



Winston-Salem, North Carolina.

Current market data.

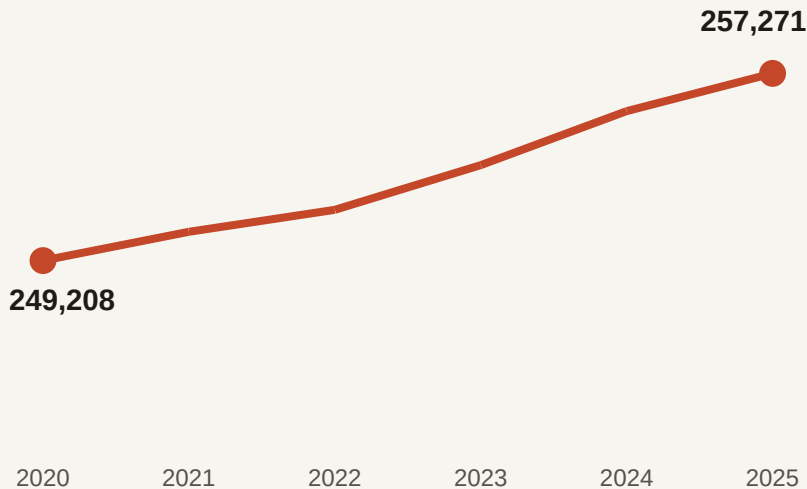
11 cards. Every number sourced and dated. Data as of Oct 31, 2026.

POPULATION

Growing. Up 3.2% since 2020.

257,271

people, the 5th-largest of North Carolina's cities and towns.



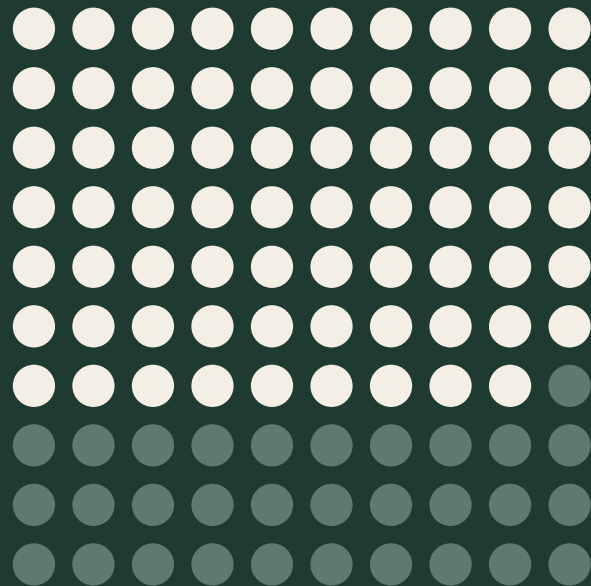
THE WORKDAY

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

68.5%

of 159,464 jobs located in Winston-Salem are filled by in-commuters.

Source: Census LEHD LODES, 2023



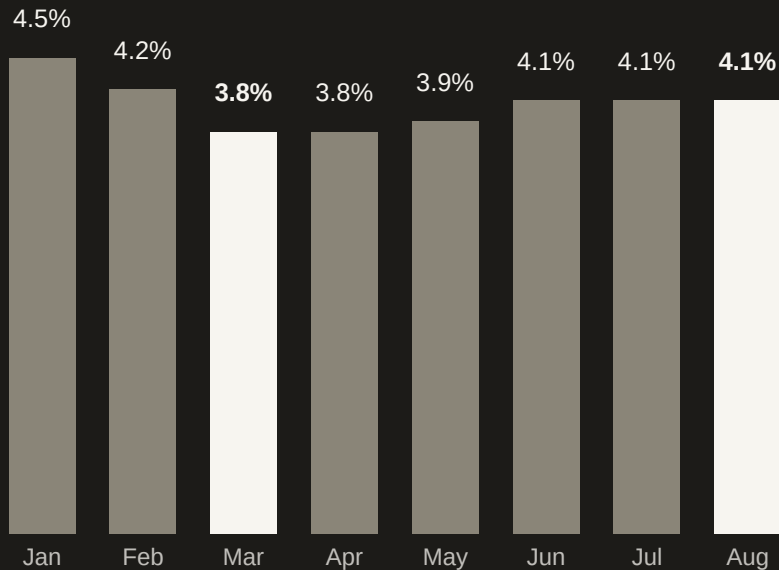
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in March:
3.8%.

4.1%

in August 2026, the latest month released. A year earlier it was 4.7%.

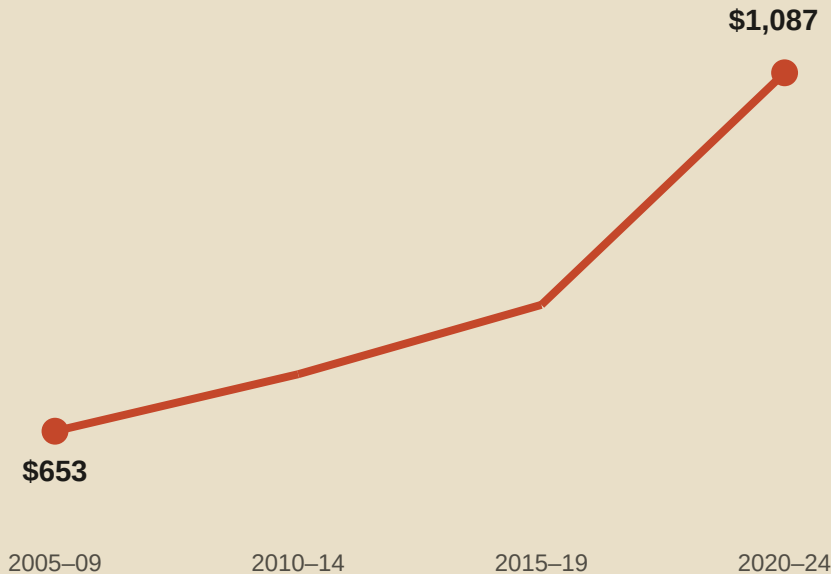


RENT

Median rent is up 66%
since the 2005–2009
survey, before inflation.

\$1,087

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,866 gap between neighbors, the sharpest rent edge between adjacent tracts in Forsyth County.

TRACT 3.01

\$563

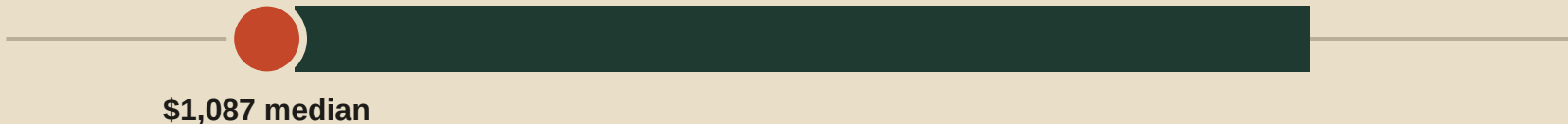
TRACT 12

\$2,429

ROOM TO BUILD

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

\$1,102–\$1,654



is the monthly rent range local workforce wages support.

BUILDING

75% of the housing here was built before 2000.

15,083

homes permitted in ten years,
2016–2025

24%

of those were in multifamily
buildings

75%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.4% to the 115,270 homes here.

474–1,595

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



HOME VALUE

A median home costs 19%
less than North Carolina's.

\$233,800

median home value in Winston-Salem.

Winston-Salem



\$233,800

North Carolina



\$288,900

U.S.



\$332,700

THAT WAS WINSTON-SALEM'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/winston-salem/

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