Morrisville, North Carolina.

Current market data.

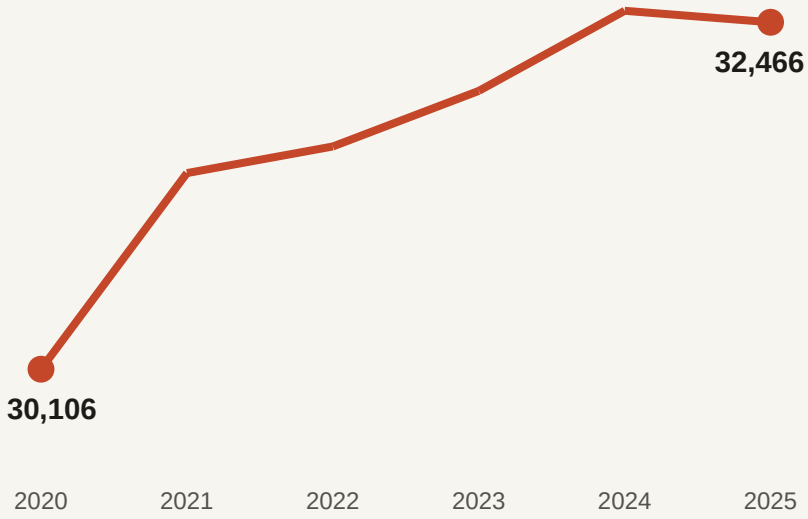
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 7.8% since 2020.

32,466

people, the 38th-largest of North Carolina's cities and towns.



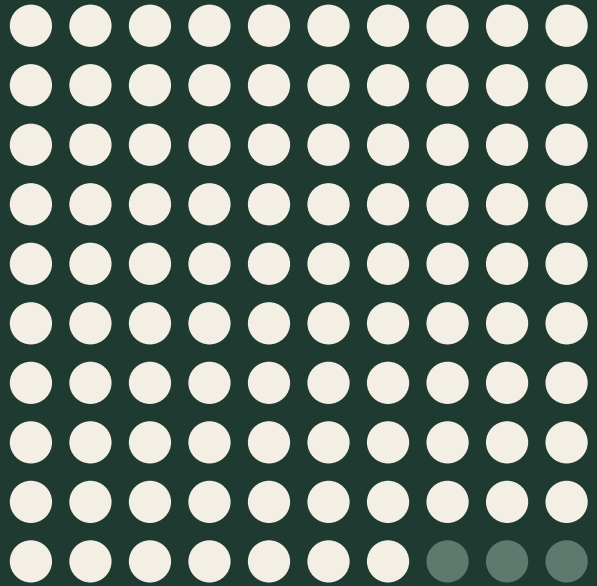
Source: Census Population Estimates, 2025

THE WORKDAY

Nearly every job here goes to someone who lives somewhere else.

96.9%

of 35,309 jobs located in Morrisville are filled by in-commuters.



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

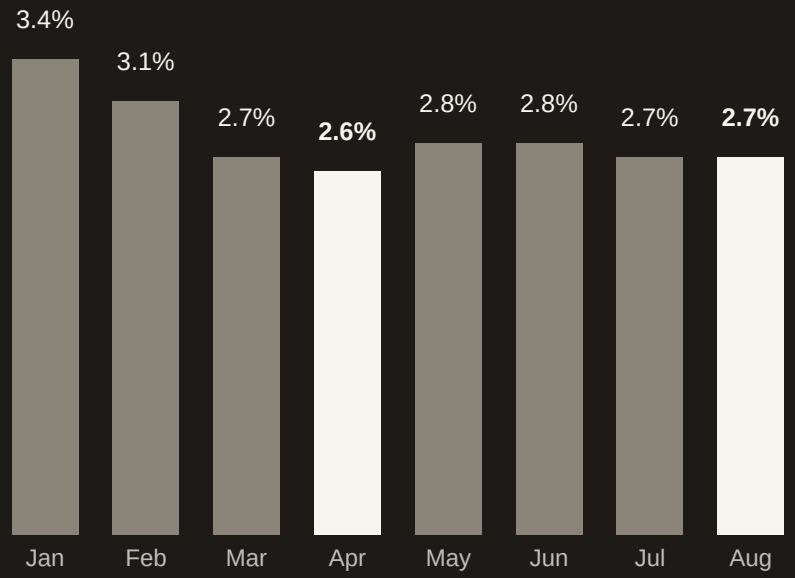
Source: Census LEHD LODES, 2023

UNEMPLOYMENT, 2026

The low came in April: 2.6%.

2.7%

in August 2026, the latest month released. A year earlier it was 3.1%.



