Magnolia, North Carolina.

Current market data.

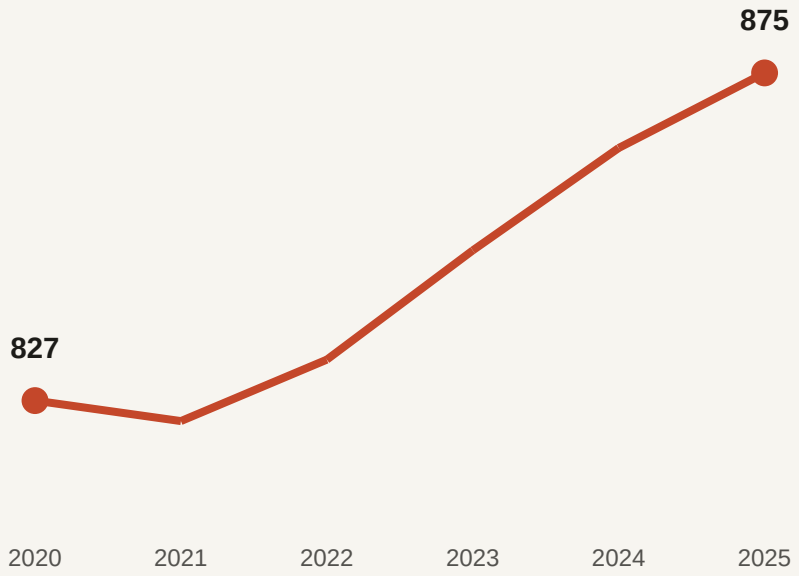
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 5.8% since 2020.

875

people, the 350th-largest of North Carolina's cities and towns.



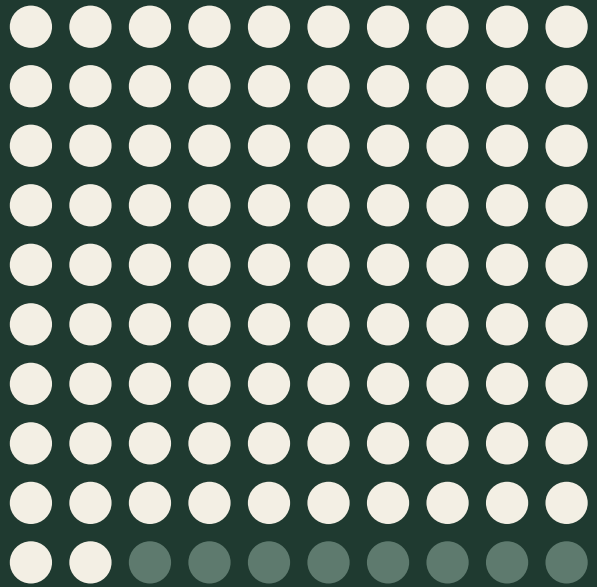
Source: Census Population Estimates, 2025

THE WORKDAY

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

92.5%

of 53 jobs located in Magnolia are filled by in-commuters.



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

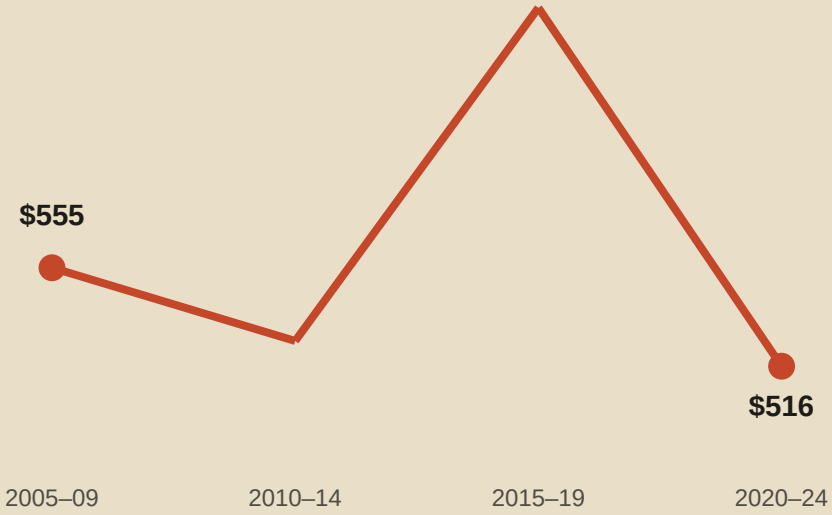
Source: Census LEHD LODES, 2023

RENT

Median rent is down 7% since the 2005–2009 survey, before inflation.

