



Dobbins Heights, North Carolina.

Current market data.

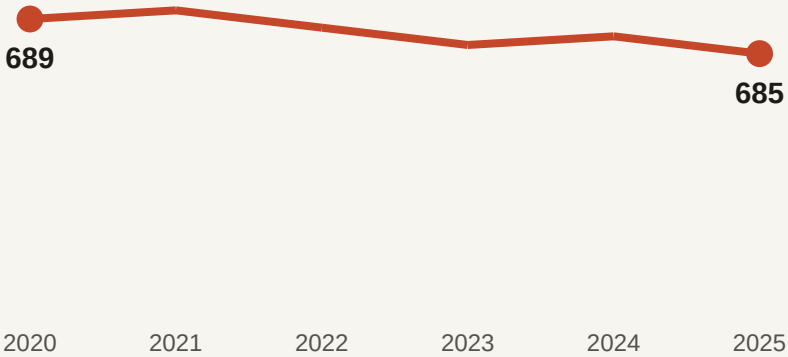
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Steady. Within 1% of 2020,
every year since.

685

people, the 384th-largest of North Carolina's cities and towns.



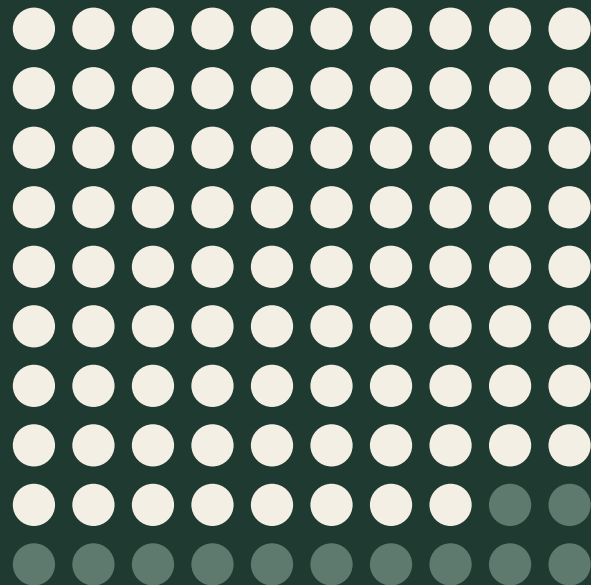
Source: Census Population Estimates, 2025

THE WORKDAY

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

88.2%

of 17 jobs located in Dobbins Heights are filled by in-commuters.



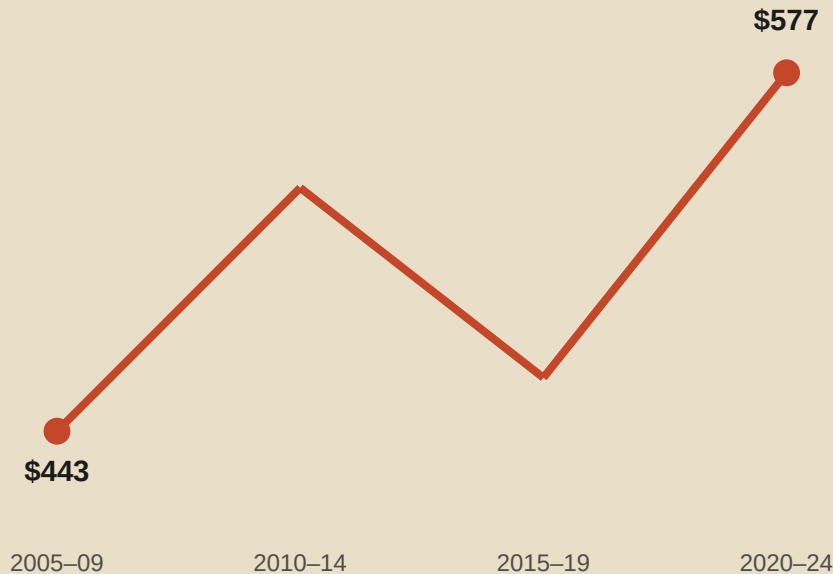
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 30%
since the 2005–2009
survey, before inflation.

\$577

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





THE SEAM

Cross one tract line and median rent jumps \$524.

A \$524 gap between neighbors, the sharpest rent edge between adjacent tracts in Richmond County.

TRACT 9702

\$589

TRACT 9703

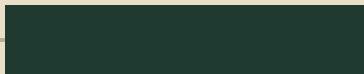
\$1,113



ROOM TO BUILD

The median rent is above what local wages can carry.

\$228–\$342



\$577 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

90%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.3% to the 350 homes here.

0–1

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



HOME VALUE

A median home costs 81%
less than North Carolina's.

\$56,000

median home value in Dobbins Heights.

Dobbins Heights



\$56,000

North Carolina



\$288,900

U.S.



\$332,700

THAT WAS DOBBINS HEIGHTS'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/dobbins-heights/

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