



Matthews, North Carolina.

Current market data.

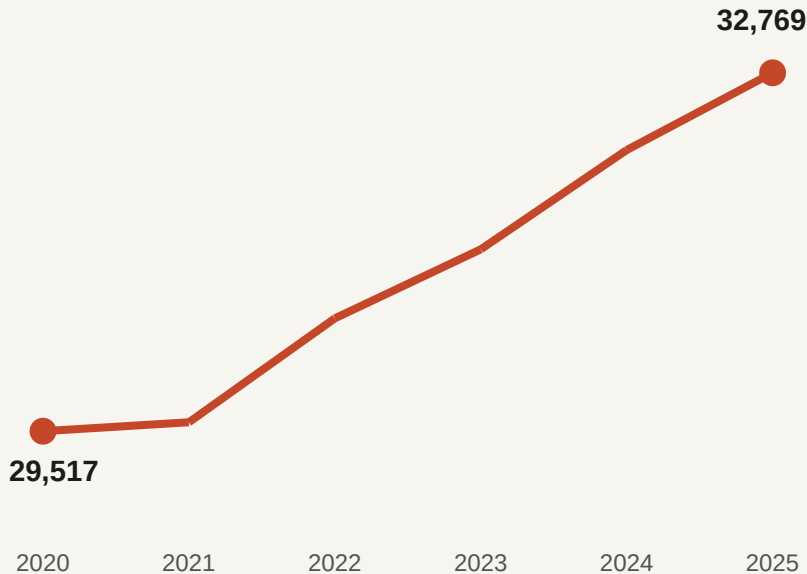
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 11.0% since 2020.

32,769

people, the 36th-largest of North Carolina's cities and towns.



THE WORKDAY

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

94.6%

of 19,997 jobs located in Matthews are filled by in-commuters.



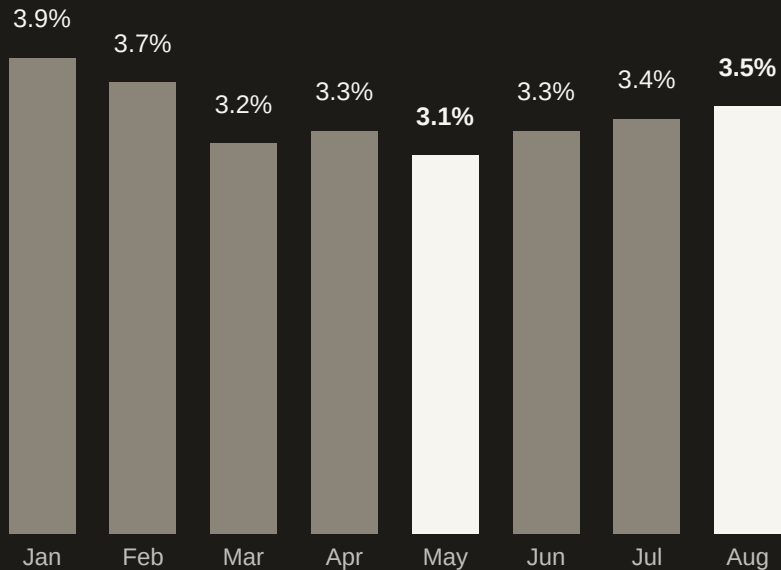
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
3.1%.

3.5%

in August 2026, the latest month released. A year earlier it was 3.8%.

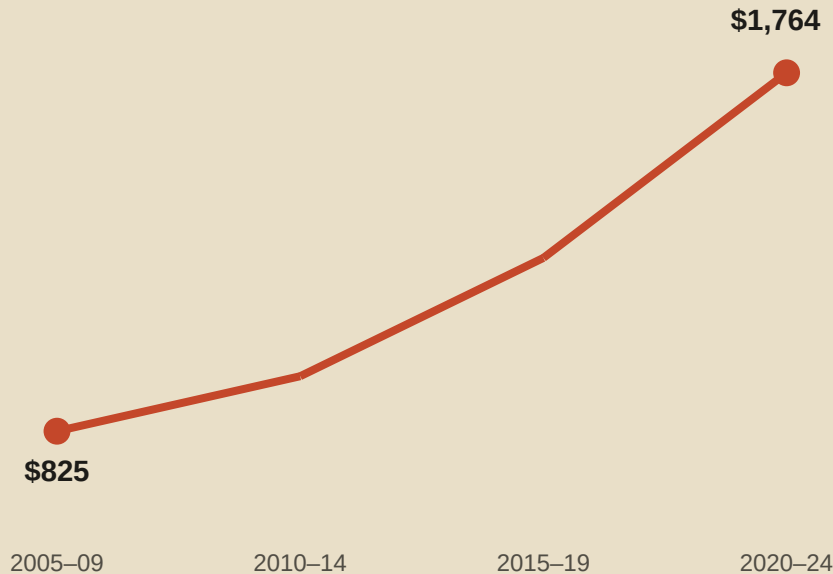


RENT

Median rent is up 114%
since the 2005–2009
survey, before inflation.

\$1,764

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,848 gap between neighbors, the sharpest rent edge between adjacent tracts in Mecklenburg County.

TRACT 5.03

\$427

TRACT 1.03

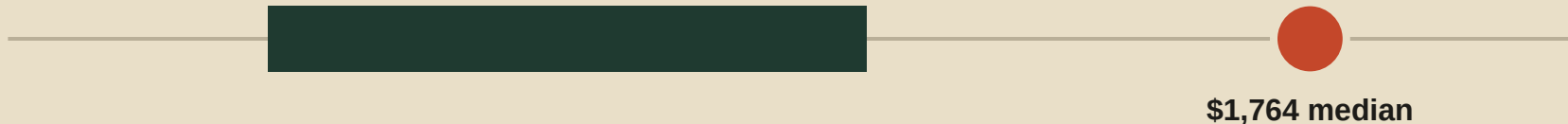
\$2,275



ROOM TO BUILD

The median rent is above what local wages can carry.

\$942–\$1,414



is the monthly rent range local workforce wages support.



BUILDING

63% of the housing here was built before 2000.

63%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.6% to the 12,588 homes here.

48–200

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



HOME VALUE

**A median home costs 54%
more than North
Carolina's.**

\$445,100

median home value in Matthews.

Matthews



\$445,100

North Carolina



\$288,900

U.S.



\$332,700

THAT WAS MATTHEWS'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/matthews/

The Almanac · your hyper-diligent research partner