



Durham, North Carolina.

Current market data.

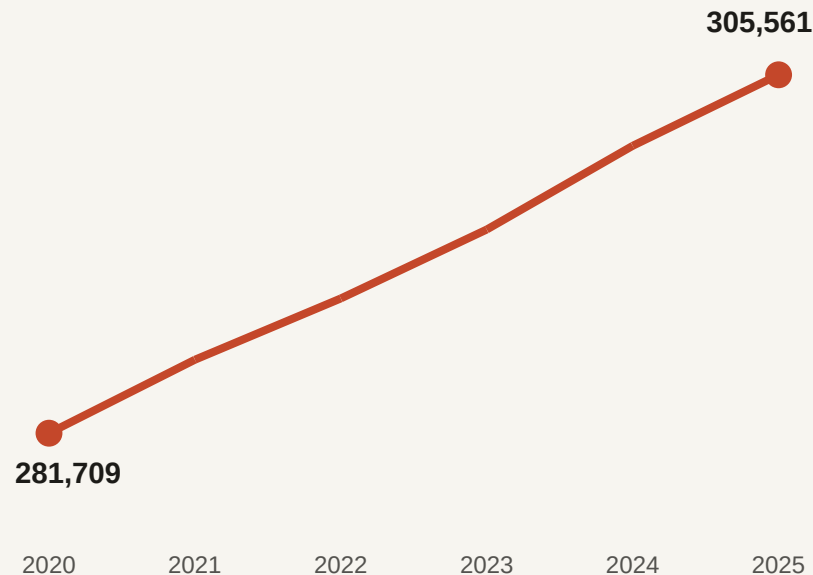
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Growing. Up 8.5% since
2020.**

305,561

people, the 4th-largest of North Carolina's cities and towns.

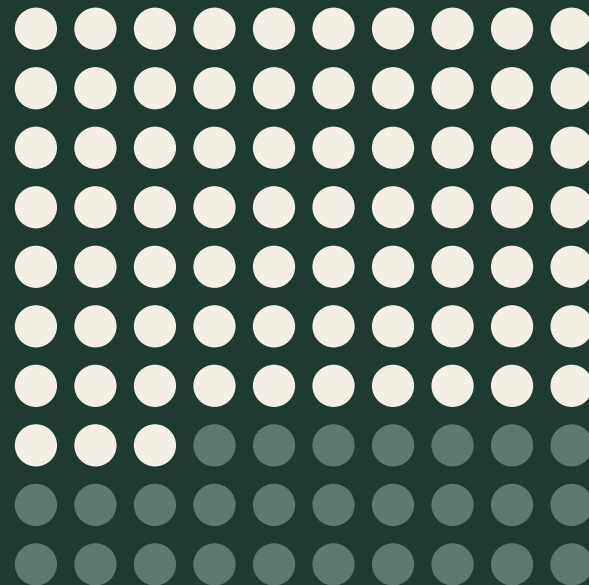


THE WORKDAY

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

73.2%

of 207,612 jobs located in Durham are filled by in-commuters.



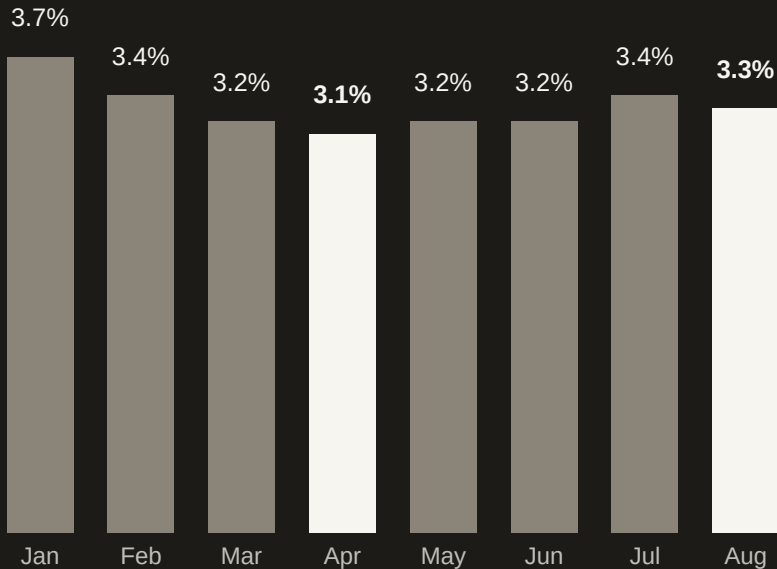
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.1%.

3.3%

in August 2026, the latest month released. A year earlier it was 3.8%.

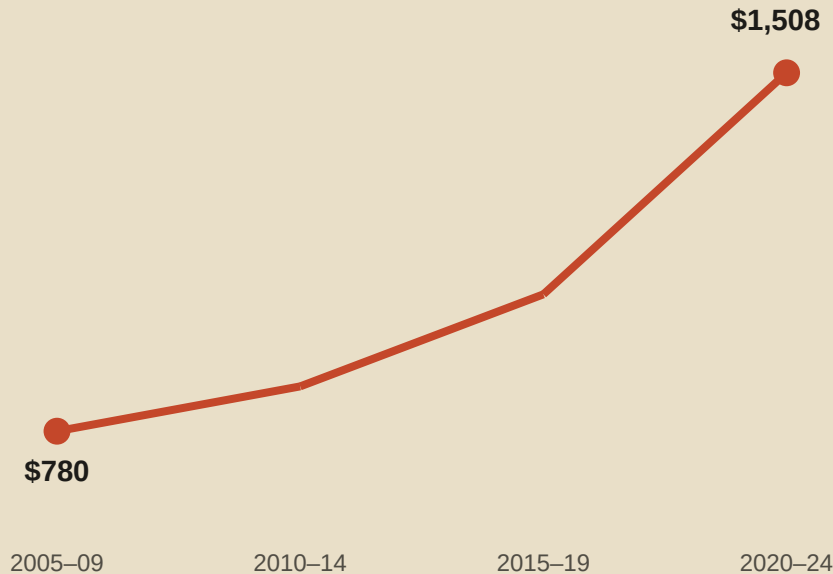


RENT

Median rent is up 93%
since the 2005–2009
survey, before inflation.

\$1,508

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



THE SEAM

Cross one tract line and median rent jumps \$1,152.

A \$1,152 gap between neighbors, the sharpest rent edge between adjacent tracts in Durham County.

TRACT 20.21

\$1,421

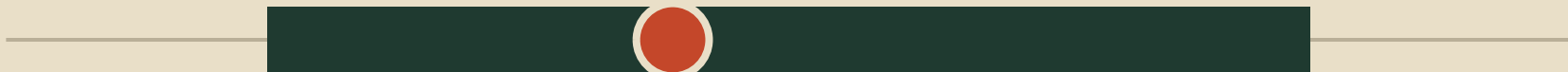
TRACT 20.20

\$2,573

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,262–\$1,894



\$1,508 median

is the monthly rent range local workforce wages support.

BUILDING

57% of the housing here was built before 2000.

36,433

homes permitted in ten years,
2016–2025

48%

of those were in multifamily
buildings

57%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.5% to the 136,837 homes here.

605–2,076

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



HOME VALUE

A median home costs 36% more than North Carolina's.

\$392,800

median home value in Durham.

Durham



\$392,800

North Carolina



\$288,900

U.S.



\$332,700

THAT WAS DURHAM'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/durham/

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