



Gibson, North Carolina.

Current market data.

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

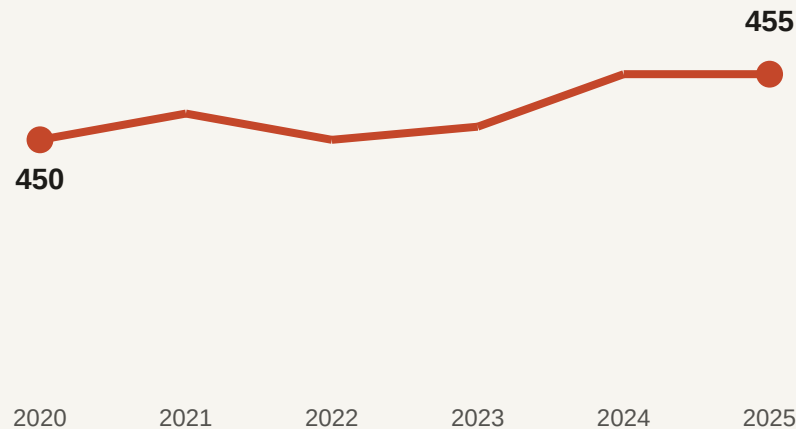


POPULATION

**Growing. Up 1.1% since
2020.**

455

people, the 431st-largest of North Carolina's cities and towns.



THE WORKDAY

Every job here goes to
someone who lives
somewhere else.

100.0%

of 13 jobs located in Gibson are filled by in-commuters.



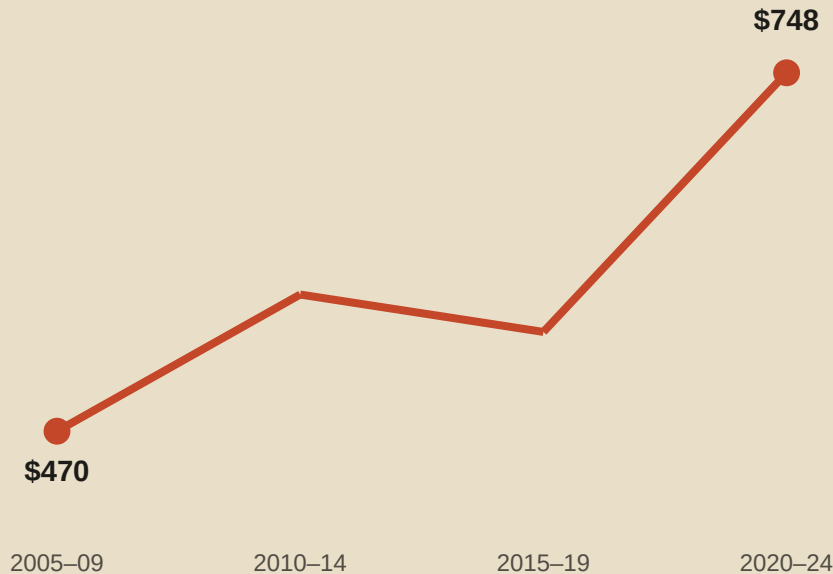
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 59%
since the 2005–2009
survey, before inflation.

\$748

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





THE SEAM

Cross one tract line and median rent jumps \$328.

A \$328 gap between neighbors, the sharpest rent edge between adjacent tracts in Scotland County.

TRACT 106.01

\$712

TRACT 106.02

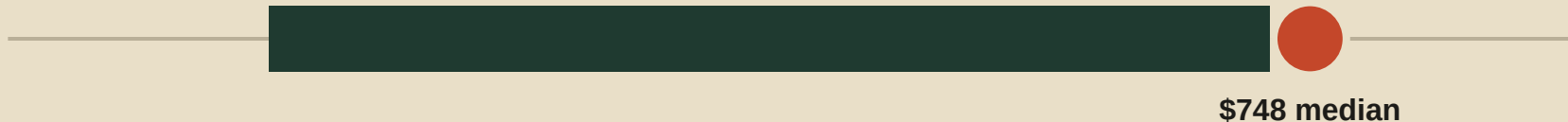
\$1,040



ROOM TO BUILD

The median rent is above what local wages can carry.

\$492–\$738



is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

77%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.3% to the 311 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 72%
less than North Carolina's.

\$80,800

median home value in Gibson.

Gibson



North Carolina



U.S.



THAT WAS GIBSON'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/gibson/

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