



Forest Hills, North Carolina.

Current market data.

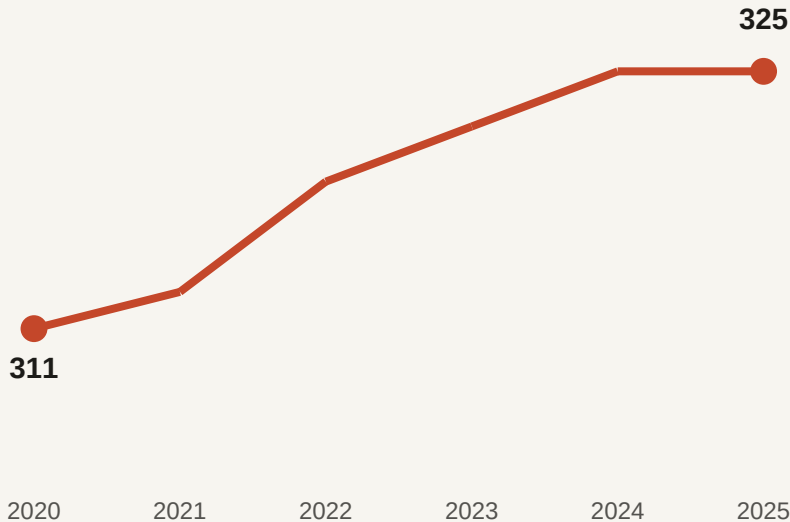
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 4.5% since 2020.

325

people, the 469th-largest of North Carolina's cities and towns.



THE WORKDAY

Every job here goes to
someone who lives
somewhere else.

100.0%

of 14 jobs located in Forest Hills are filled by in-commuters.



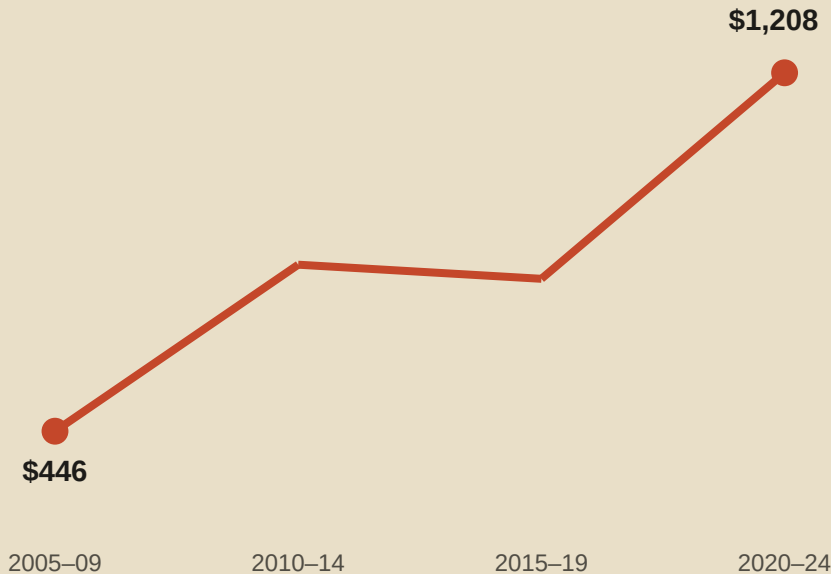
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 171%
since the 2005–2009
survey, before inflation.

\$1,208

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





THE SEAM

Cross one tract line and median rent jumps \$331.

A \$331 gap between neighbors, the sharpest rent edge between adjacent tracts in Jackson County.

TRACT 9506

\$889

TRACT 9508

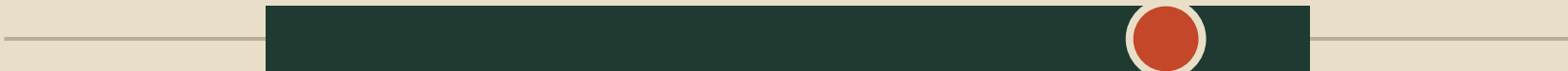
\$1,220



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$844–\$1,266



\$1,208 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

93%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.4% to the 247 homes here.

0–1

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



HOME VALUE

A median home costs 15% less than North Carolina's.

\$246,600

median home value in Forest Hills.

Forest Hills



\$246,600

North Carolina



\$288,900

U.S.



\$332,700

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

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