



Charlotte, North Carolina.

Current market data.

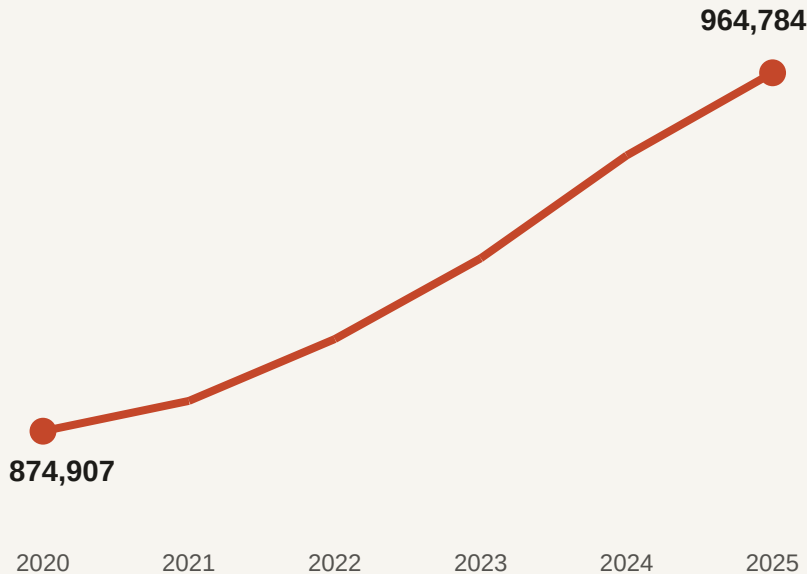
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 10.3% since 2020.

964,784

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



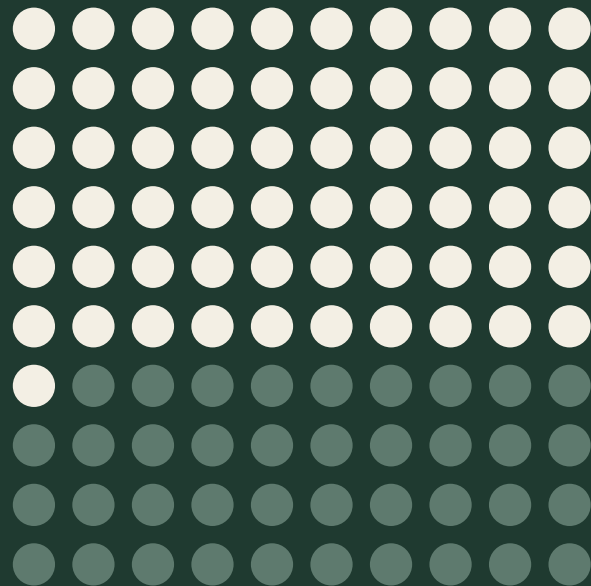
THE WORKDAY

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

60.7%

of 710,875 jobs located in Charlotte are filled by in-commuters.

Source: Census LEHD LODES, 2023



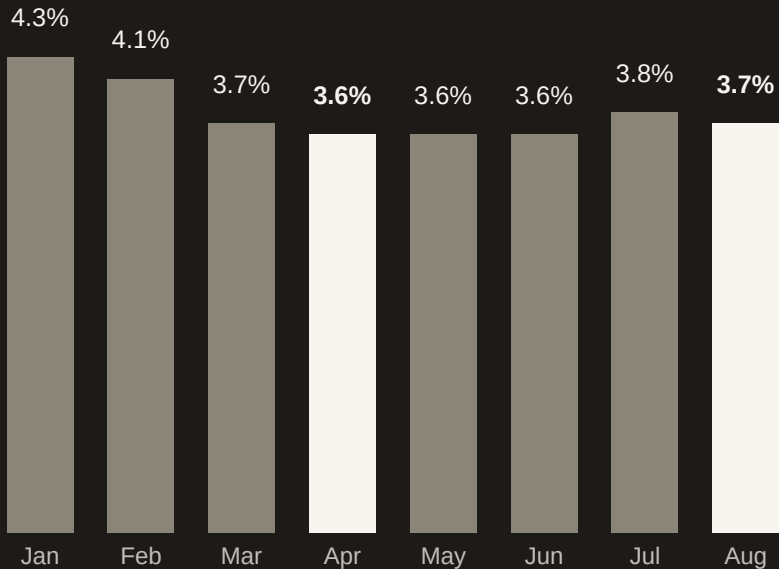
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.6%.

3.7%

in August 2026, the latest month released. A year earlier it was 4.3%.

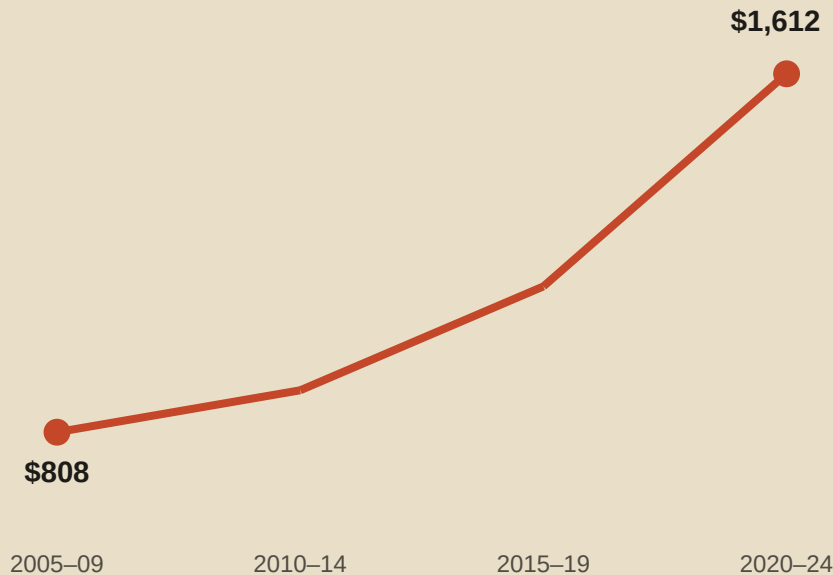


RENT

Median rent is up 100%
since the 2005–2009
survey, before inflation.

\$1,612

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,848 gap between neighbors, the sharpest rent edge between adjacent tracts in Mecklenburg County.

TRACT 5.03

\$427

TRACT 1.03

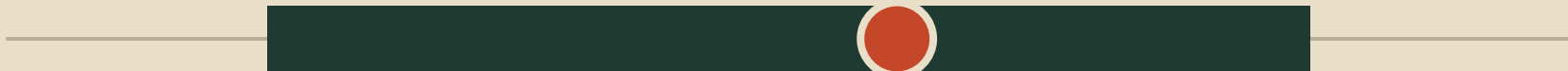
\$2,275



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,238–\$1,857



\$1,612 median

is the monthly rent range local workforce wages support.



BUILDING

57% of the housing here was built before 2000.

57%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–1.8% to the 399,305 homes here.

1,961–7,109

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



HOME VALUE

A median home costs 34% more than North Carolina's.

\$385,700

median home value in Charlotte.

Charlotte



\$385,700

North Carolina



\$288,900

U.S.



\$332,700

THAT WAS CHARLOTTE'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/charlotte/

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