



Greenville, North Carolina.

Current market data.

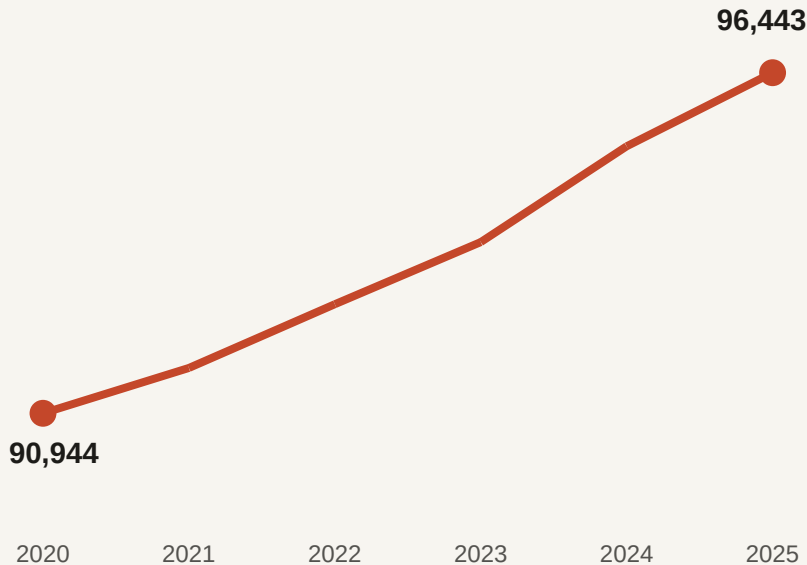
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 6.0% since 2020.

96,443

people, the 11th-largest of North Carolina's cities and towns.

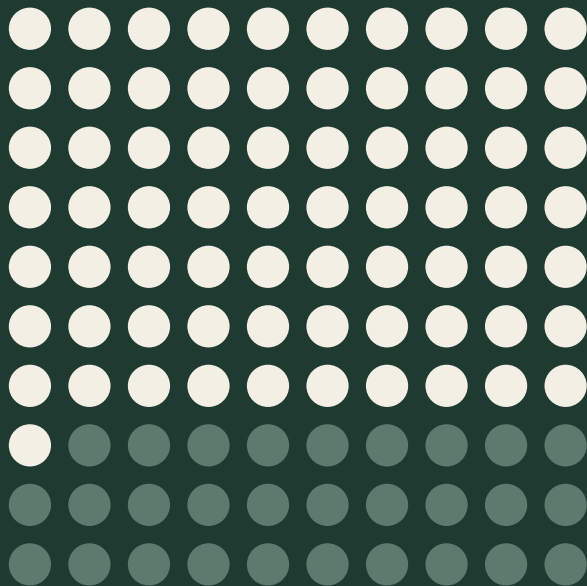


THE WORKDAY

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

71.2%

of 61,606 jobs located in Greenville are filled by in-commuters.



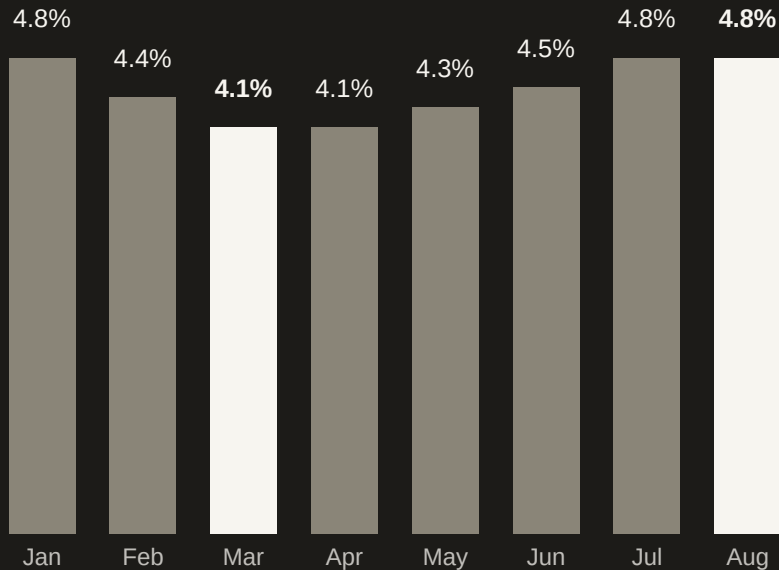
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in March:
4.1%.

4.8%

in August 2026, the latest month released. A year earlier it was 5.0%.

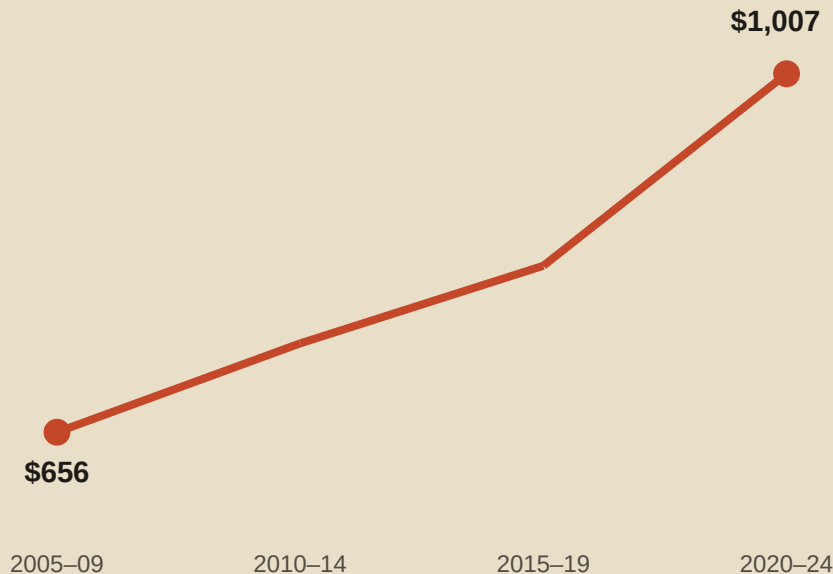


RENT

Median rent is up 54%
since the 2005–2009
survey, before inflation.

\$1,007

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





THE SEAM

Cross one tract line and median rent doubles.

A \$866 gap between neighbors, the sharpest rent edge between adjacent tracts in Pitt County.

TRACT 14.02

\$902

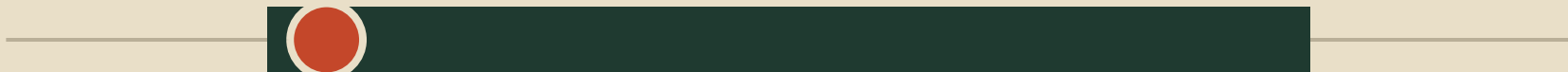
TRACT 13.02

\$1,768

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$979–\$1,468



\$1,007 median

is the monthly rent range local workforce wages support.

BUILDING

56% of the housing here was built before 2000.

7,302

homes permitted in ten years,
2016–2025

45%

of those were in multifamily
buildings

56%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1% to the 45,767 homes here.

269–616

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



HOME VALUE

A median home costs 19% less than North Carolina's.

\$233,500

median home value in Greenville.

Greenville



\$233,500

North Carolina



\$288,900

U.S.



\$332,700

THAT WAS GREENVILLE'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/greenville/

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