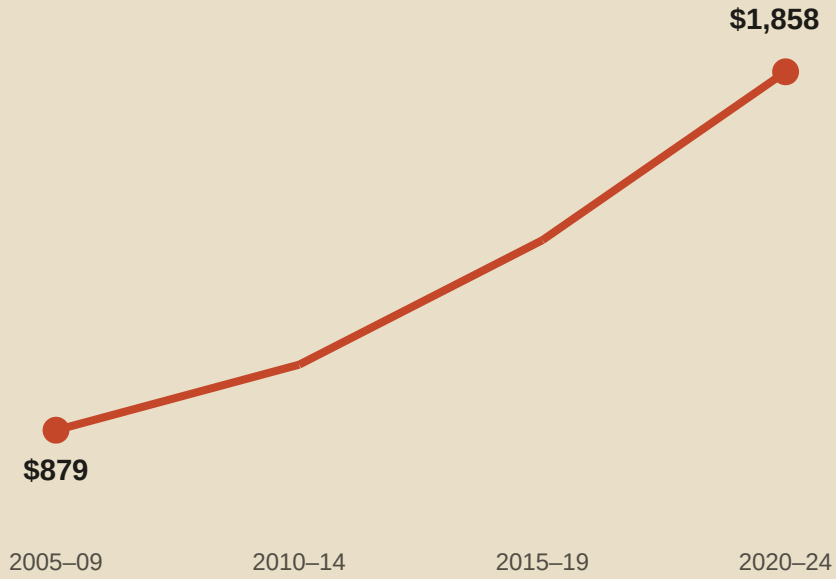
Source: BLS Local Area Unemployment Statistics, 2026-08

RENT

Median rent is up 111% since the 2005–2009 survey, before inflation.

$1,858

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

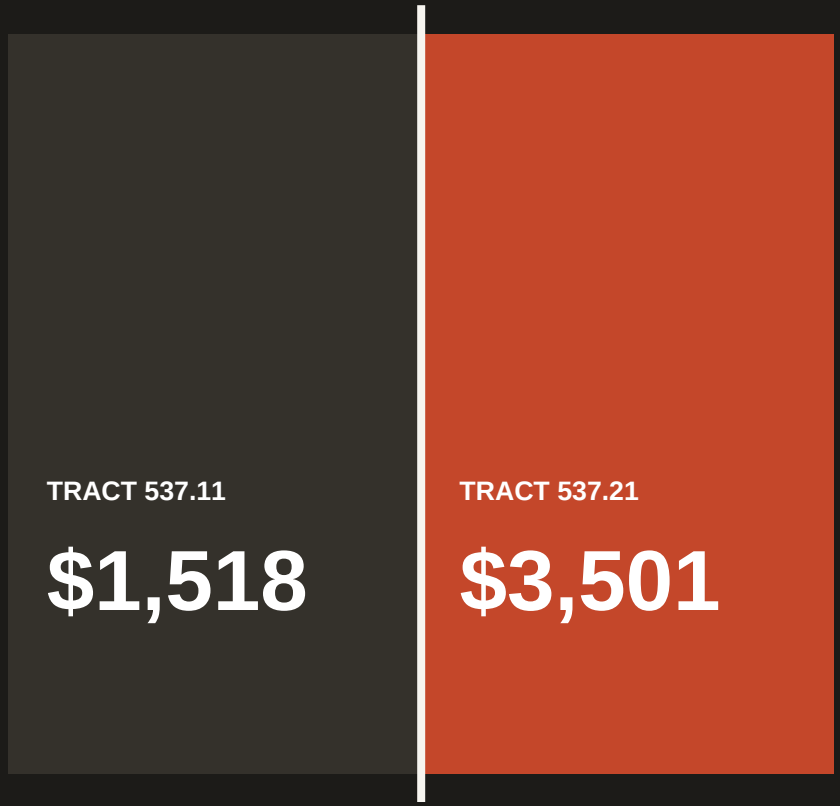


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

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

24% of the housing here was built before 2000.

4,382

homes permitted in ten years, 2016–2025

70%

of those were in multifamily buildings

24%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 1–3% to the 13,506 homes here.

74–353

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

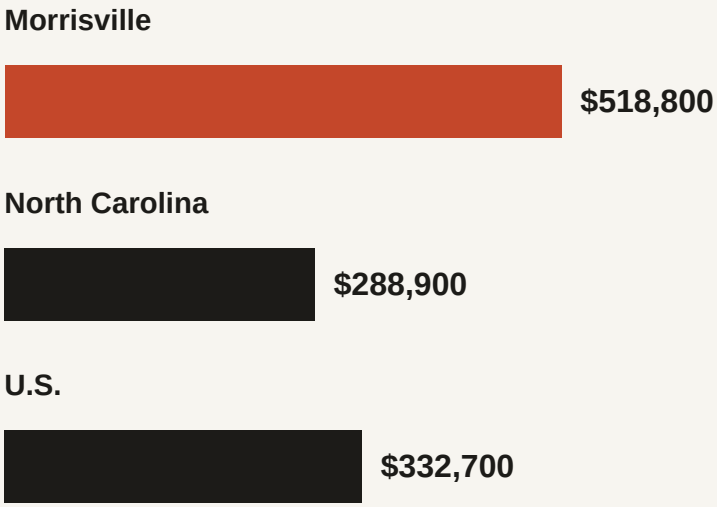
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 80% more than North Carolina's.

$518,800

median home value in Morrisville.



Source: Census ACS 5-year, 2020-2024

THAT WAS MORRISVILLE'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/morrisville/**