



Raleigh, North Carolina.

Current market data.

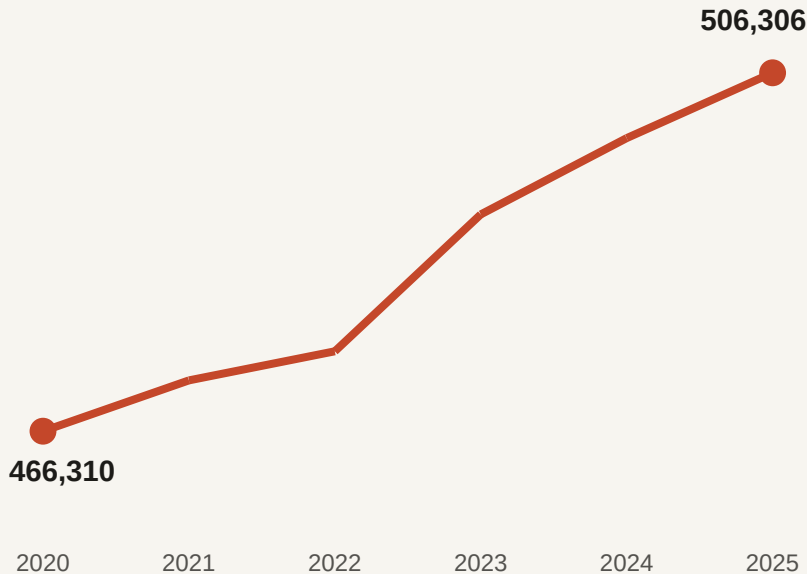
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 8.6% since 2020.

506,306

people, the 2nd-largest of North Carolina's cities and towns.

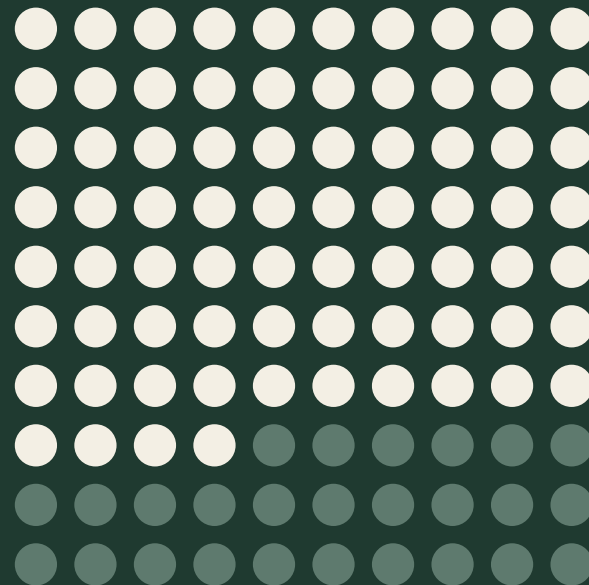


THE WORKDAY

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

74.2%

of 393,599 jobs located in Raleigh are filled by in-commuters.



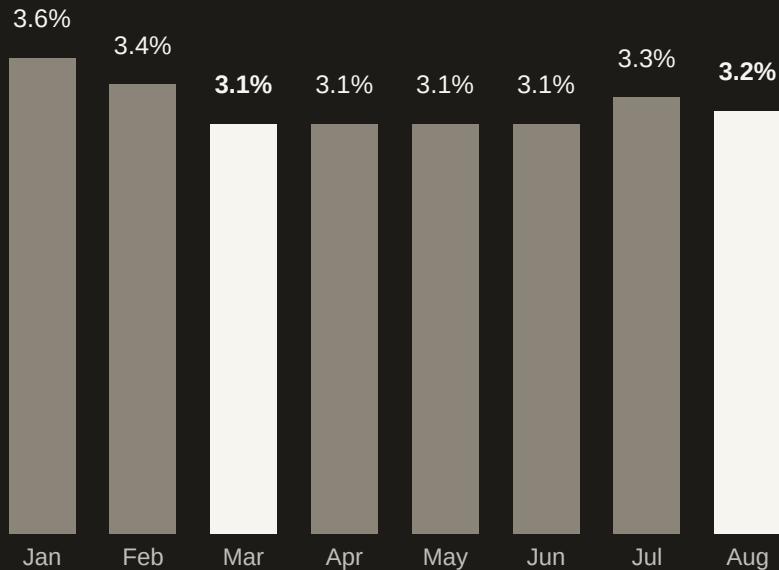
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in March:
3.1%.

3.2%

in August 2026, the latest month released. A year earlier it was 3.6%.

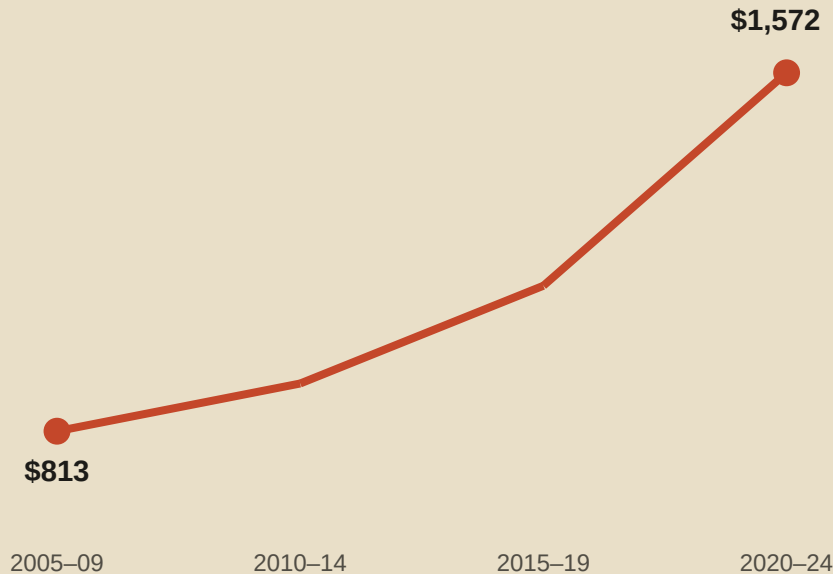


RENT

Median rent is up 93%
since the 2005–2009
survey, before inflation.

\$1,572

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





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.

TRACT 537.11

\$1,518

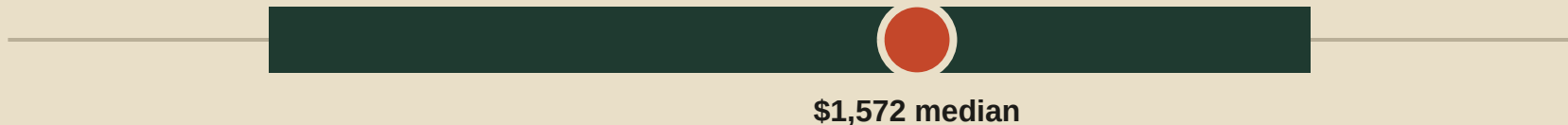
TRACT 537.21

\$3,501

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,199–\$1,798



is the monthly rent range local workforce wages support.

BUILDING

55% of the housing here was built before 2000.

48,464

homes permitted in ten years,
2016–2025

71%

of those were in multifamily
buildings

55%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–1.8% to the 224,853 homes here.

1,035–3,936

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



HOME VALUE

A median home costs 44% more than North Carolina's.

\$415,800

median home value in Raleigh.

Raleigh



\$415,800

North Carolina



\$288,900

U.S.



\$332,700

THAT WAS RALEIGH'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/raleigh/

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