Zebulon, North Carolina.

Current market data.

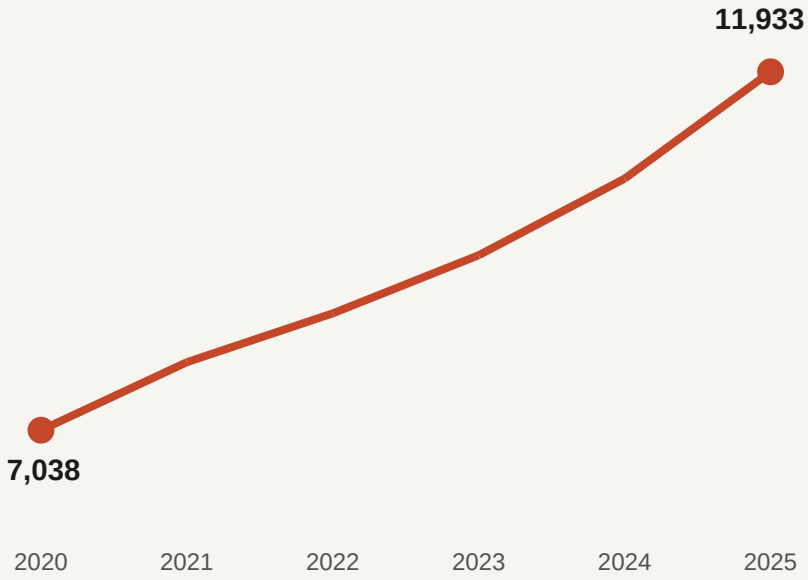
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 69.6% since 2020.

11,933

people, the 83rd-largest of North Carolina's cities and towns.



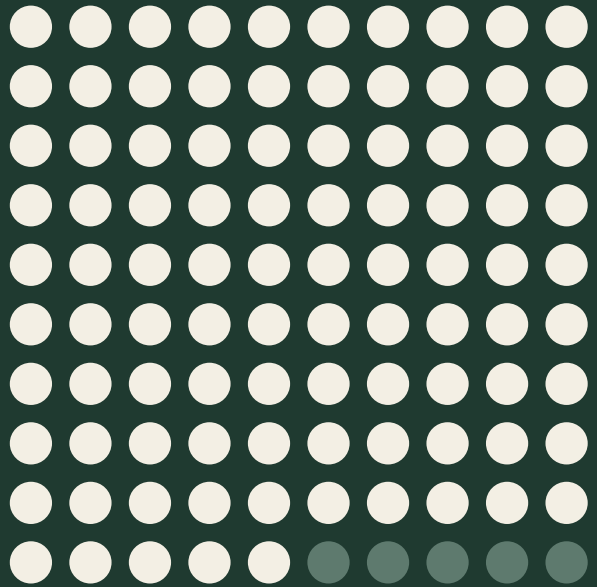
Source: Census Population Estimates, 2025

THE WORKDAY

Nearly every job here goes to someone who lives somewhere else.

95.4%

of 4,936 jobs located in Zebulon are filled by in-commuters.



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

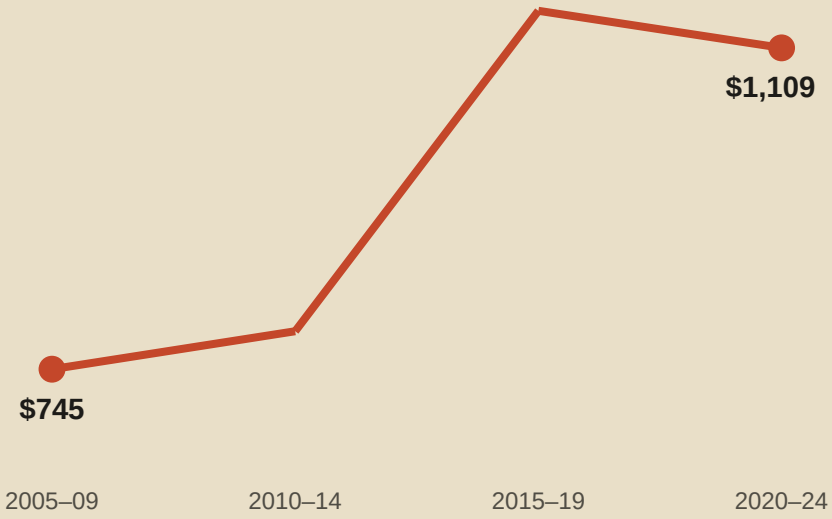
Source: Census LEHD LODES, 2023

RENT

Median rent is up 49% since the 2005–2009 survey, before inflation.

