



Hillsborough, North Carolina.

Current market data.

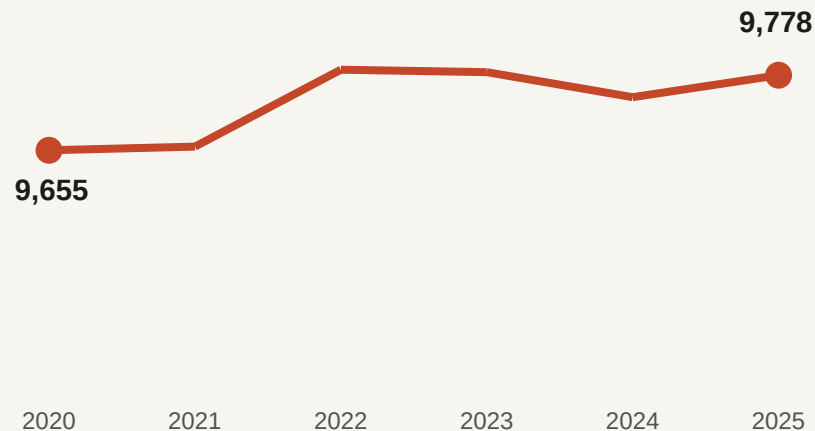
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Growing. Up 1.3% since
2020.**

9,778

people, the 96th-largest of North Carolina's cities and towns.



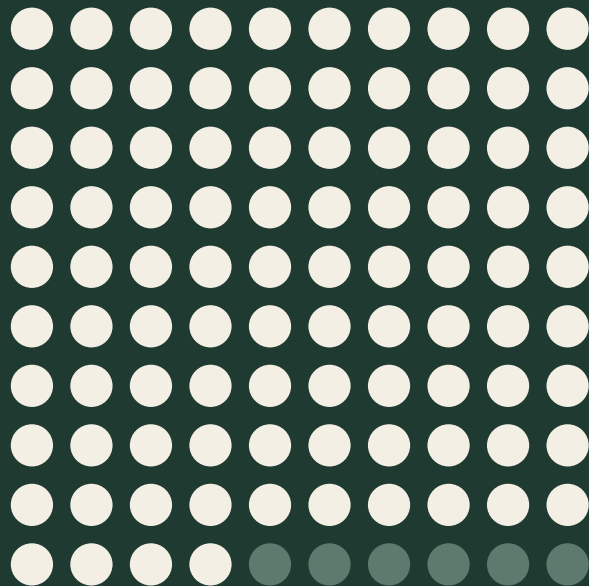
THE WORKDAY

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

94.5%

of 7,136 jobs located in Hillsborough are filled by
in-commuters.

Source: Census LEHD LODES, 2023



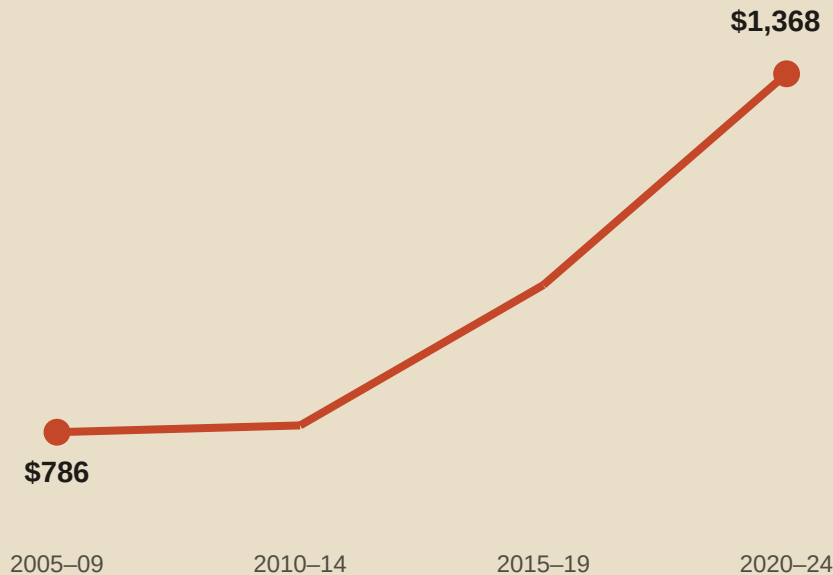
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 74%
since the 2005–2009
survey, before inflation.

\$1,368

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,413 gap between neighbors, the sharpest rent edge between adjacent tracts in Orange County.

TRACT 107.01

\$1,413

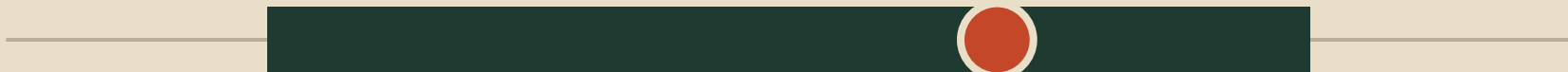
TRACT 107.06

\$2,826

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,013–\$1,520



\$1,368 median

is the monthly rent range local workforce wages support.



BUILDING

48% of the housing here was built before 2000.

48%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.6% to the 4,522 homes here.

14–71

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



HOME VALUE

A median home costs 59%
more than North
Carolina's.

\$460,100

median home value in Hillsborough.

Hillsborough



\$460,100

North Carolina



\$288,900

U.S.



\$332,700

THAT WAS HILLSBOROUGH'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/hillsborough/

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