



Forest City, North Carolina.

Current market data.

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

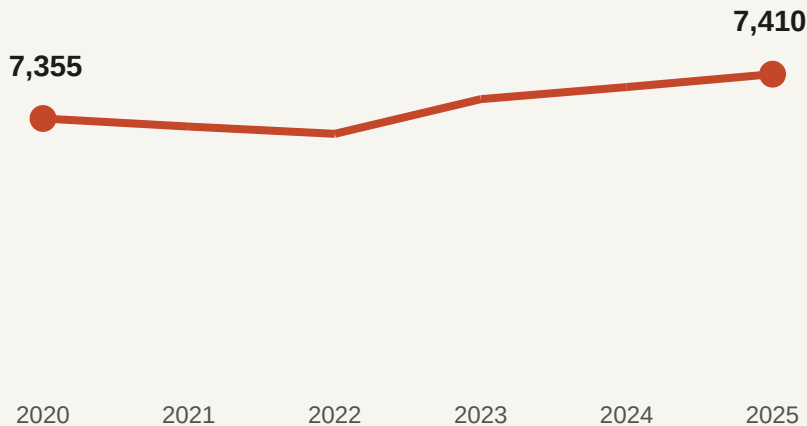


POPULATION

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

7,410

people, the 117th-largest of North Carolina's cities and towns.



THE WORKDAY

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

92.3%

of 6,104 jobs located in Forest City are filled by in-commuters.



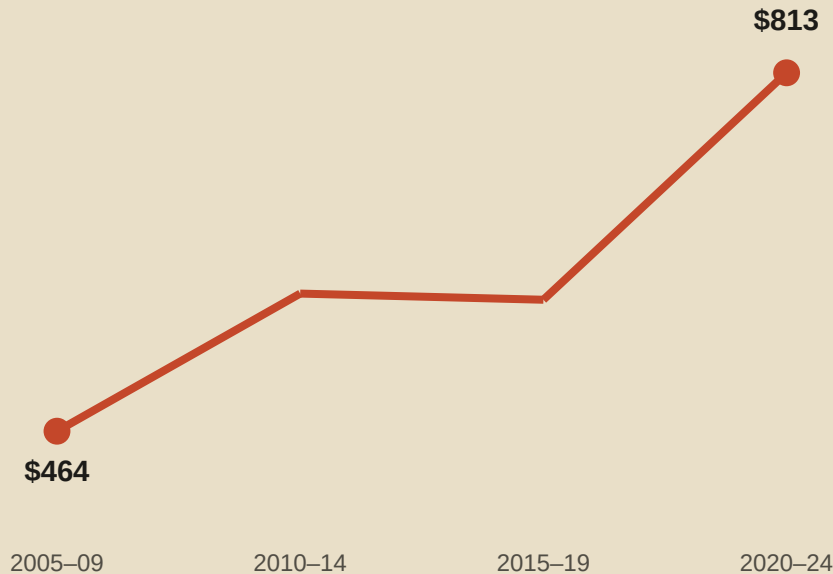
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 75%
since the 2005–2009
survey, before inflation.

\$813

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





THE SEAM

Cross one tract line and median rent jumps \$688.

A \$688 gap between neighbors, the sharpest rent edge between adjacent tracts in Rutherford County.

TRACT 9602.02

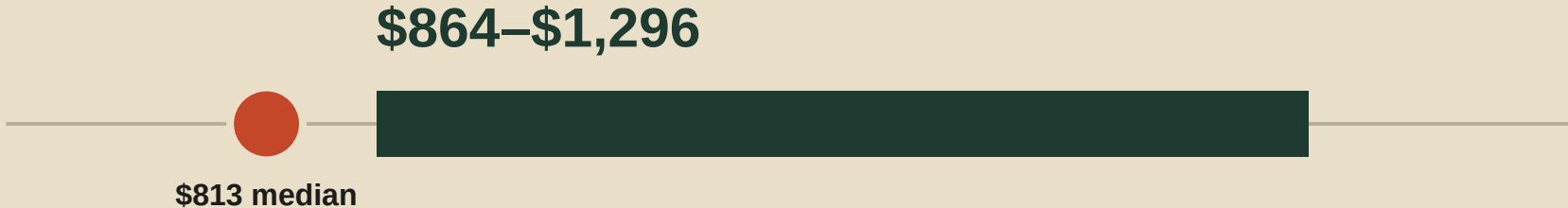
\$829

TRACT 9603.01

\$1,517

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.

107

homes permitted, 2022–2025

11%of those were in multifamily
buildings

97%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–1.8% to the 3,335 homes here.

16–61

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



HOME VALUE

A median home costs 44% less than North Carolina's.

\$160,800

median home value in Forest City.

Forest City



\$160,800

North Carolina



\$288,900

U.S.



\$332,700

THAT WAS FOREST CITY'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/forest-city/**](https://almanacdata.ai/e/nc/forest-city/)

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