



Fayetteville, North Carolina.

Current market data.

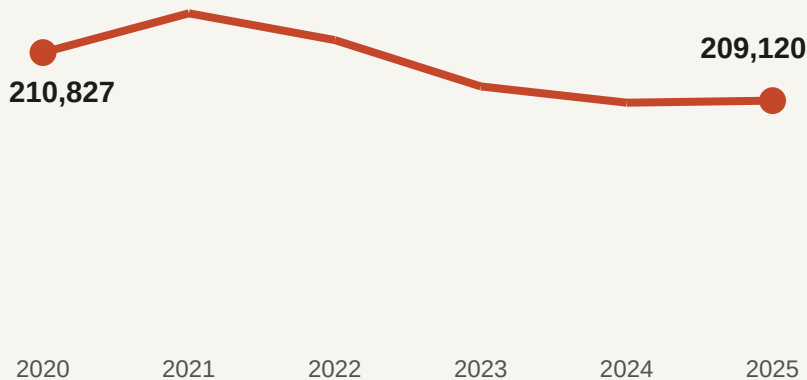
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

209,120

people, the 6th-largest of North Carolina's cities and towns.



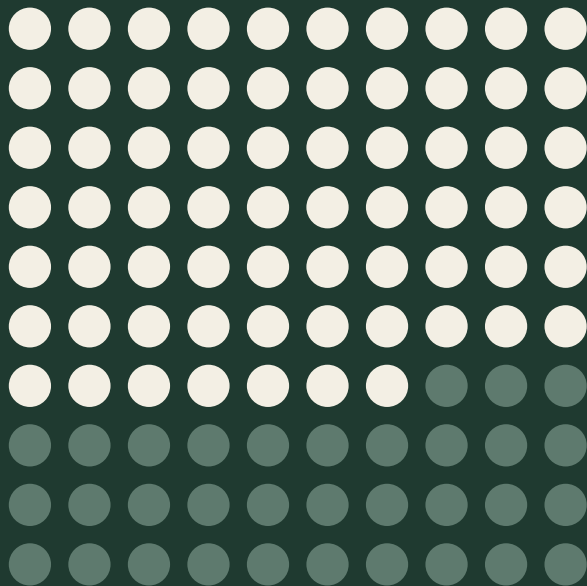
THE WORKDAY

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

66.8%

of 87,467 jobs located in Fayetteville are filled by in-commuters.

Source: Census LEHD LODES, 2023



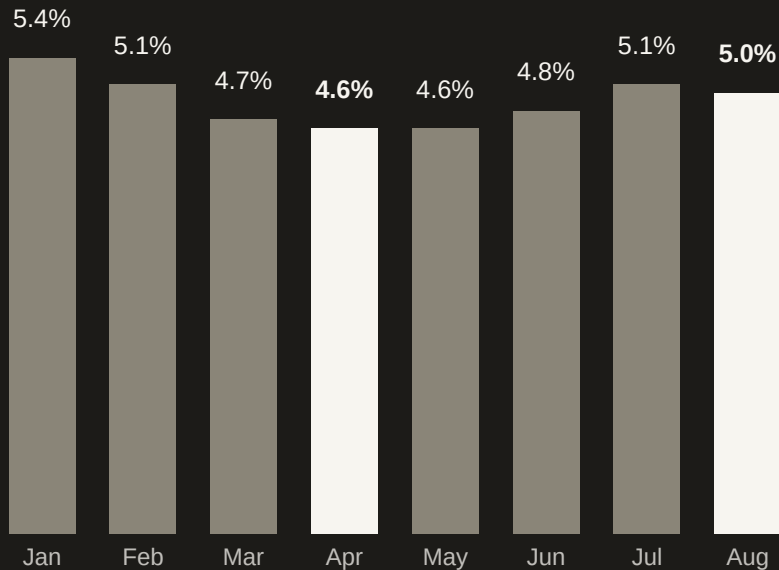
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
4.6%.

5.0%

in August 2026, the latest month released. A year earlier it was 5.6%.

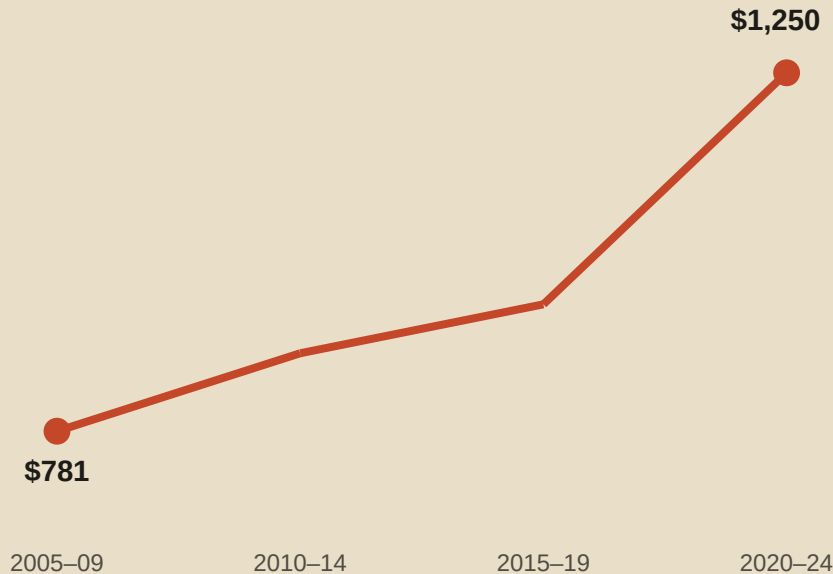


RENT

Median rent is up 60%
since the 2005–2009
survey, before inflation.

\$1,250

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





THE SEAM

Cross one tract line and median rent jumps \$928.

A \$928 gap between neighbors, the sharpest rent edge between adjacent tracts in Cumberland County.

TRACT 31.03

\$1,069

TRACT 32.07

\$1,997

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$872–\$1,309



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

4,802

homes permitted in ten years,
2016–2025

34%

of those were in multifamily
buildings

75%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–1.0% to the 91,985 homes here.

456–875

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



HOME VALUE

A median home costs 35% less than North Carolina's.

\$188,000

median home value in Fayetteville.

Fayetteville



\$188,000

North Carolina



\$288,900

U.S.



\$332,700

THAT WAS FAYETTEVILLE'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/fayetteville/

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