



Highlands, North Carolina.

Current market data.

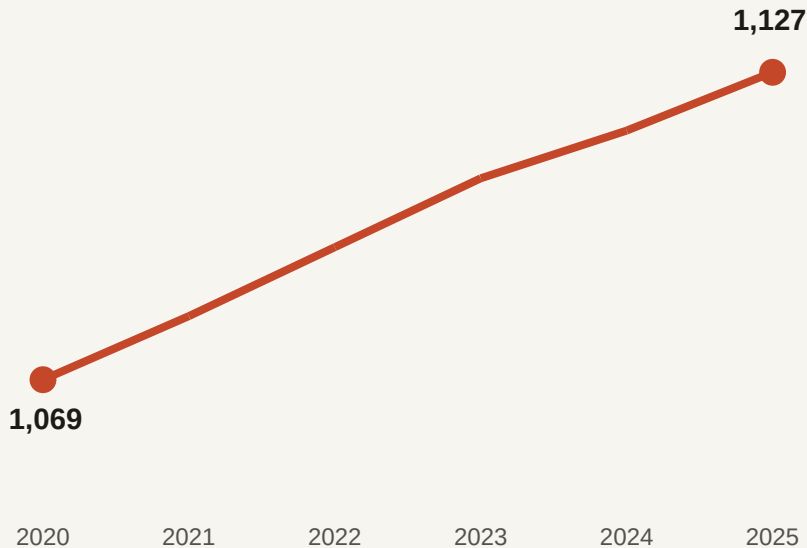
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 5.4% since 2020.

1,127

people, the 325th-largest of North Carolina's cities and towns.



THE WORKDAY

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

92.1%

of 1,810 jobs located in Highlands are filled by in-commuters.



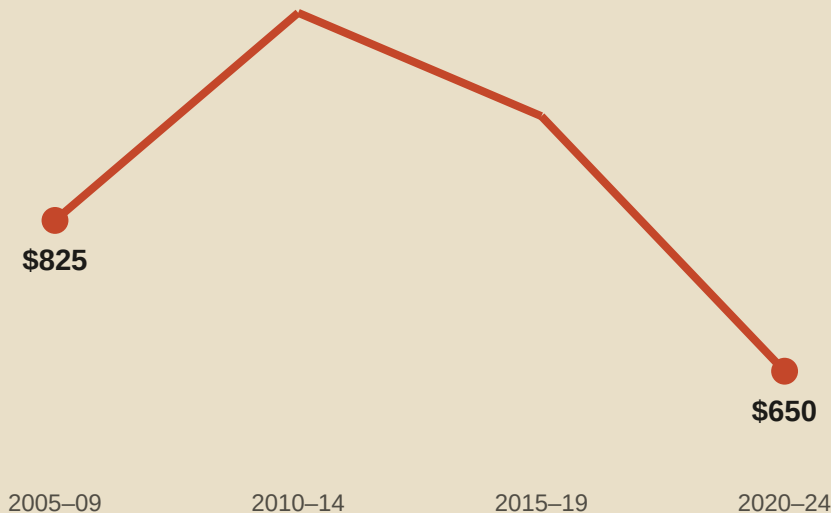
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is down 21%
since the 2005–2009
survey, before inflation.

\$650

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





THE SEAM

Cross one tract line and median rent jumps \$336.

A \$336 gap between neighbors, the sharpest rent edge between adjacent tracts in Macon County.

TRACT 9701

\$538

TRACT 9703.03

\$874



ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

89%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.0–0.7% to the 2,454 homes here.

1–18

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



HOME VALUE

A median home costs
143% more than North
Carolina's.

\$700,900

median home value in Highlands.

Highlands



\$700,900

North Carolina



\$288,900

U.S.



\$332,700

THAT WAS HIGHLANDS'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/highlands/**](https://almanacdata.ai/e/nc/highlands/)

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