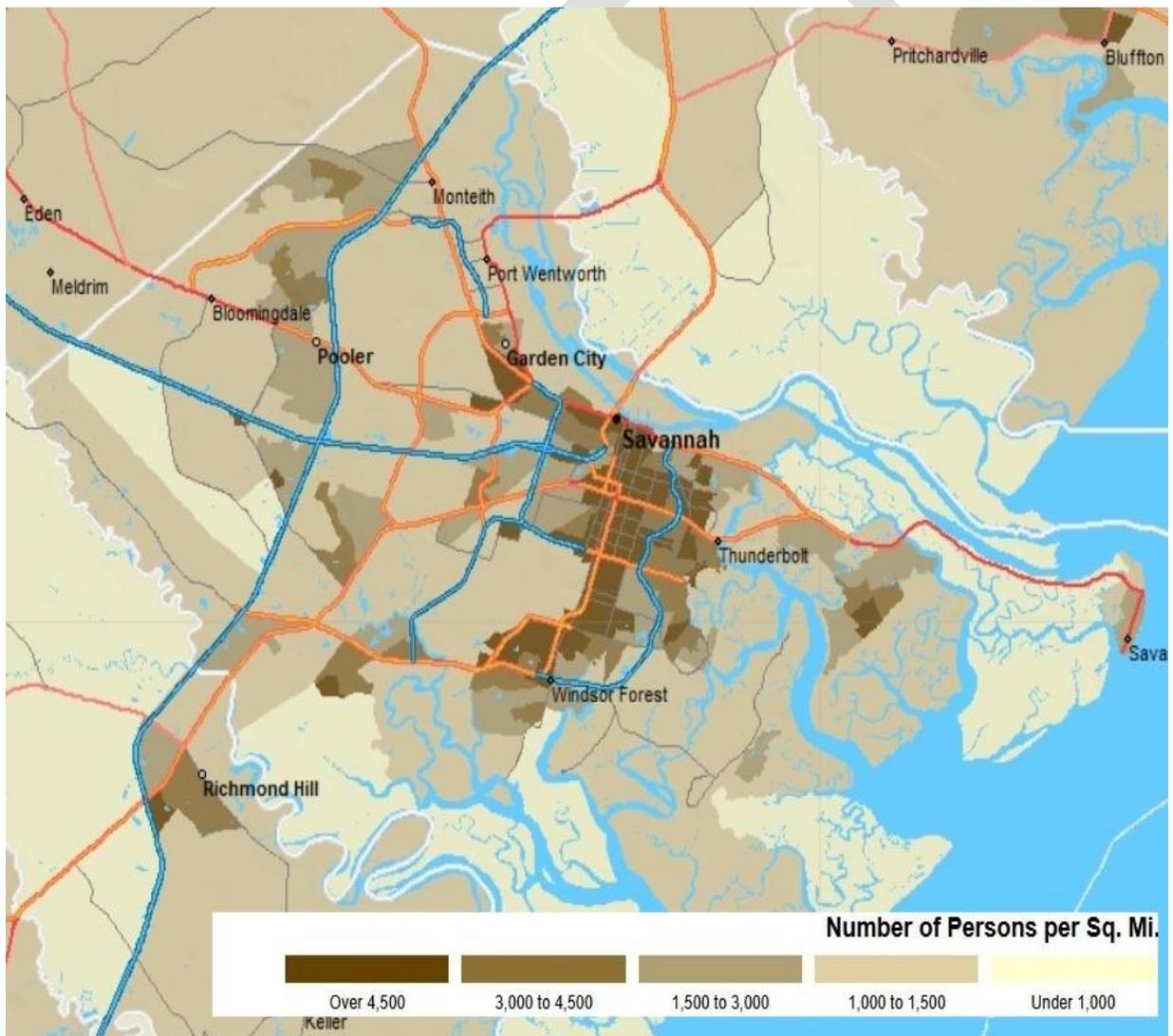

Exhibit 1.4 –Population Density

Economics and Workforce

Educational Attainment

Chatham County and the City of Savannah have fairly similar rates of educational attainment as shown in Figure 1.14. Roughly 90% of Chatham County residents over the age of 25, inclusive of Savannah, have a high school education. However, a greater proportion of higher-level educational attainment is reported countywide (36.8%) than within the City (32%). Educational attainment often correlates to income and racial/ethnic composition of the population, although the prevalence of a student population component, many of whom may be furthering their post bachelor's degree credentials, and the concentration of young professionals in Savannah likely contributes to the elevated attainment of upper level educated residents.

