Kannapolis, North Carolina.

Current market data.

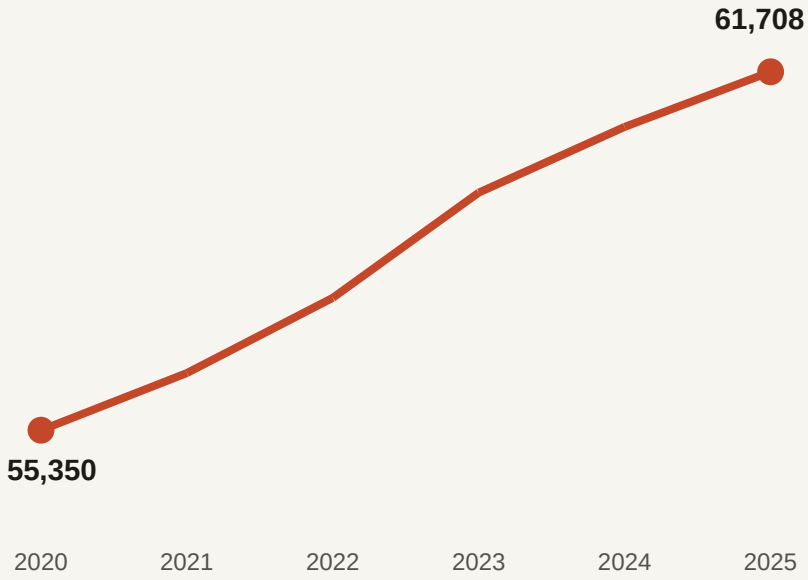
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 11.5% since 2020.

61,708

people, the 18th-largest of North Carolina's cities and towns.



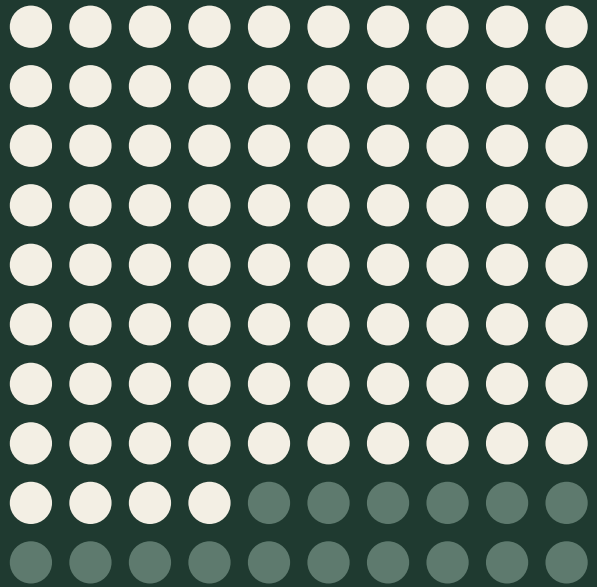
Source: Census Population Estimates, 2025

THE WORKDAY

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

84.4%

of 15,645 jobs located in Kannapolis are filled by in-commuters.



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

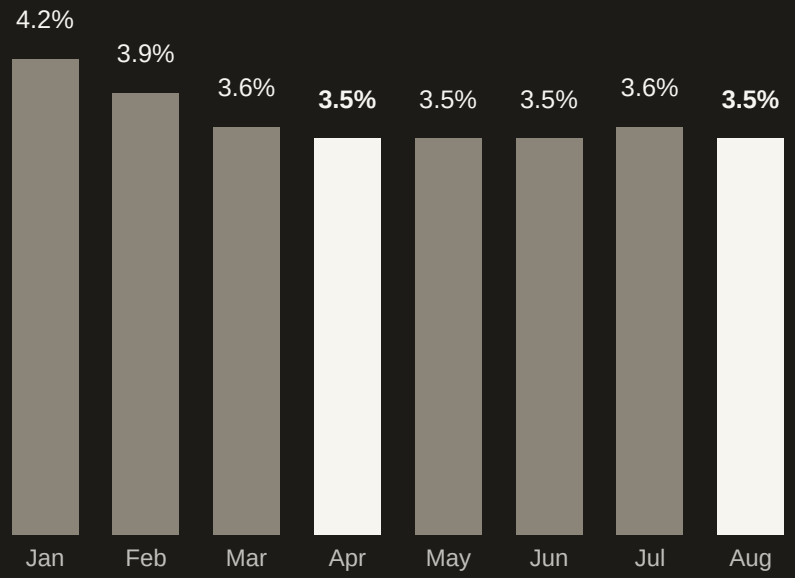
Source: Census LEHD LODES, 2023

UNEMPLOYMENT, 2026

The low came in April: 3.5%.

3.5%

in August 2026, the latest month released. A year earlier it was 4.2%.



