



Davidson, North Carolina.

Current market data.

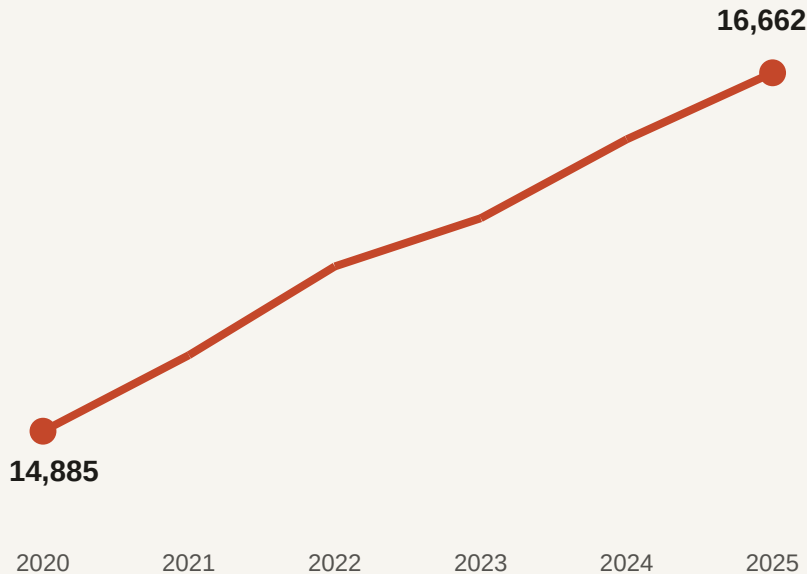
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 11.9% since 2020.

16,662

people, the 67th-largest of North Carolina's cities and towns.



THE WORKDAY

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

90.7%

of 9,100 jobs located in Davidson are filled by in-commuters.



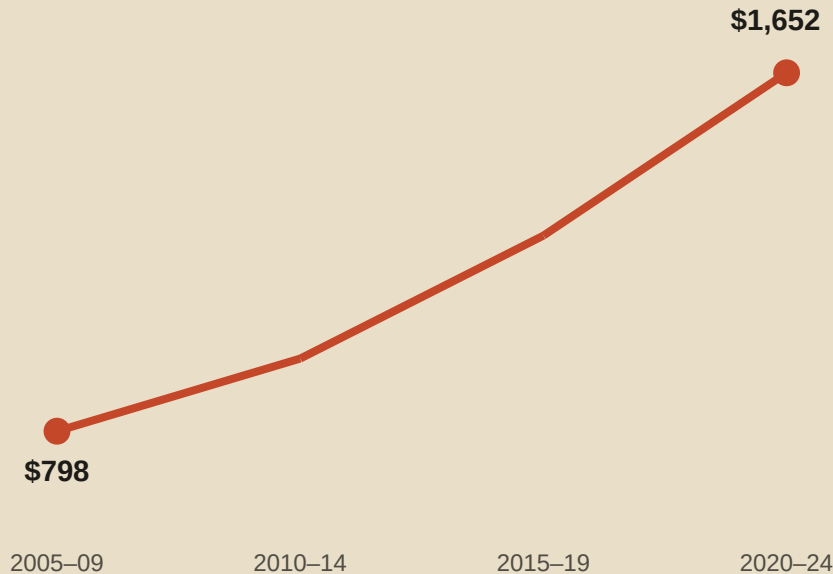
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 107%
since the 2005–2009
survey, before inflation.

\$1,652

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

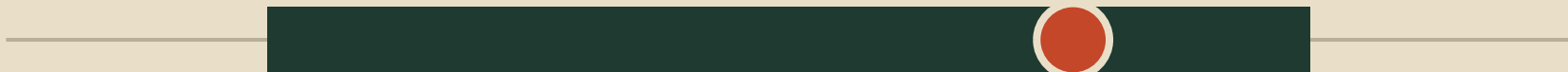
\$2,275



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,192–\$1,787



\$1,652 median

is the monthly rent range local workforce wages support.



BUILDING

38% of the housing here was built before 2000.

38%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.4% to the 6,294 homes here.

14–91

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



HOME VALUE

A median home costs
138% more than North
Carolina's.

\$687,700

median home value in Davidson.

Davidson



\$687,700

North Carolina



\$288,900

U.S.



\$332,700

THAT WAS DAVIDSON'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/davidson/

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