



Southern Pines, North Carolina.

Current market data.

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

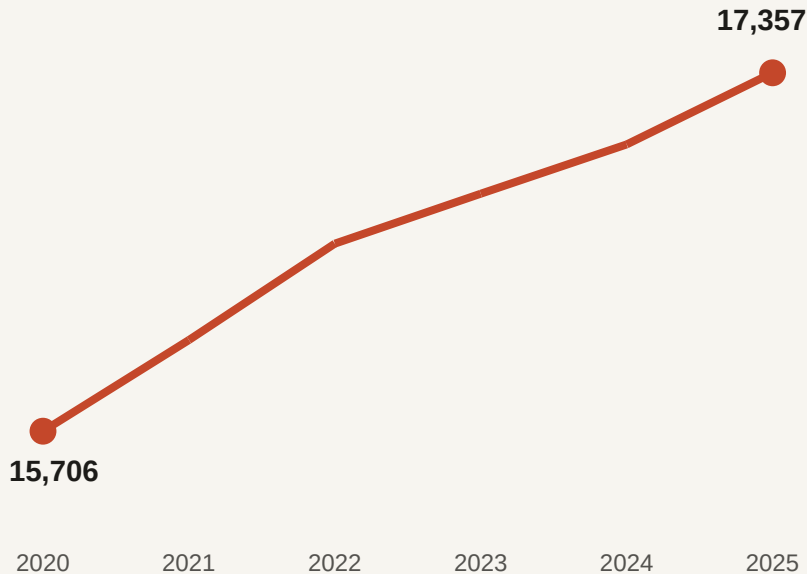


POPULATION

Growing. Up 10.5% since 2020.

17,357

people, the 66th-largest of North Carolina's cities and towns.

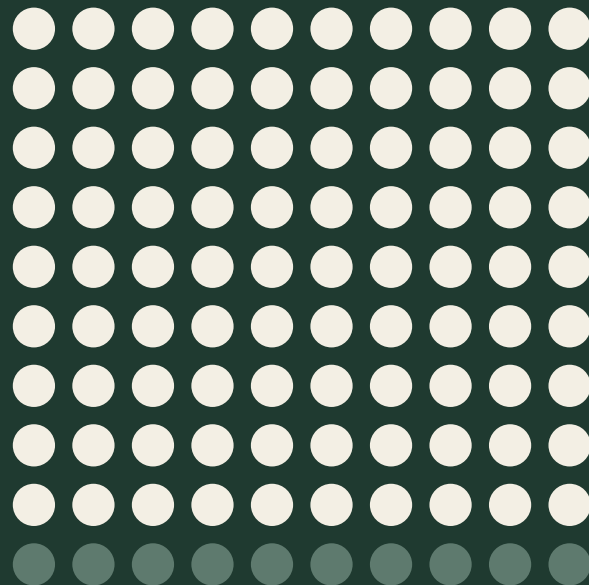


THE WORKDAY

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

90.2%

of 11,243 jobs located in Southern Pines are filled by
in-commuters.



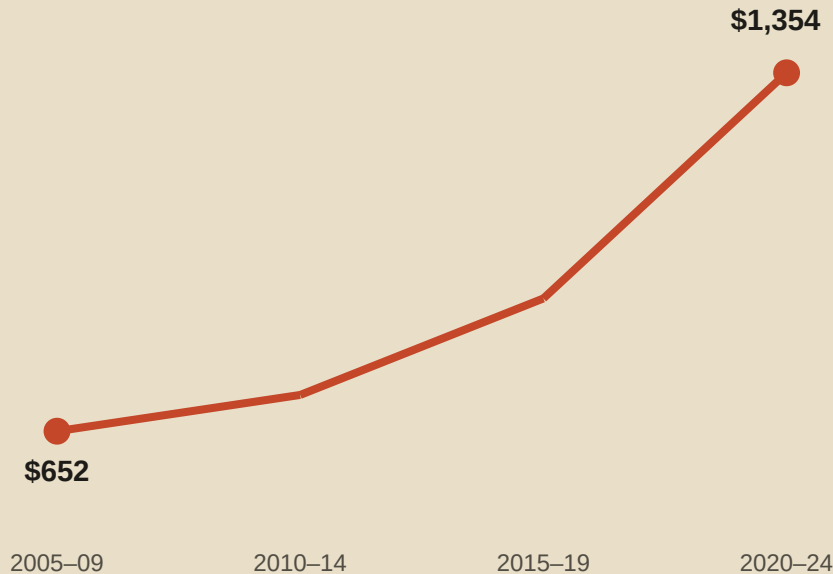
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 108%
since the 2005–2009
survey, before inflation.

\$1,354

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,215 gap between neighbors, the sharpest rent edge between adjacent tracts in Moore County.

TRACT 9511.01

\$882

TRACT 9510.02

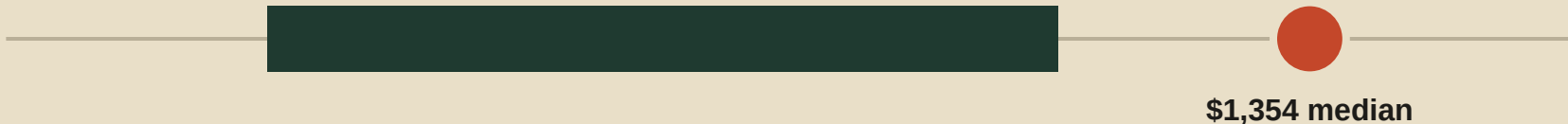
\$3,097



ROOM TO BUILD

The median rent is above what local wages can carry.

\$816–\$1,224



\$1,354 median

is the monthly rent range local workforce wages support.

BUILDING

57% of the housing here was built before 2000.

656

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

57%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.3% to the 8,620 homes here.

31–112

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



HOME VALUE

A median home costs 56%
more than North
Carolina's.

\$451,100

median home value in Southern Pines.

Southern Pines



\$451,100

North Carolina



\$288,900

U.S.



\$332,700

THAT WAS SOUTHERN PINES'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/southern-pines/**](https://almanacdata.ai/e/nc/southern-pines/)

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