Educational Attainment		
Population 25 years and over	% Chatham County	% Savannah
Less than 9th grade	2.90%	2.90%
9th to 12th grade, no diploma	5.80%	7.20%
High school graduate (includes equivalency)	24.60%	27.00%
Some college, no degree	22.40%	23.70%
Associate's degree	7.40%	7.20%
Bachelor's degree	22.00%	20.60%
Graduate or professional degree	14.70%	11.50%
High school graduate or higher	**91.20%**	**89.90%**
Bachelor's degree or higher	**36.80%**	**32.00%**
2023 ACS 5-Year Estimates (S1501)		

Figure 1.14 Savannah-Chatham County: Educational Attainment

Labor Force Participation

According to the ACS 2023 5-Year Estimates, roughly 64.0% of people 16 years and older were employed in the civilian labor force in both Chatham County and Savannah. The unemployment rate differs slightly, at 6.1% and 6.7% respectively.

Employment Status		
Population 16 years and over	Chatham County %	Savannah %
In labor force:	64.0%	64.3%
Civilian labor force	62.5%	62.8%
Employed	58.9%	58.6%
Unemployed	3.6%	4.2%
Armed Forces	1.5%	1.5%
Not in labor force	36.0%	35.7%
Unemployment Rate	**6.1%**	**6.7%**
2023 ACS 5-Year Estimates (DP05)		

Figure 1.15 - Savannah-Chatham County: Employment Status

Industry Participation

In both Chatham County and Savannah, the largest industry was educational services, health care and social assistance, at almost one-quarter of all employment opportunities. Employment in three sectors: arts, entertainment, recreation, accommodation, and food services; professional, scientific, and management, and administrative and waste management services; and retail trade all represented between 12.5% to 12.8% of the employment sectors in the County. In comparison, the arts and entertainment sector in Savannah occupied a larger slice of the employment opportunities due to the tourism trade. While construction and manufacturing are more highly represented in the County, transportation and warehousing, and utilities; information; and other services occupy a slightly greater proportion of the workforce in Savannah, likely in association with Port activities, tourism, and a more concentrated population density requiring a greater range of services.

Workforce Participation by Industry		
Industry	Chatham County %	Savannah %
Agriculture, forestry, fishing and hunting, and mining	0.4%	0.6%
Construction	5.2%	4.3%
Manufacturing	7.7%	6.2%
Wholesale trade	2.0%	2.0%
Retail trade	12.5%	12.1%
Transportation and warehousing, and utilities	8.9%	9.6%
Information	1.6%	1.9%
Finance and insurance, and real estate and rental and leasing	5.1%	4.5%
Professional, scientific, and management, and administrative and waste management services	12.7%	12.7%
Educational services, health care and social assistance	22.5%	22.2%
Arts, entertainment, and recreation, and accommodation and food services	12.8%	15.4%
Other services, except public administration	4.1%	4.6%
Public administration	4.5%	3.8%
Source: 2023 ACS 5-Year Estimates (DP05)		

Figure 1.16 - Savannah - Chatham County: Workforce Participation by Industry

Data & Calculations

All data presented in the Community Profile are for Chatham County, Unincorporated Chatham County, and the City of Savannah unless otherwise noted. Most of these data are from the U.S. Census Bureau's American Community Survey (ACS) multiyear estimates covering the January 1, 2019 to December 31, 2023 period (the most current publicly available ACS multiyear data at the time of access). ACS 5-year estimates represent data collected over a period of 60 months, and describe the general social, economic, housing, and demographic characteristics of a

geographic area over that entire period of time. These multiyear estimates offer the additional benefit of having smaller margins of error and being more statistically reliable than the single-year estimates also published by the ACS.

The Census Bureau publishes ACS 5-year data for multiple different geographies, including counties, cities/towns, census tracts, and block groups (among many others). While ACS data for the city of Savannah were obtained directly from the Census Bureau, estimates for Unincorporated Chatham County—a non-standard geographic area for which ACS data are not explicitly published—had to be derived separately. Typically, this is done by aggregating data for smaller geographic units such as tracts up to the desired geographic level. In Chatham County, however, this method was not suitable because municipal boundaries do not line up with the boundaries of any smaller geographic units.