



ZIP 28031, Cornelius, North Carolina.

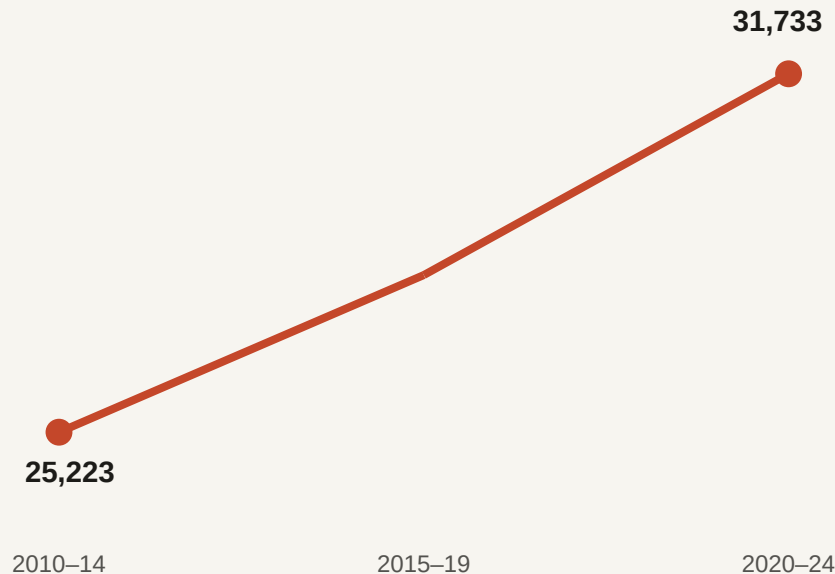
Current market data.

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

POPULATION

31,733 people call ZIP
28031 home.

31,733
people.

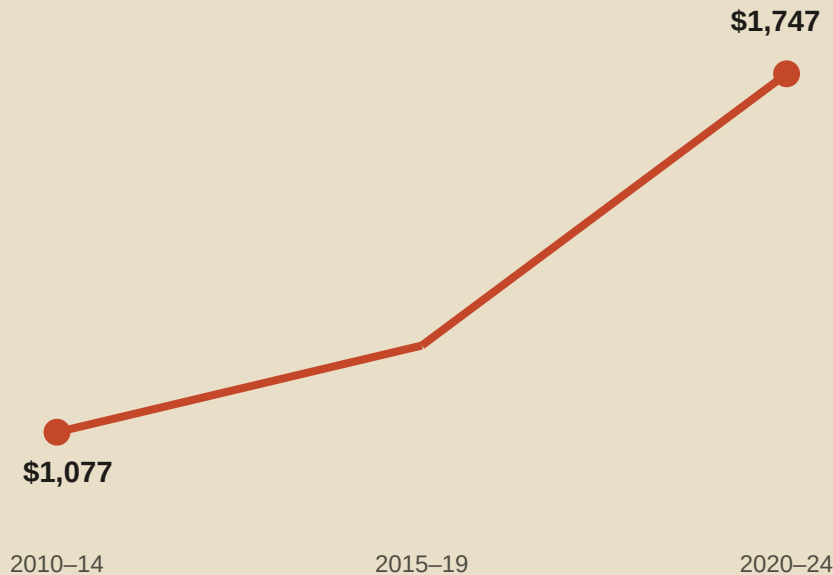


RENT

Median rent is up 62%
since the 2010–2014
survey, before inflation.

\$1,747

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

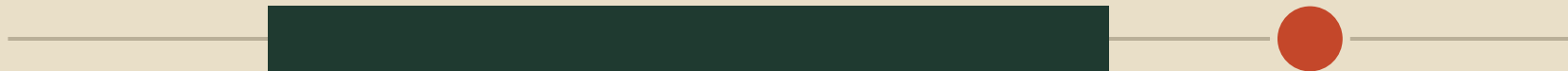




ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,079–\$1,618



\$1,747 median

is the monthly rent range local workforce wages support.



BUILDING

45% of the housing here was built before 2000.

45%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3–1.0% to the 14,497 homes here.

37–143

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



HOME VALUE

A median home costs 89%
more than North
Carolina's.

\$547,400

median home value in ZIP 28031.

ZIP 28031



\$547,400

North Carolina



\$288,900

U.S.



\$332,700

THAT WAS ZIP 28031'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/zip/28031/

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