Sawmills, North Carolina.

Current market data.

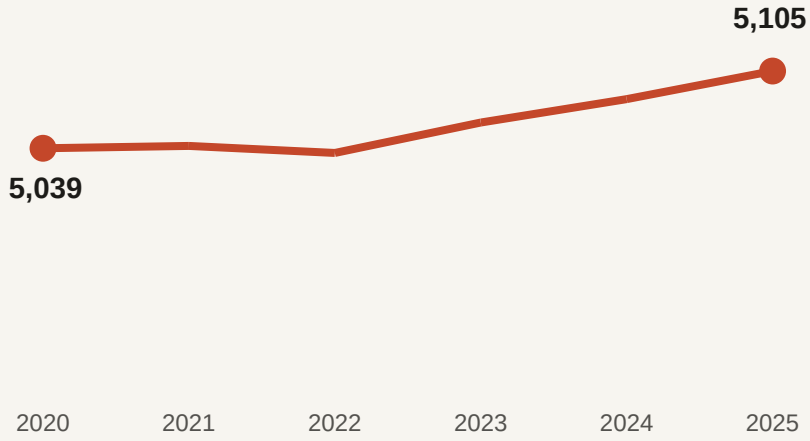
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.3% since 2020.

5,105

people, the 145th-largest of North Carolina's cities and towns.



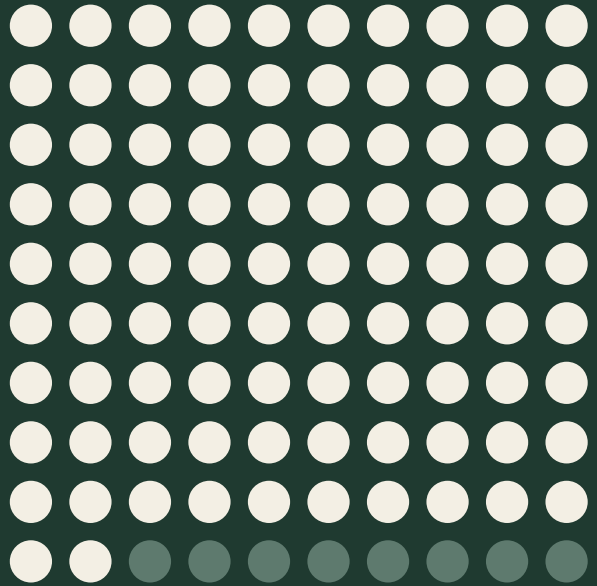
Source: Census Population Estimates, 2025

THE WORKDAY

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

92.4%

of 686 jobs located in Sawmills are filled by in-commuters.



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

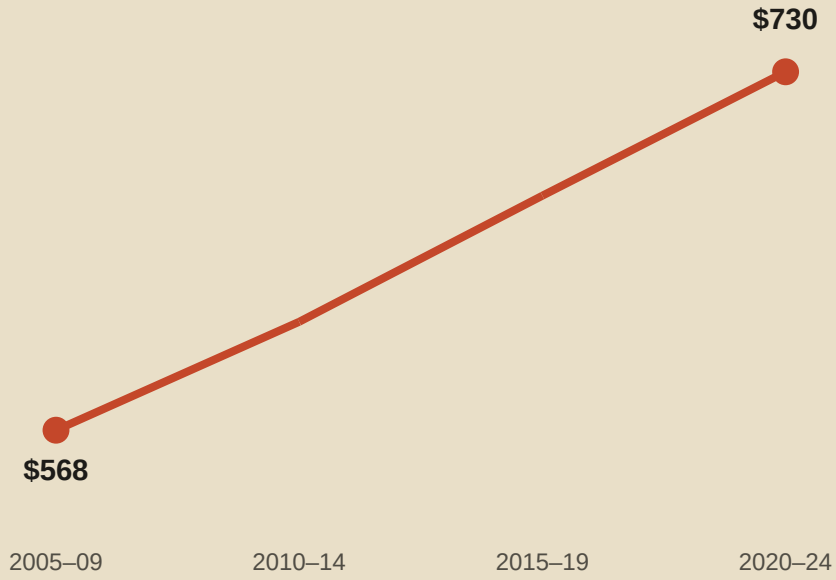
Source: Census LEHD LODES, 2023

RENT

Median rent is up 29% since the 2005–2009 survey, before inflation.

