



Henderson, North Carolina.

Current market data.

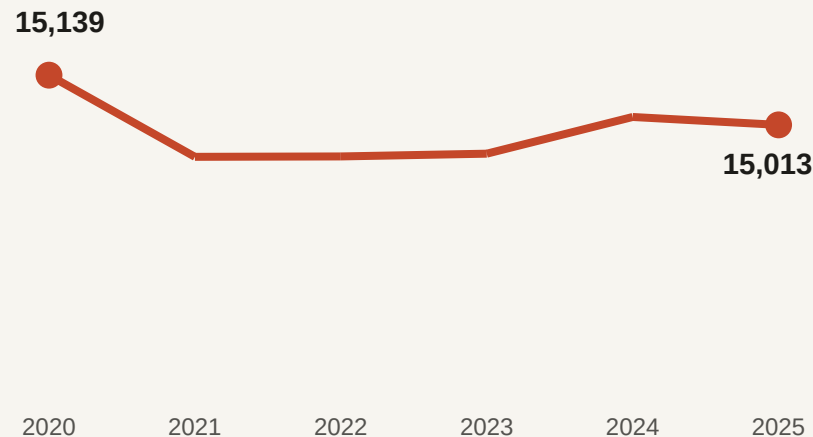
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 0.8% since 2020.

15,013

people, the 71st-largest of North Carolina's cities and towns.

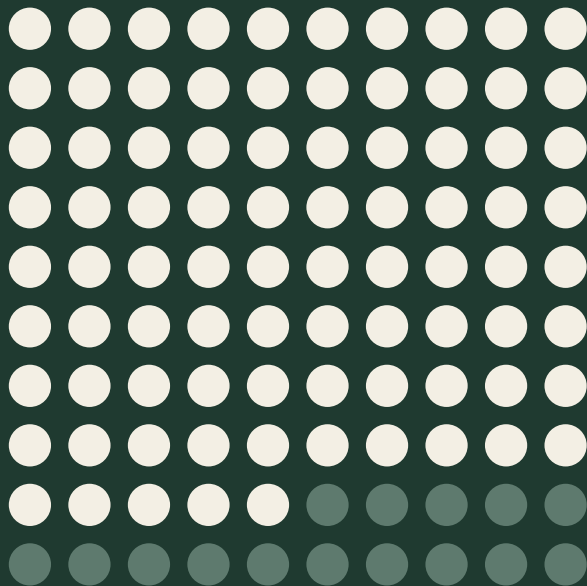


THE WORKDAY

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

85.5%

of 7,993 jobs located in Henderson are filled by in-commuters.



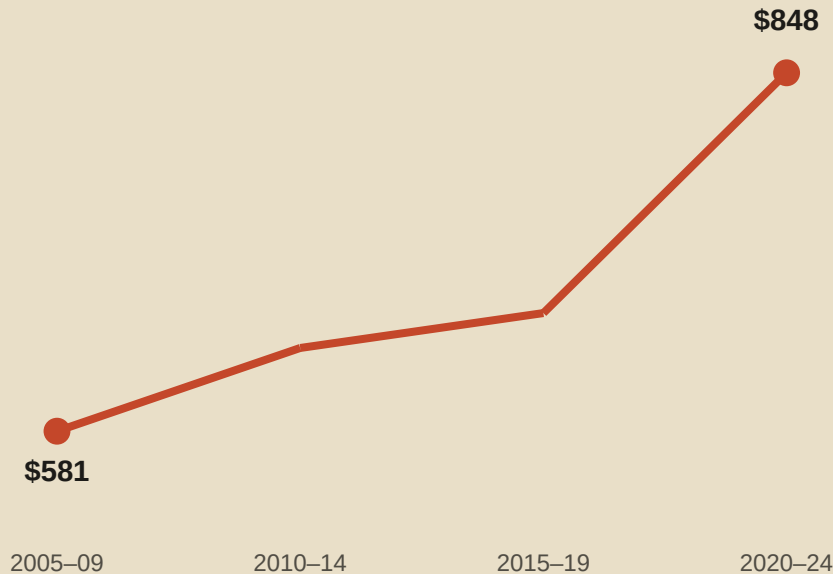
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 46%
since the 2005–2009
survey, before inflation.

\$848

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





THE SEAM

Cross one tract line and median rent jumps \$351.

A \$351 gap between neighbors, the sharpest rent edge between adjacent tracts in Vance County.

TRACT 9605

\$759

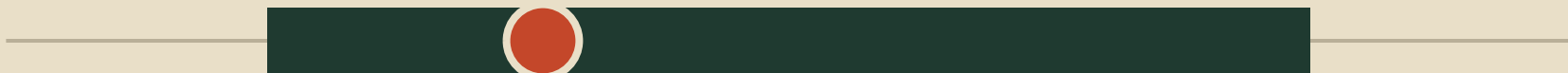
TRACT 9603

\$1,110

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$749–\$1,123



\$848 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

87%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1% to the 7,326 homes here.

38–80

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



HOME VALUE

A median home costs 57% less than North Carolina's.

\$123,800

median home value in Henderson.

Henderson



\$123,800

North Carolina



\$288,900

U.S.



\$332,700



THAT WAS HENDERSON'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/henderson/

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