



Dobson, North Carolina.

Current market data.

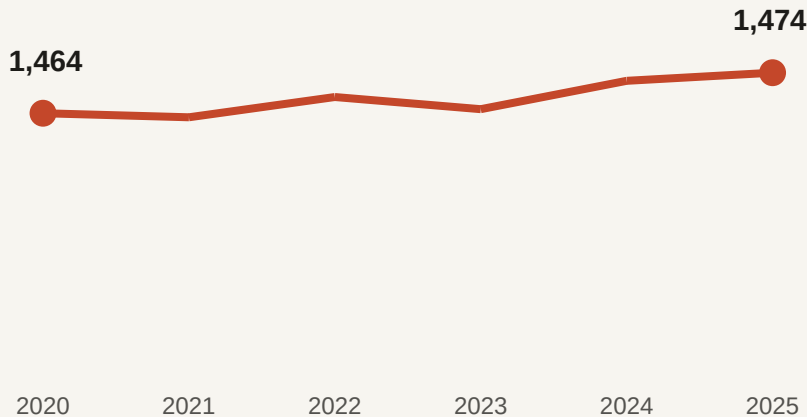
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

1,474

people, the 292nd-largest of North Carolina's cities and towns.

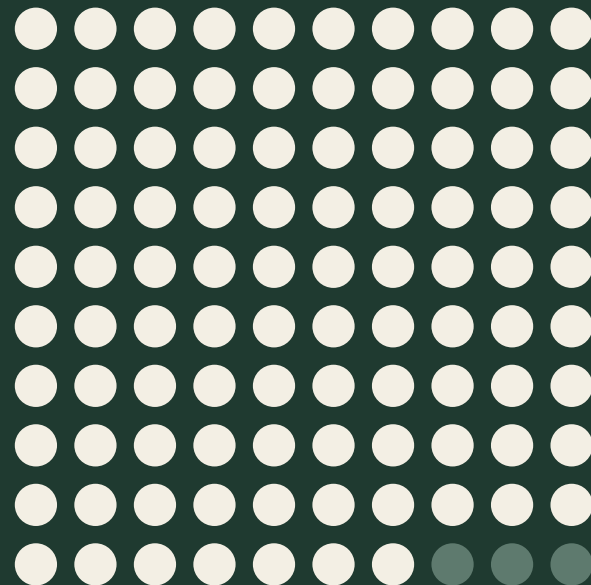


THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

96.5%

of 3,086 jobs located in Dobson are filled by in-commuters.



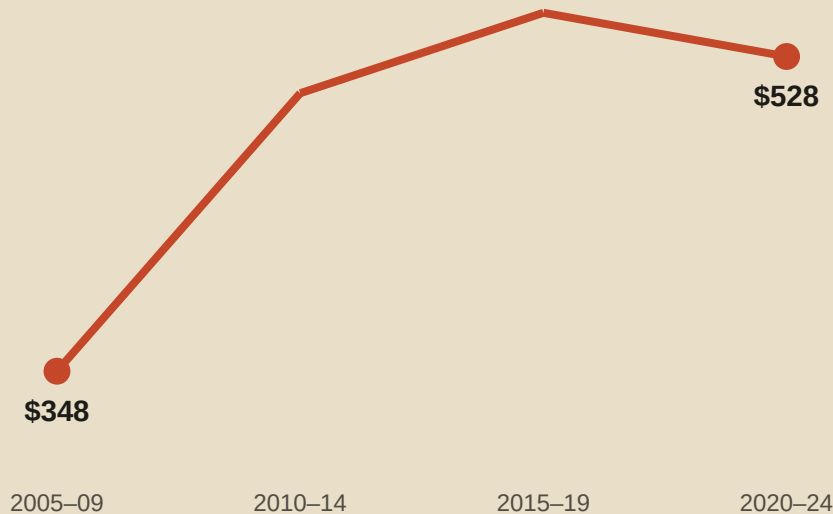
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 52%
since the 2005–2009
survey, before inflation.

\$528

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





THE SEAM

Cross one tract line and median rent jumps \$319.

A \$319 gap between neighbors, the sharpest rent edge between adjacent tracts in Surry County.

TRACT 9311.03

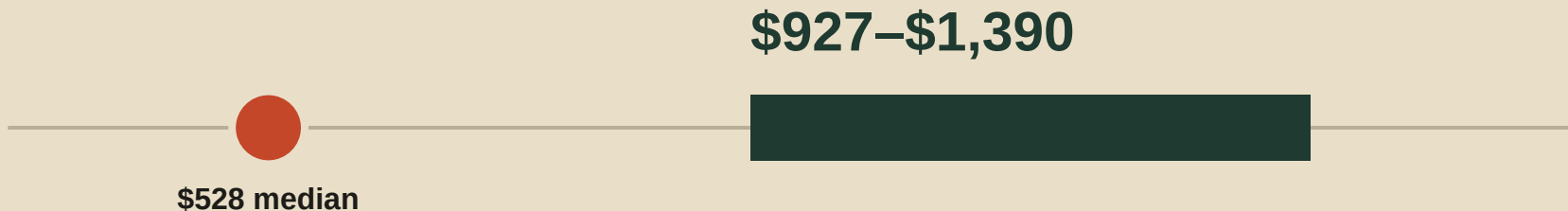
\$675

TRACT 9312

\$994

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

83%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–4.7% to the 662 homes here.

2–31

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



HOME VALUE

A median home costs 40% less than North Carolina's.

\$173,900

median home value in Dobson.

Dobson



\$173,900

North Carolina



\$288,900

U.S.



\$332,700

THAT WAS DOBSON'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/dobson/

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