$730

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

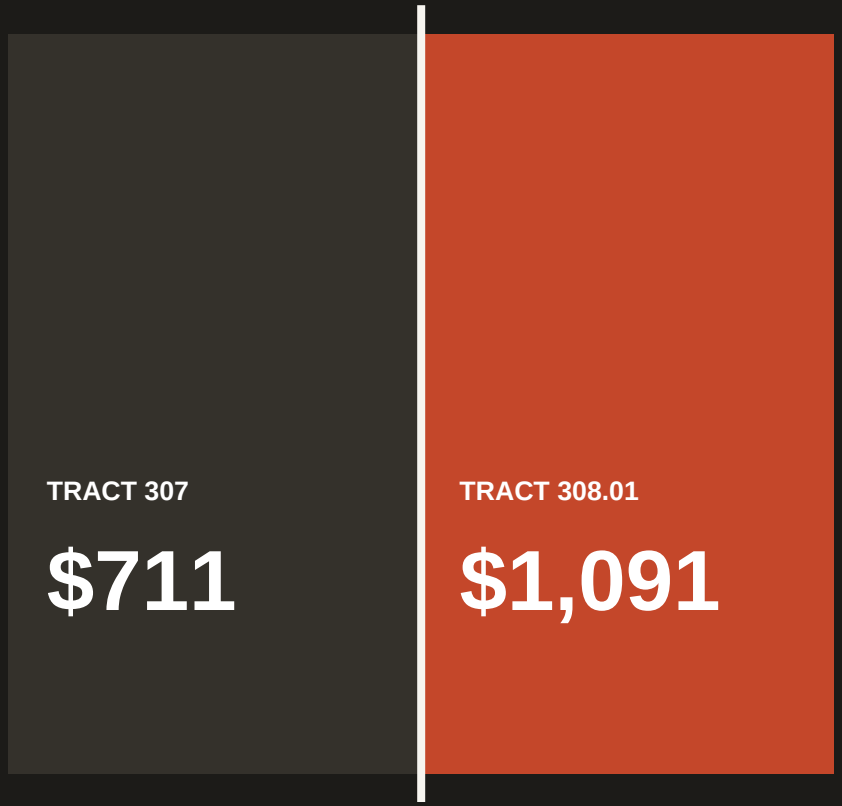


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent jumps $380.

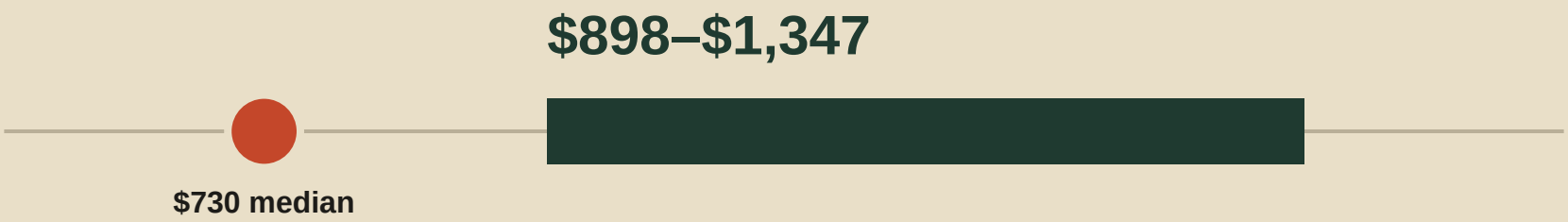
A $380 gap between neighbors, the sharpest rent edge between adjacent tracts in Caldwell County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

90%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.3% to the 2,370 homes here.

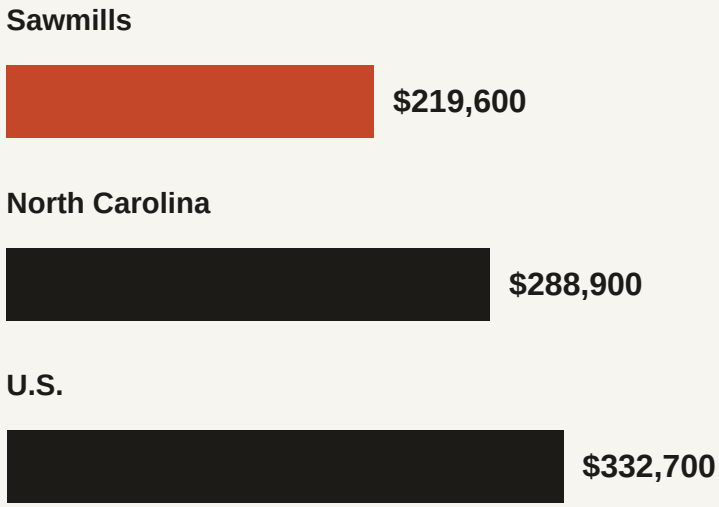
7

is the estimated number of missing housing units; all three estimates agree.

Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 24% less than North Carolina's.



$219,600

median home value in Sawmills.

Source: Census ACS 5-year, 2020-2024

THAT WAS SAWMILLS'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/sawmills/**