ZIP 28453, Magnolia, North Carolina.

Current market data.

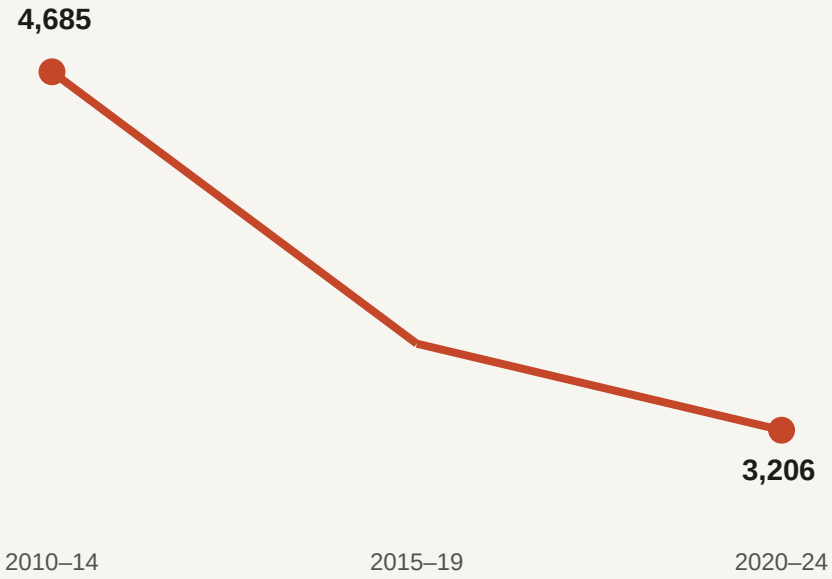
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

3,206 people call ZIP 28453 home.

3,206

people.



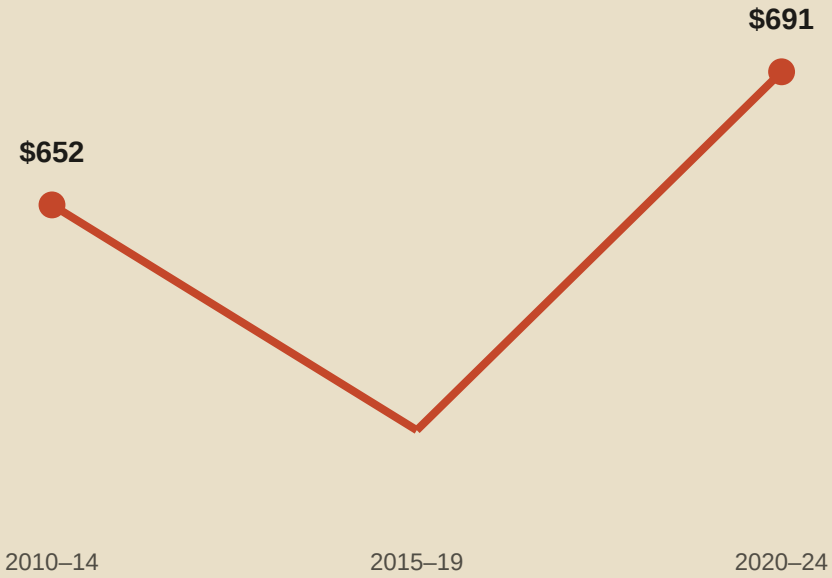
Source: Census ACS 5-year, 2020-2024

RENT

Median rent is up 6% since the 2010–2014 survey, before inflation.

$691

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



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

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

is the monthly rent range local workforce wages support.

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

BUILDING

Most of the housing here is older than 2000.

78%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.2–0.5% to the 1,328 homes here.

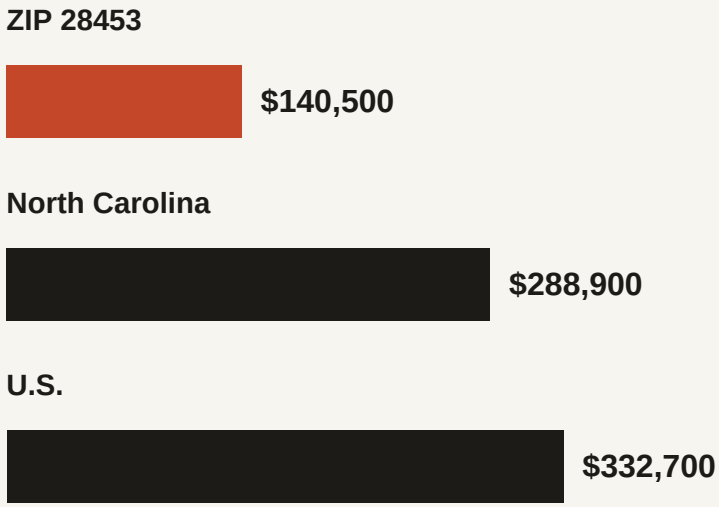
3–7

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 51% less than North Carolina's.



$140,500

median home value in ZIP 28453.

Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 28453'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/28453/**