



Thomasville, North Carolina.

Current market data.

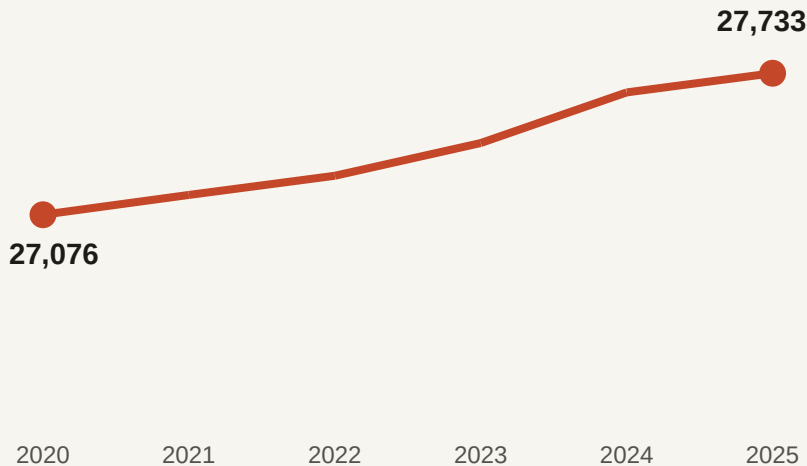
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.4% since 2020.

27,733

people, the 43rd-largest of North Carolina's cities and towns.



THE WORKDAY

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

86.2%

of 13,091 jobs located in Thomasville are filled by in-commuters.



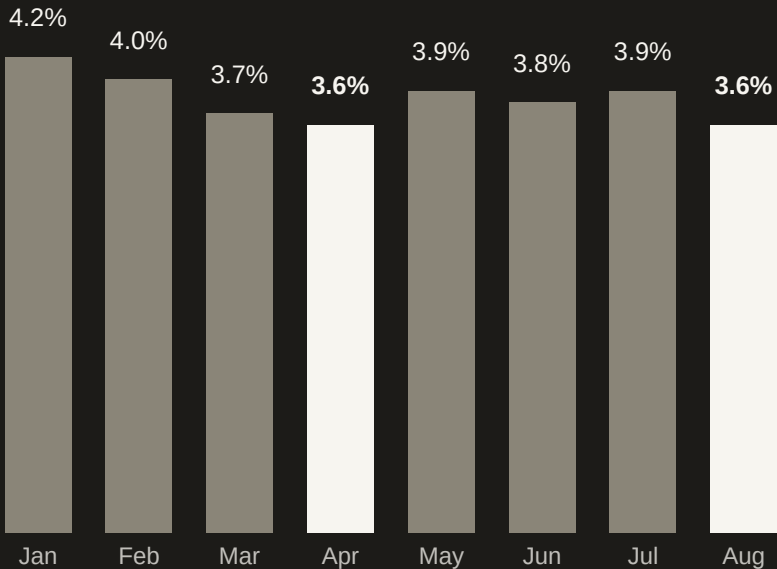
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.6%.

3.6%

in August 2026, the latest month released. A year earlier it was 4.9%.

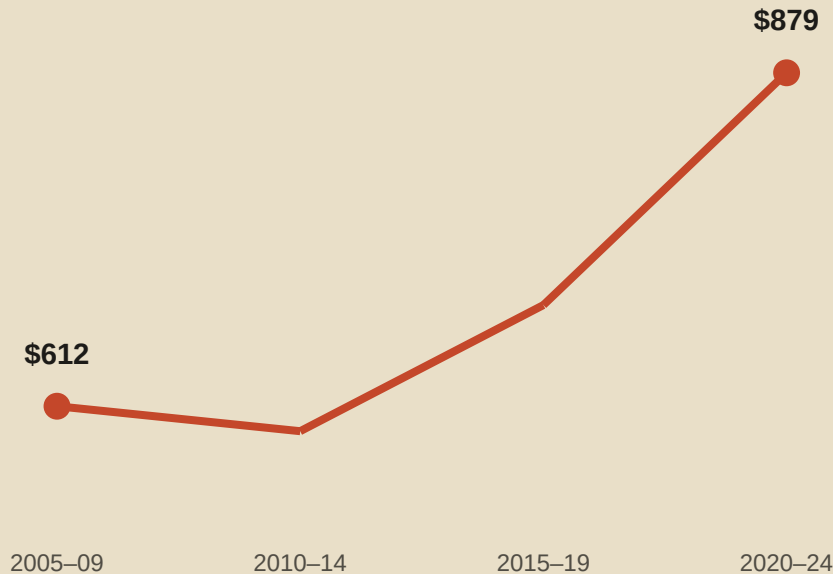


RENT

Median rent is up 44%
since the 2005–2009
survey, before inflation.

\$879

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





THE SEAM

Cross one tract line and median rent doubles.

A \$912 gap between neighbors, the sharpest rent edge between adjacent tracts in Davidson County.

TRACT 610

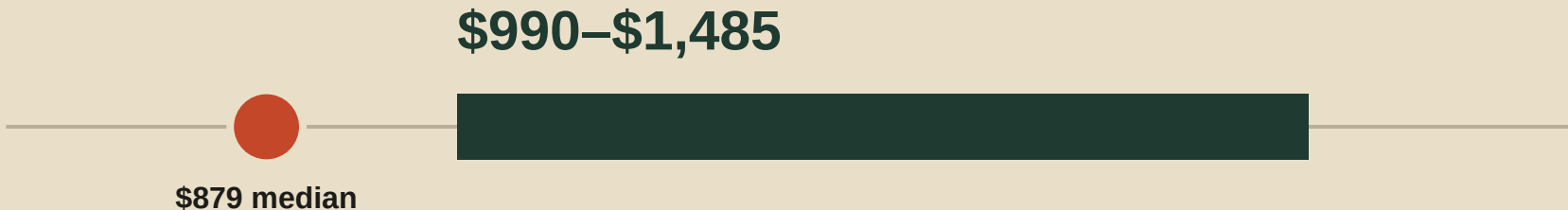
\$706

TRACT 611.01

\$1,618

ROOM TO BUILD

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



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

272

homes permitted, 2022–2025

1%of those were in multifamily
buildings

76%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.1% to the 12,167 homes here.

43–131

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.

\$179,300

median home value in Thomasville.

Thomasville



\$179,300

North Carolina



\$288,900

U.S.



\$332,700

THAT WAS THOMASVILLE'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/thomasville/

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