$516

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

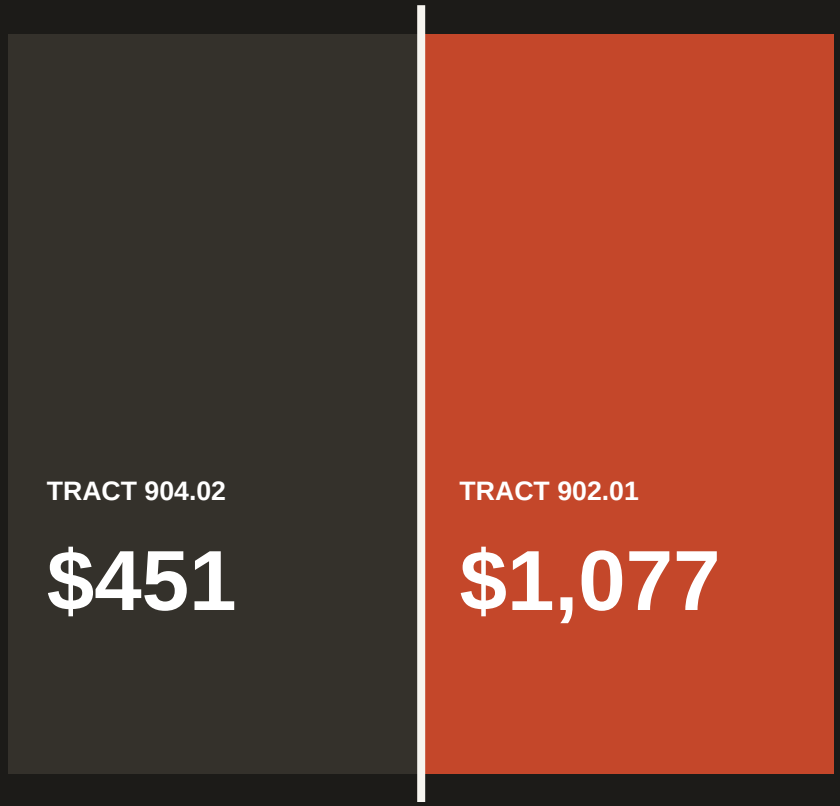


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

A $626 gap between neighbors, the sharpest rent edge between adjacent tracts in Duplin County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

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

is the monthly rent range local workforce wages support.

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

BUILDING

Most of the housing here is older than 2000.

82%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.2% to the 435 homes here.

1

is the estimated number of missing housing units; all three estimates agree.

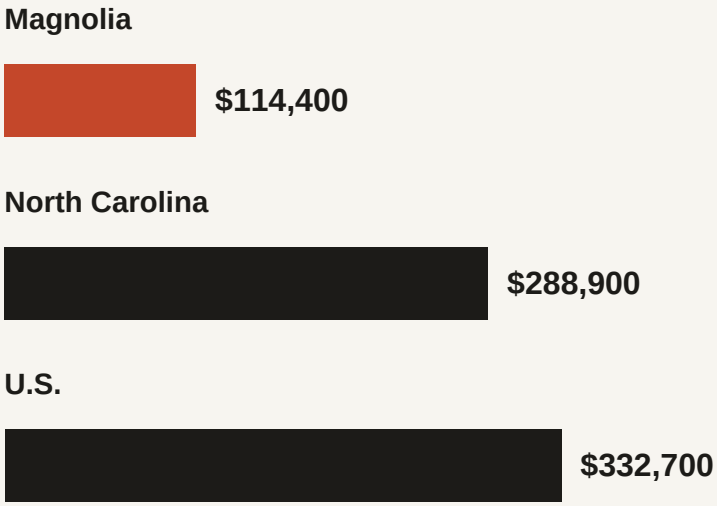
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 60% less than North Carolina's.

$114,400

median home value in Magnolia.



Source: Census ACS 5-year, 2020-2024

THAT WAS MAGNOLIA'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/magnolia/**