



Holly Springs, North Carolina.

Current market data.

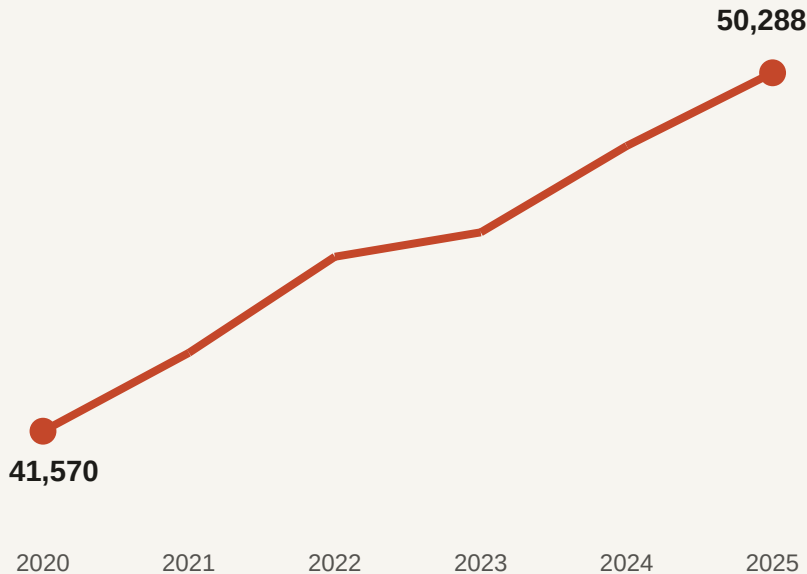
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 21.0% since 2020.

50,288

people, the 23rd-largest of North Carolina's cities and towns.

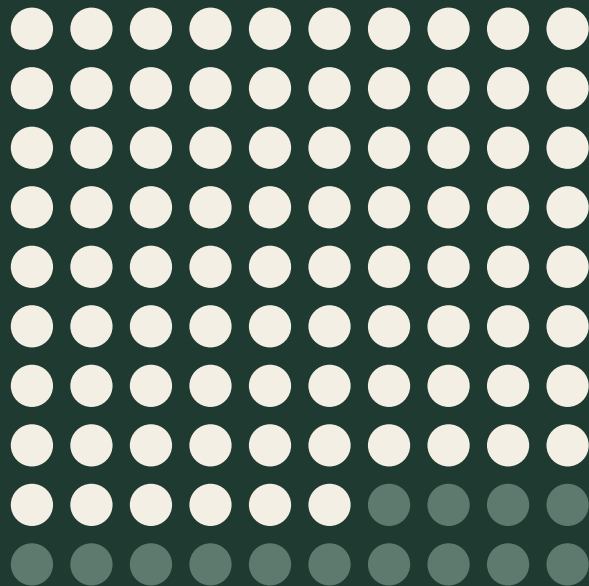


THE WORKDAY

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

86.5%

of 12,519 jobs located in Holly Springs are filled by
in-commuters.



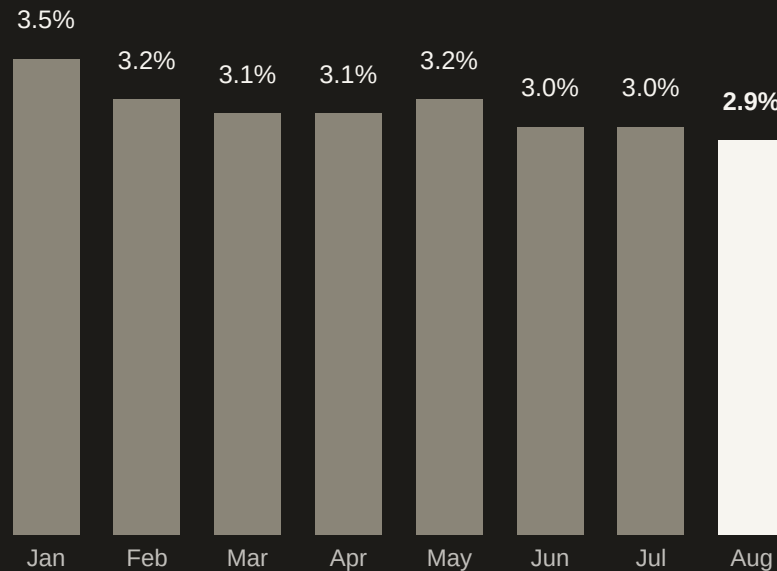
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in August:
2.9%.

2.9%

in August 2026, the latest month released. A year earlier it was 3.3%.

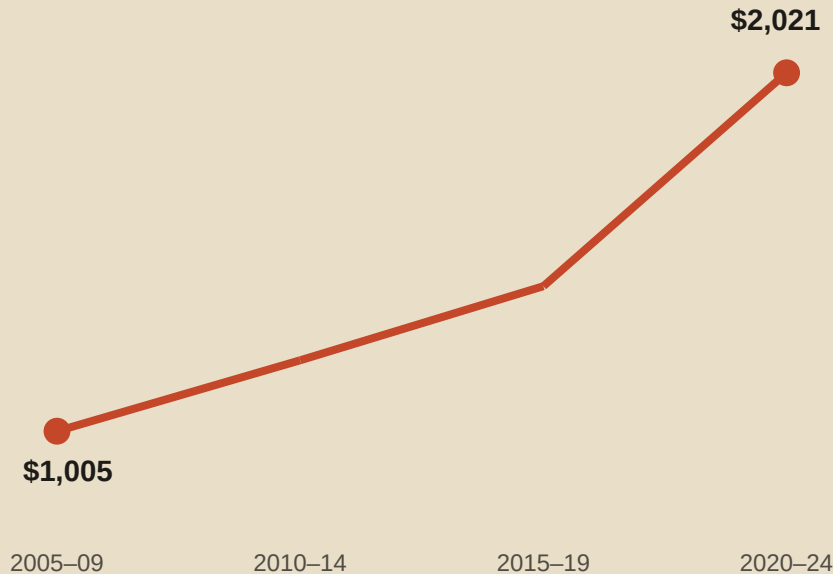


RENT

Median rent is up 101%
since the 2005–2009
survey, before inflation.

\$2,021

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,983 gap between neighbors, the sharpest rent edge between adjacent tracts in Wake County.

TRACT 537.11

\$1,518

TRACT 537.21

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,024–\$1,536



\$2,021 median

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

23% of the housing here was built before 2000.

6,929

homes permitted in ten years,
2016–2025

14%

of those were in multifamily
buildings

23%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.8% to the 15,625 homes here.

40–125

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



HOME VALUE

A median home costs 85% more than North Carolina's.

\$535,800

median home value in Holly Springs.

Holly Springs



\$535,800

North Carolina



\$288,900

U.S.



\$332,700

THAT WAS HOLLY SPRINGS'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/holly-springs/

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