



Simpson, North Carolina.

Current market data.

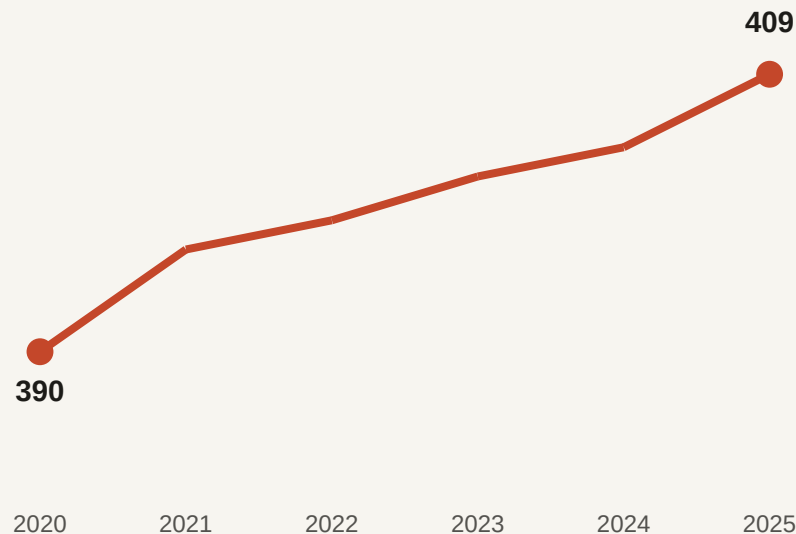
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 4.9% since 2020.

409

people, the 443rd-largest of North Carolina's cities and towns.



THE WORKDAY

Every job here goes to
someone who lives
somewhere else.

100.0%

of 83 jobs located in Simpson are filled by in-commuters.



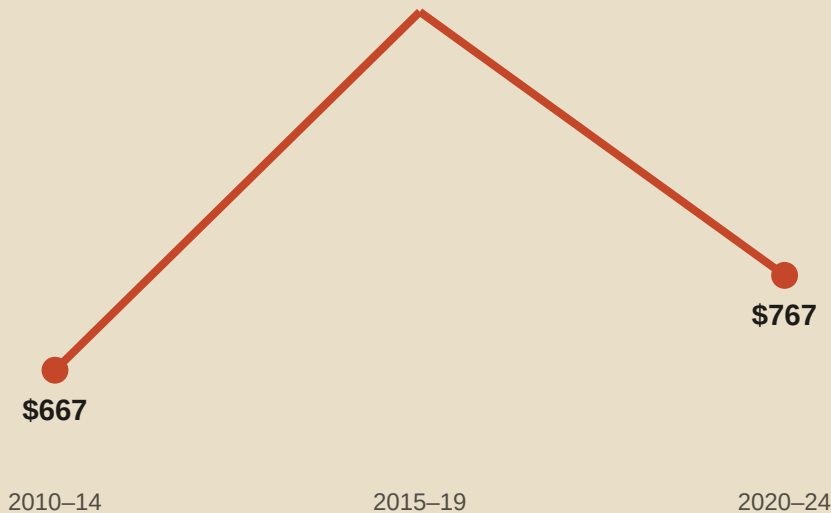
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 15%
since the 2010–2014
survey, before inflation.

\$767

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





THE SEAM

Cross one tract line and median rent doubles.

A \$866 gap between neighbors, the sharpest rent edge between adjacent tracts in Pitt County.

TRACT 14.02

\$902

TRACT 13.02

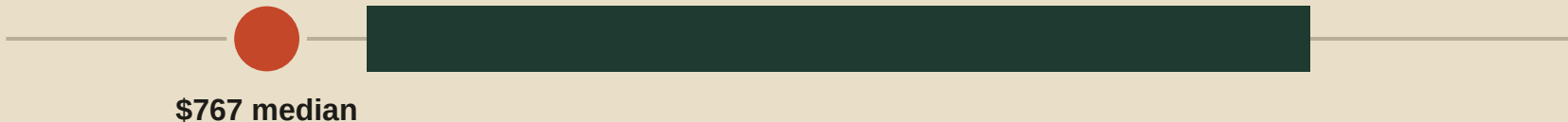
\$1,768



ROOM TO BUILD

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

\$810–\$1,215



is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

91%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0–0.5% to the 215 homes here.

0–1

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



HOME VALUE

**A median home costs 38%
less than North Carolina's.**

\$177,800

median home value in Simpson.

Simpson



\$177,800

North Carolina



\$288,900

U.S.



\$332,700



THAT WAS SIMPSON'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/simpson/

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