



Emerald Isle, North Carolina.

Current market data.

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

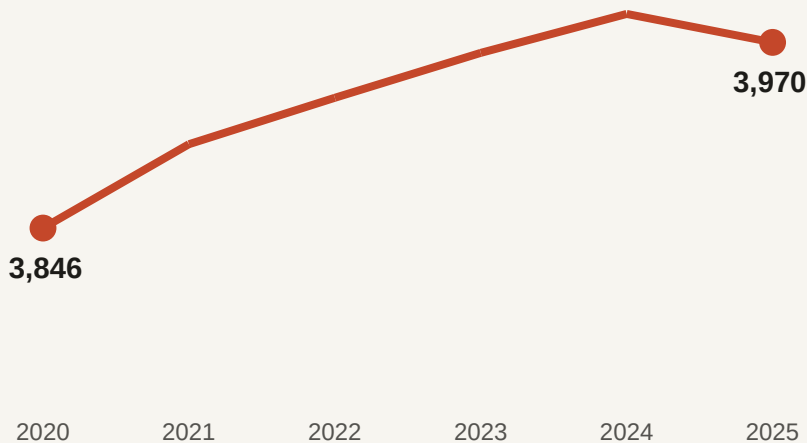


POPULATION

Growing. Up 3.2% since 2020.

3,970

people, the 181st-largest of North Carolina's cities and towns.

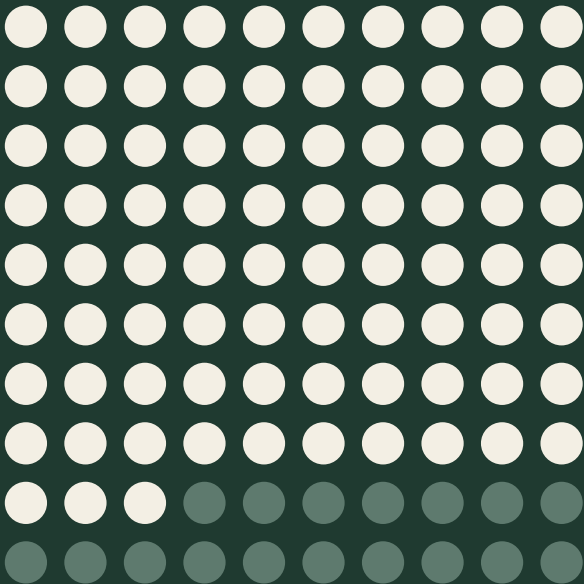


THE WORKDAY

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

82.8%

of 1,635 jobs located in Emerald Isle are filled by
in-commuters.



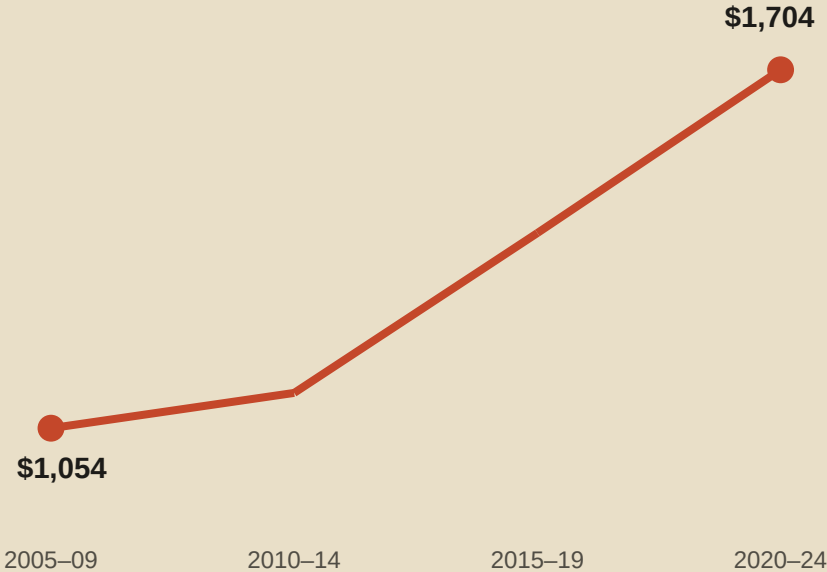
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 62%
since the 2005–2009
survey, before inflation.

\$1,704

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



Source: Census ACS 5-year, 2020-2024



THE SEAM

Cross one tract line and median rent doubles.

A \$1,128 gap between neighbors, the sharpest rent edge between adjacent tracts in Carteret County.

TRACT 9704.02

\$782

TRACT 9704.03

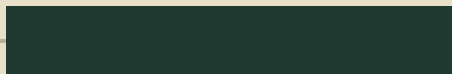
\$1,910



ROOM TO BUILD

The median rent is above what local wages can carry.

\$765–\$1,148



\$1,704 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

78%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.0–0.2% to the 6,896 homes here.

2–16

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



HOME VALUE

A median home costs
109% more than North
Carolina's.

\$603,700

median home value in Emerald Isle.

Emerald Isle



\$603,700

North Carolina



\$288,900

U.S.



\$332,700



THAT WAS EMERALD ISLE'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/emerald-isle/

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