$1,109

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

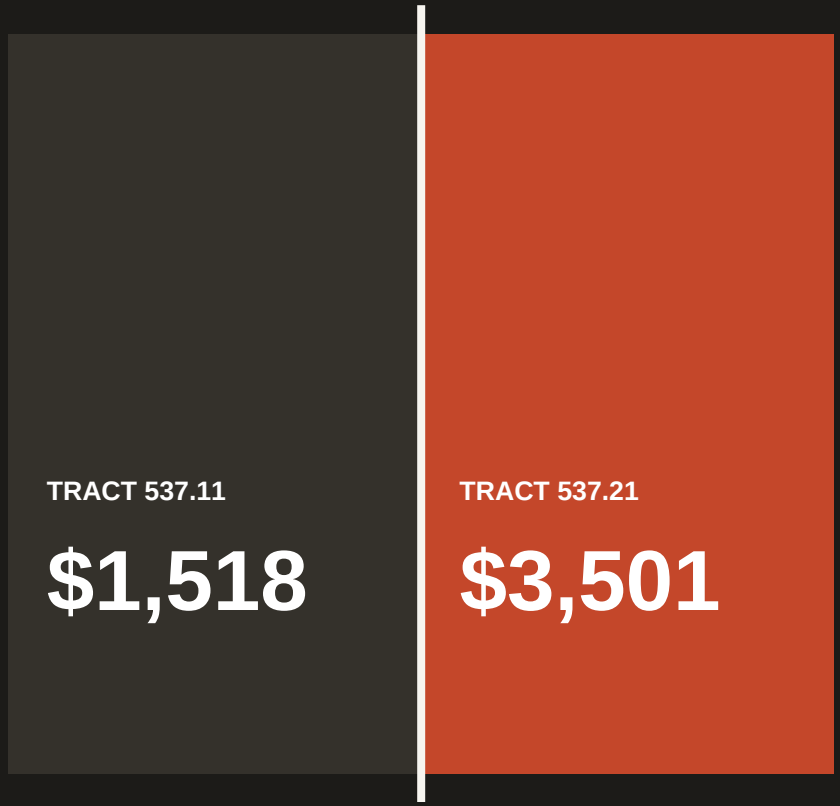


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

A $1,983 gap between neighbors, the sharpest rent edge between adjacent tracts in Wake County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent sits inside what local wages can carry.

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

51% of the housing here was built before 2000.

3,400

homes permitted in ten years, 2016–2025

2%

of those were in multifamily buildings

51%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 1% to the 3,474 homes here.

18–49

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

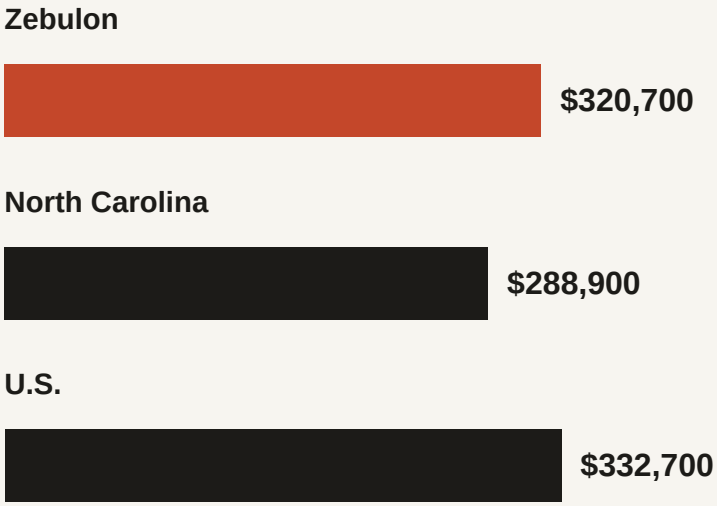
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 11% more than North Carolina's.

$320,700

median home value in Zebulon.



Source: Census ACS 5-year, 2020-2024

THAT WAS ZEBULON'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/zebulon/**