



Garner, North Carolina.

Current market data.

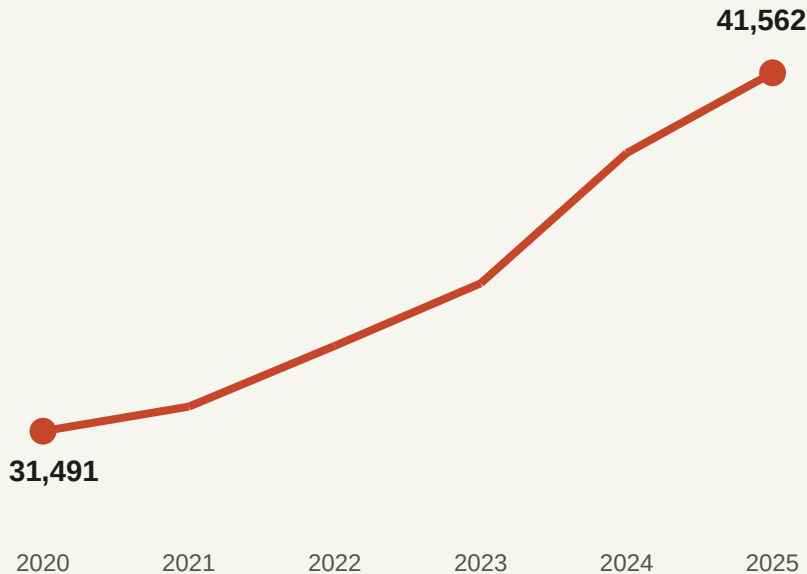
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 32.0% since 2020.

41,562

people, the 29th-largest of North Carolina's cities and towns.

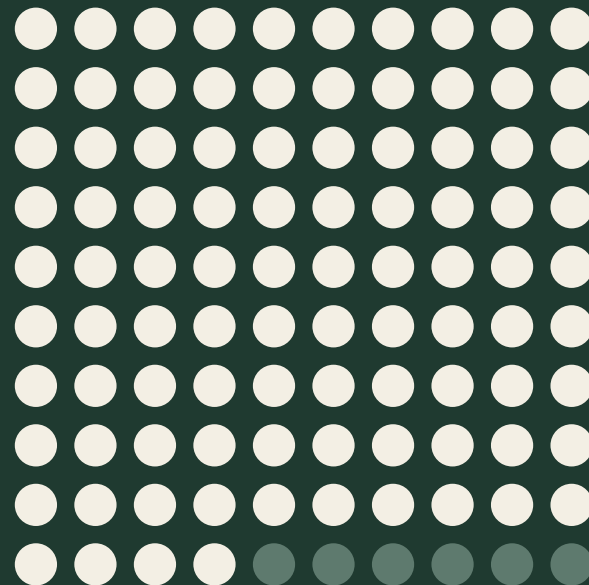


THE WORKDAY

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

94.4%

of 27,178 jobs located in Garner are filled by in-commuters.



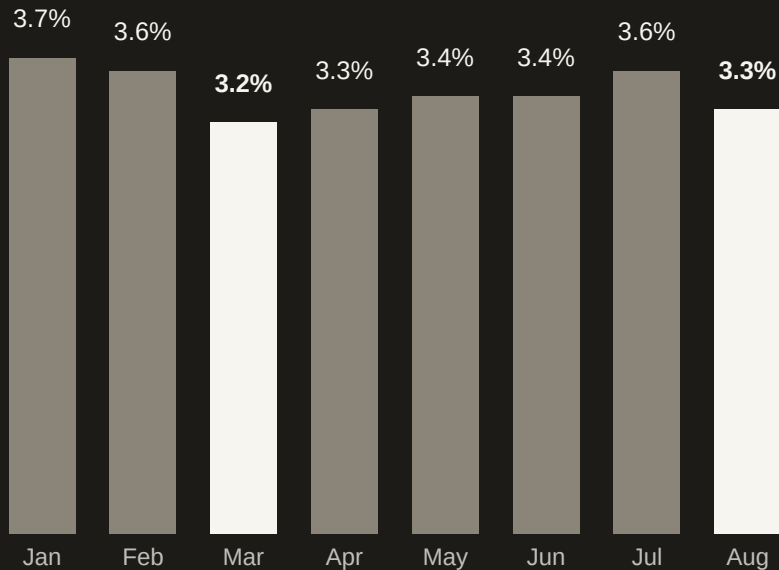
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in March:
3.2%.

3.3%

in August 2026, the latest month released. A year earlier it was 3.9%.

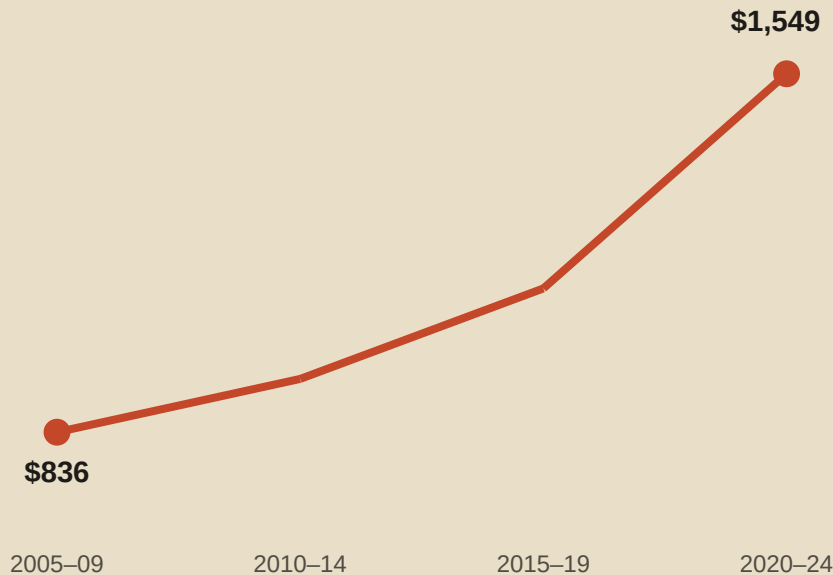


RENT

Median rent is up 85%
since the 2005–2009
survey, before inflation.

\$1,549

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,983 gap between neighbors, the sharpest rent edge between adjacent tracts in Wake County.

TRACT 537.11

\$1,518

TRACT 537.21

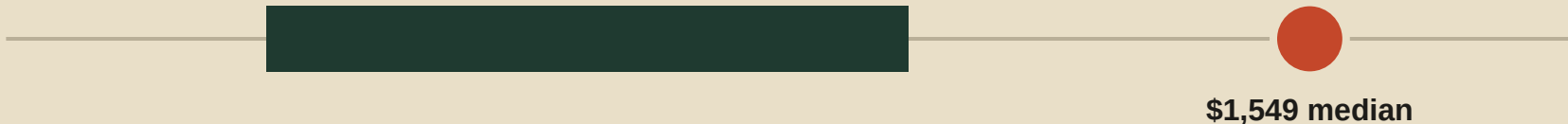
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$855–\$1,282



is the monthly rent range local workforce wages support.

BUILDING

48% of the housing here was built before 2000.

8,784

homes permitted in ten years,
2016–2025

28%

of those were in multifamily
buildings

48%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.8% to the 15,043 homes here.

63–272

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



HOME VALUE

**A median home costs 23%
more than North
Carolina's.**

\$355,000

median home value in Garner.

Garner



\$355,000

North Carolina



\$288,900

U.S.



\$332,700

THAT WAS GARNER'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/garner/

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