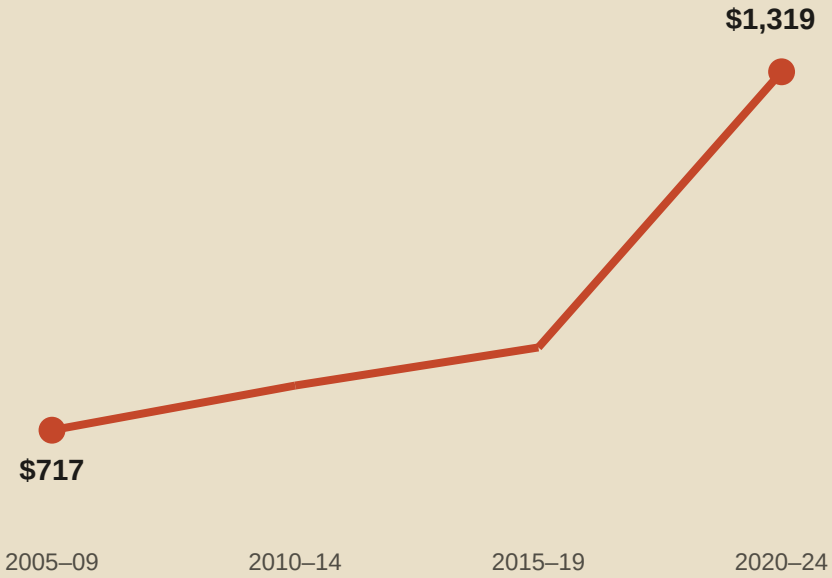
Source: BLS Local Area Unemployment Statistics, 2026-08

RENT

Median rent is up 84% since the 2005–2009 survey, before inflation.

$1,319

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

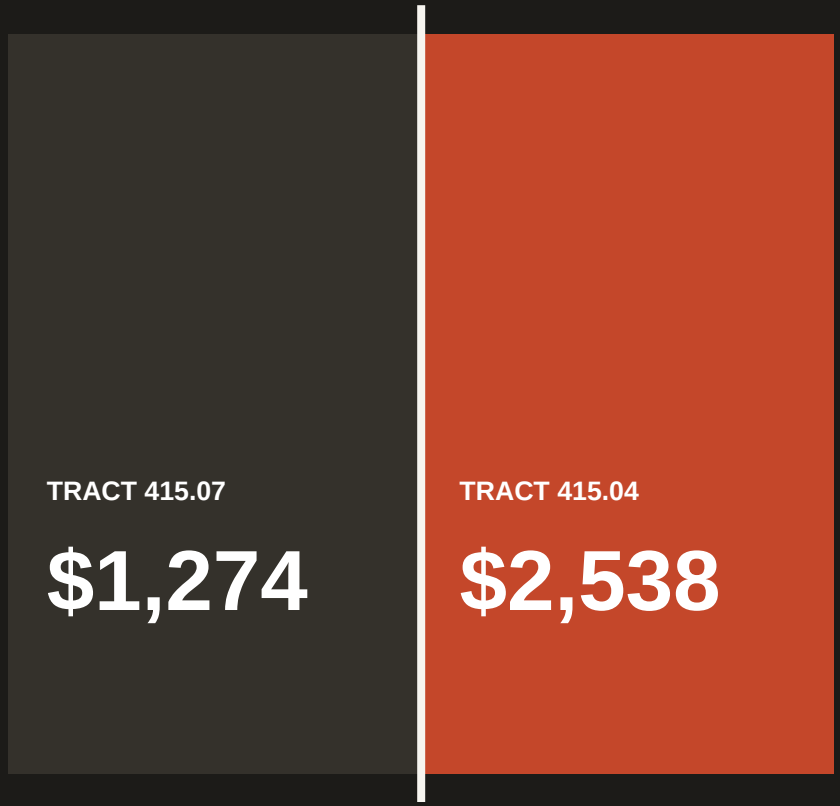


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

A $1,264 gap between neighbors, the sharpest rent edge between adjacent tracts in Cabarrus County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent sits inside what local wages can carry.

is the monthly rent range local workforce wages support.

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

BUILDING

59% of the housing here was built before 2000.

59%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.3–0.6% to the 25,395 homes here.

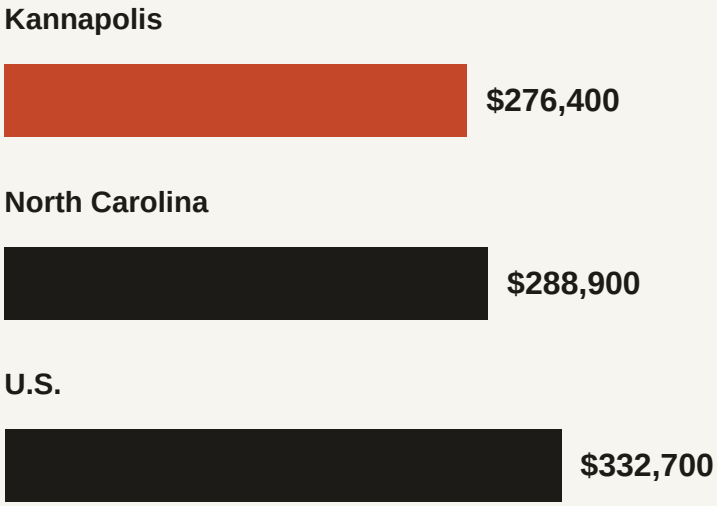
88–156

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

Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 4% less than North Carolina's.



$276,400

median home value in Kannapolis.

Source: Census ACS 5-year, 2020-2024

THAT WAS KANNAPOLIS'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/kannapolis/**