



Sanford, North Carolina.

Current market data.

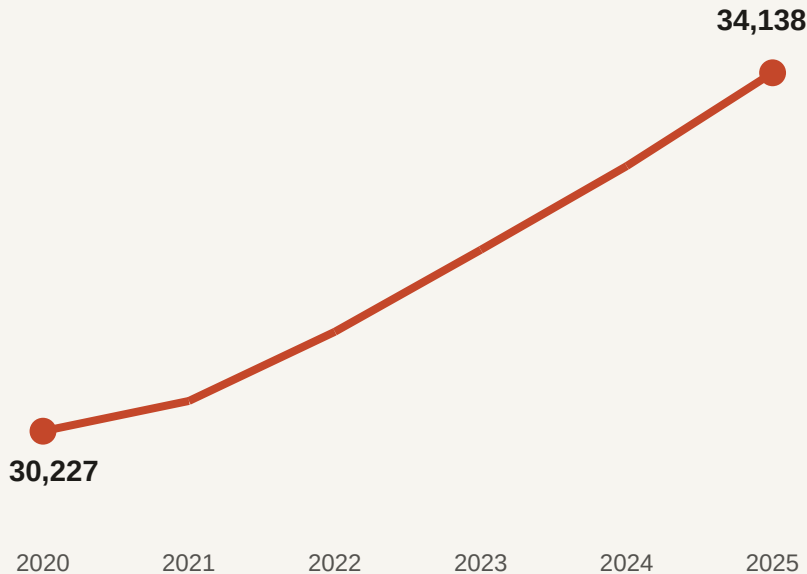
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 12.9% since 2020.

34,138

people, the 35th-largest of North Carolina's cities and towns.

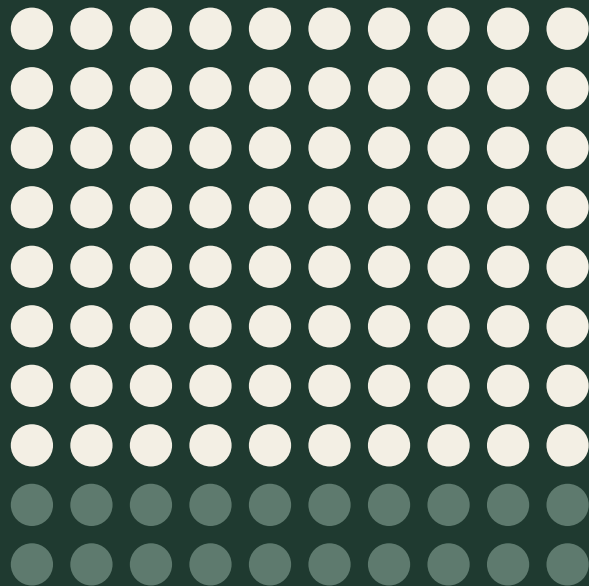


THE WORKDAY

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

80.1%

of 20,147 jobs located in Sanford are filled by in-commuters.



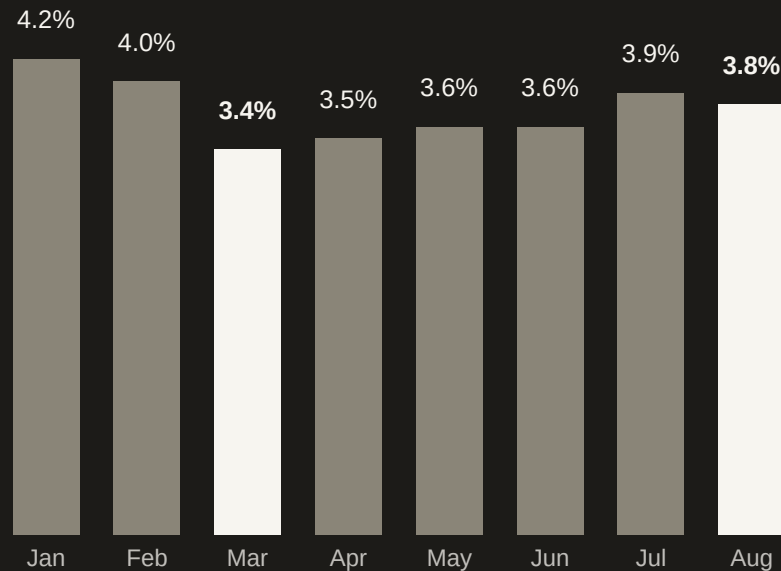
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in March:
3.4%.

3.8%

in August 2026, the latest month released. A year earlier it was 4.6%.

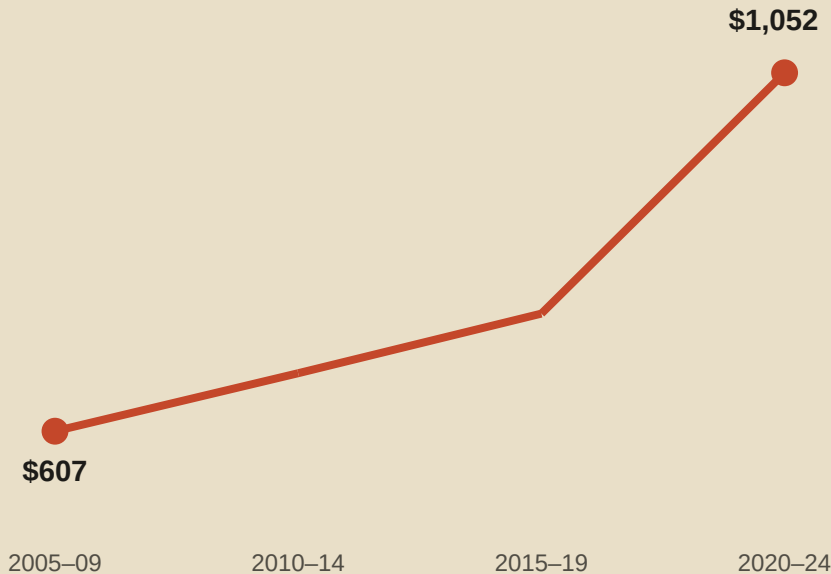


RENT

Median rent is up 73%
since the 2005–2009
survey, before inflation.

\$1,052

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





THE SEAM

Cross one tract line and median rent jumps \$660.

A \$660 gap between neighbors, the sharpest rent edge between adjacent tracts in Lee County.

TRACT 305.02

\$875

TRACT 305.06

\$1,535

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$860–\$1,290



\$1,052 median

is the monthly rent range local workforce wages support.

BUILDING

69% of the housing here was built before 2000.

2,125

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

69%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 1–2% to the 12,531 homes here.

66–201

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



HOME VALUE

A median home costs 15% less than North Carolina's.

\$245,400

median home value in Sanford.

Sanford



\$245,400

North Carolina



\$288,900

U.S.



\$332,700

THAT WAS SANFORD'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/sanford/

The Almanac · your hyper-diligent research partner