



Pineville, North Carolina.

Current market data.

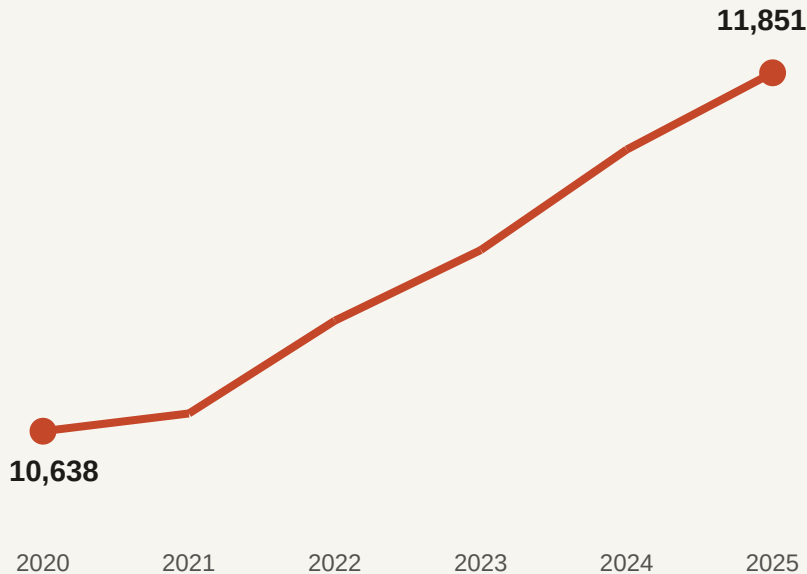
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 11.4% since 2020.

11,851

people, the 84th-largest of North Carolina's cities and towns.

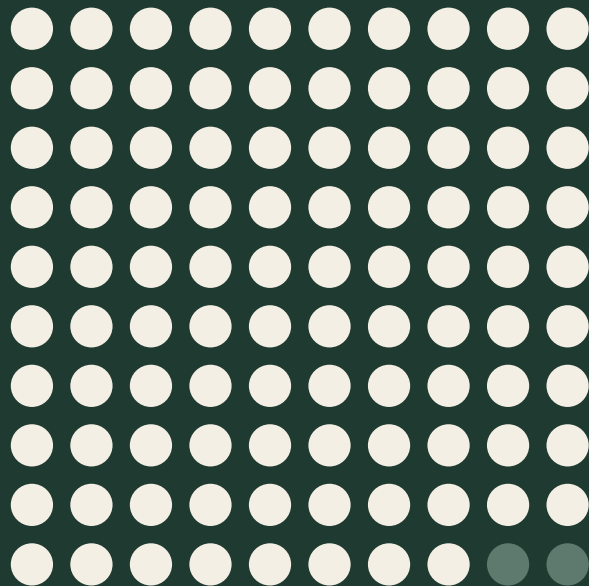


THE WORKDAY

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

97.9%

of 14,990 jobs located in Pineville are filled by in-commuters.



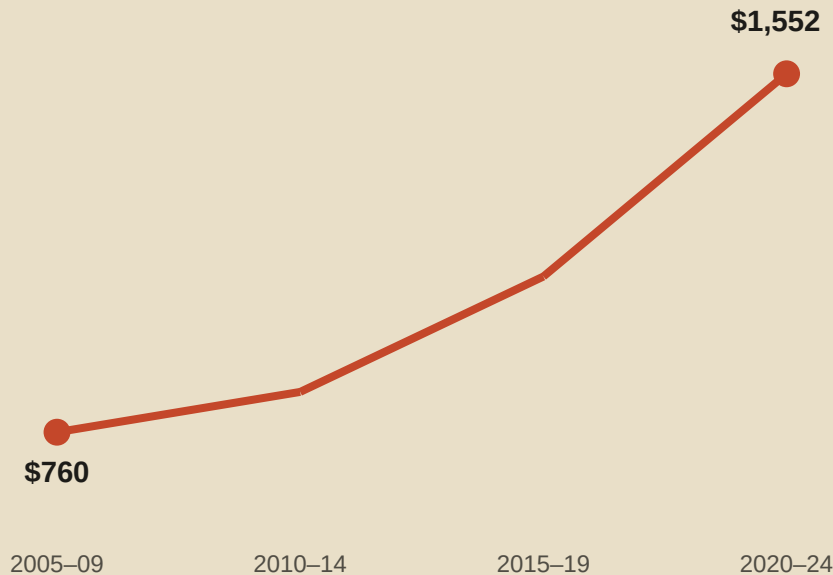
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 104%
since the 2005–2009
survey, before inflation.

\$1,552

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

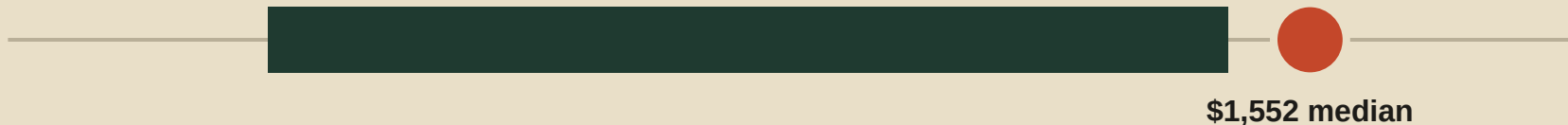
\$2,275



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,006–\$1,509



is the monthly rent range local workforce wages support.



BUILDING

51% of the housing here was built before 2000.

51%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.5–3.0% to the 5,061 homes here.

25–150

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



HOME VALUE

A median home costs 37%
more than North
Carolina's.

\$395,100

median home value in Pineville.

Pineville



\$395,100

North Carolina



\$288,900

U.S.



\$332,700

THAT WAS PINEVILLE'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/pineville/

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