



Shelby, North Carolina.

Current market data.

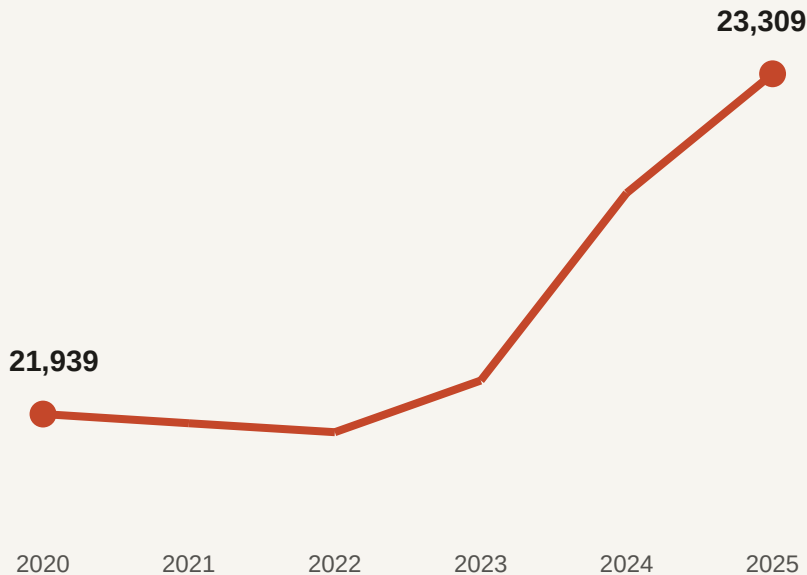
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 6.2% since 2020.

23,309

people, the 44th-largest of North Carolina's cities and towns.



THE WORKDAY

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

86.9%

of 16,399 jobs located in Shelby are filled by in-commuters.



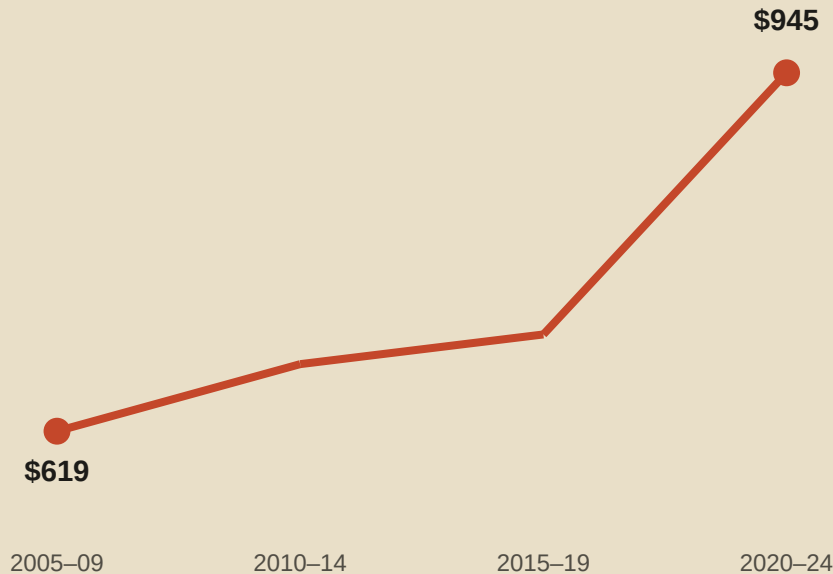
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 53%
since the 2005–2009
survey, before inflation.

\$945

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





THE SEAM

Cross one tract line and median rent doubles.

A \$537 gap between neighbors, the sharpest rent edge between adjacent tracts in Cleveland County.

TRACT 9501.02

\$591

TRACT 9513

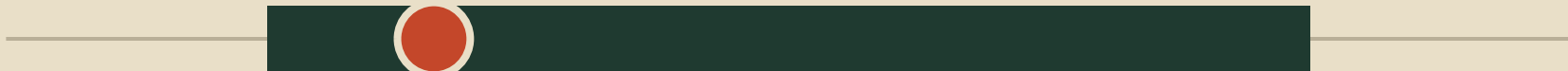
\$1,128



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$875–\$1,312



\$945 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

686

homes permitted, 2022–2025

25%

of those were in multifamily
buildings

85%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.4–1.5% to the 10,758 homes here.

39–164

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



HOME VALUE

A median home costs 32% less than North Carolina's.

\$197,200

median home value in Shelby.

Shelby



\$197,200

North Carolina



\$288,900

U.S.



\$332,700

THAT WAS SHELBY'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/shelby/

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