



New Bern, North Carolina.

Current market data.

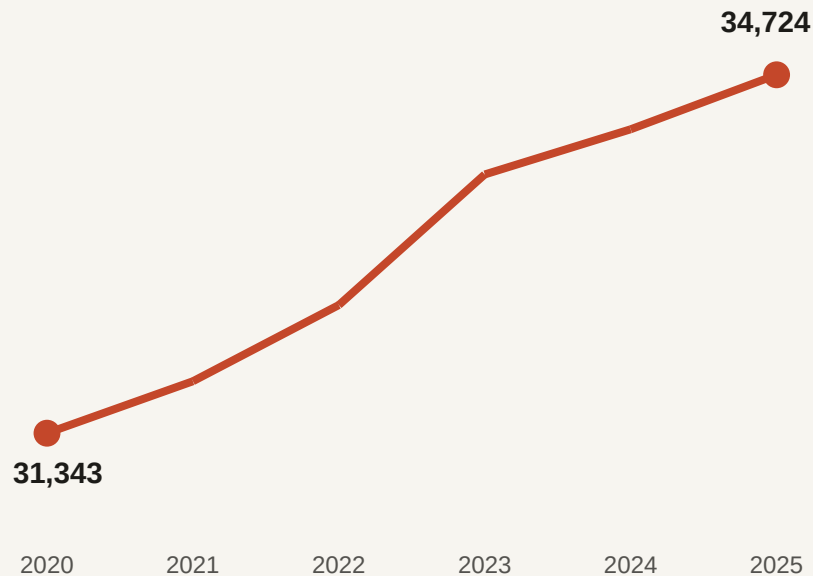
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 10.8% since 2020.

34,724

people, the 34th-largest of North Carolina's cities and towns.

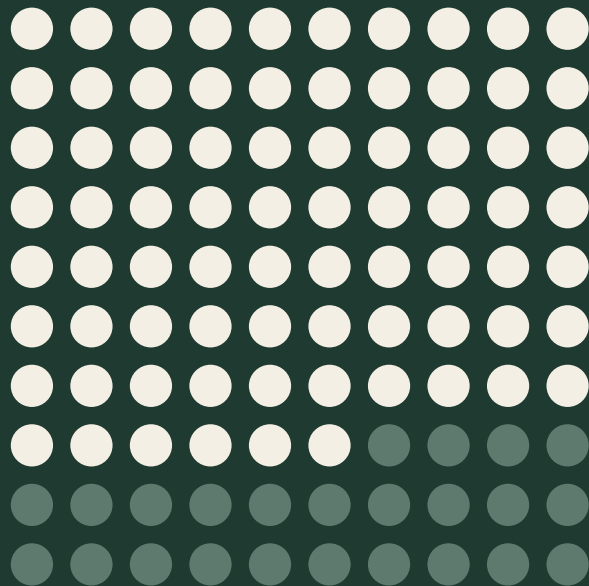


THE WORKDAY

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

75.6%

of 21,478 jobs located in New Bern are filled by in-commuters.



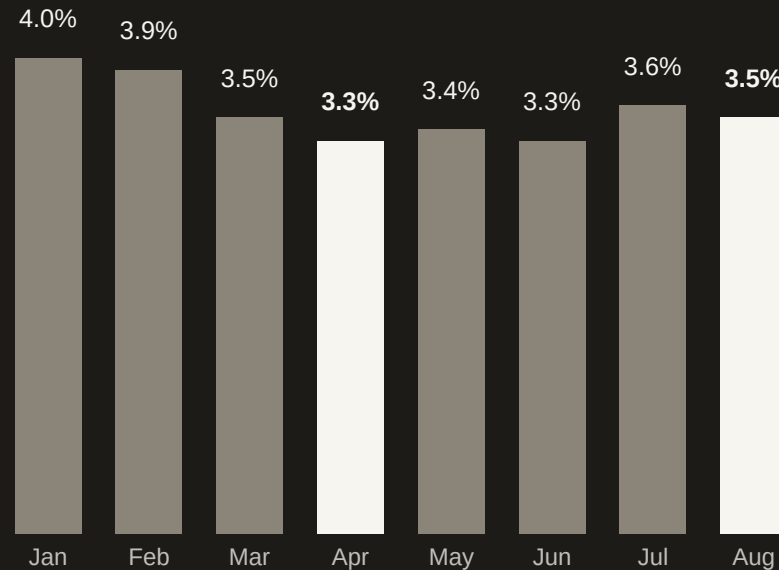
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.3%.

3.5%

in August 2026, the latest month released. A year earlier it was 3.9%.

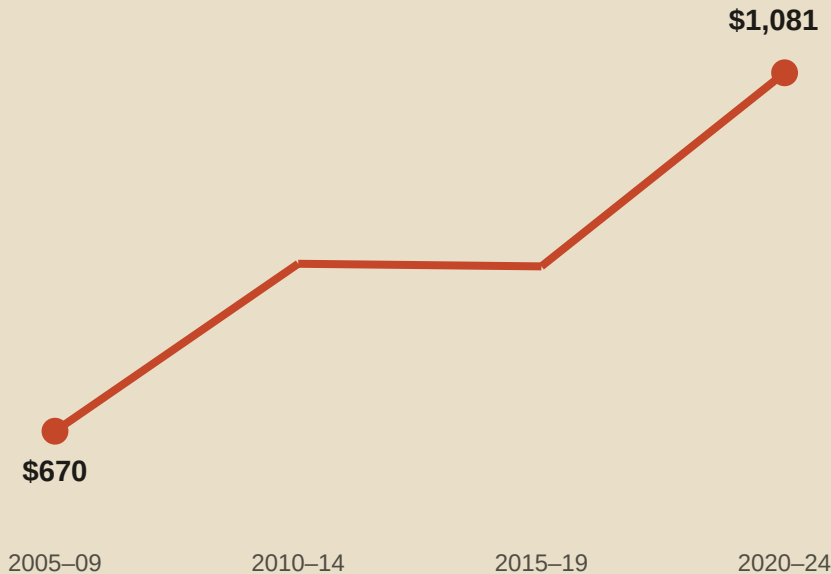


RENT

Median rent is up 61%
since the 2005–2009
survey, before inflation.

\$1,081

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





THE SEAM

Cross one tract line and median rent doubles.

A \$783 gap between neighbors, the sharpest rent edge between adjacent tracts in Craven County.

TRACT 9601.02

\$688

TRACT 9601.01

\$1,471



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$883–\$1,324



\$1,081 median

is the monthly rent range local workforce wages support.

BUILDING

62% of the housing here was built before 2000.

1,206

homes permitted, 2022–2025

8%

of those were in multifamily
buildings

62%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.3% to the 16,816 homes here.

58–215

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



HOME VALUE

A median home costs 17% less than North Carolina's.

\$240,100

median home value in New Bern.

New Bern



\$240,100

North Carolina



\$288,900

U.S.



\$332,700

THAT WAS NEW BERN'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/new-bern/

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