



Asheville, North Carolina.

Current market data.

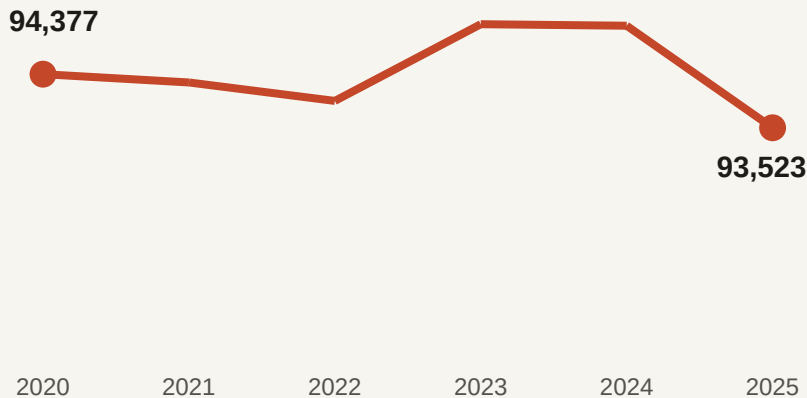
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

93,523

people, the 12th-largest of North Carolina's cities and towns.

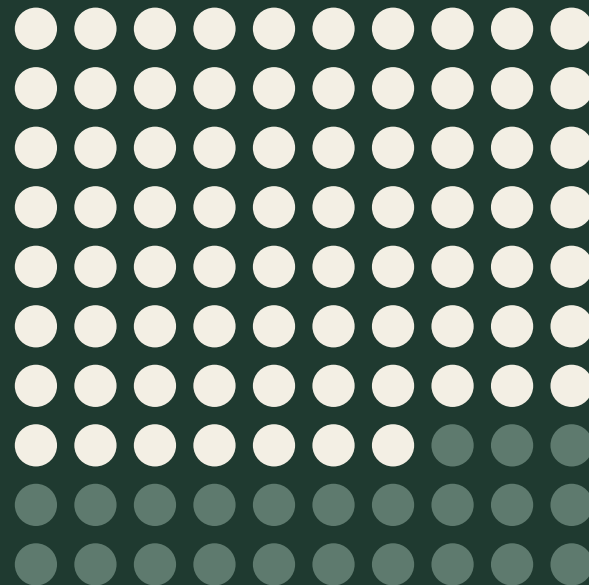


THE WORKDAY

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

77.0%

of 95,235 jobs located in Asheville are filled by in-commuters.



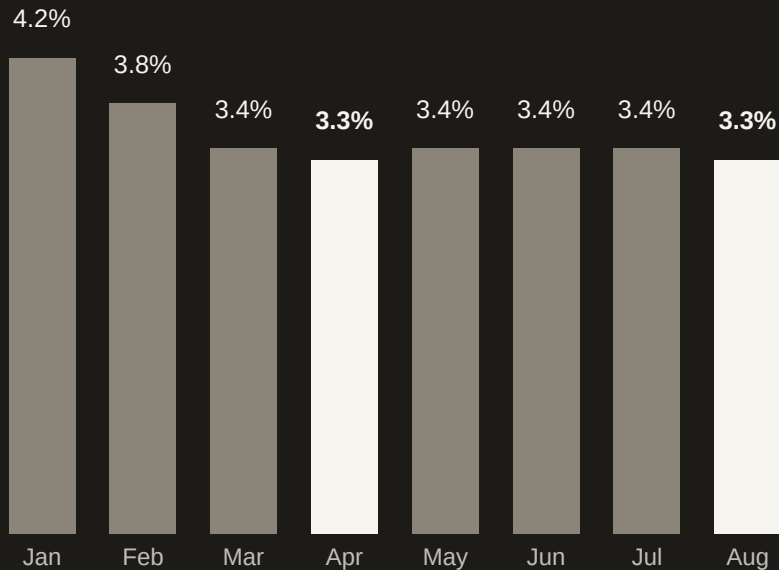
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.3%.

3.3%

in August 2026, the latest month released. A year earlier it was 4.5%.

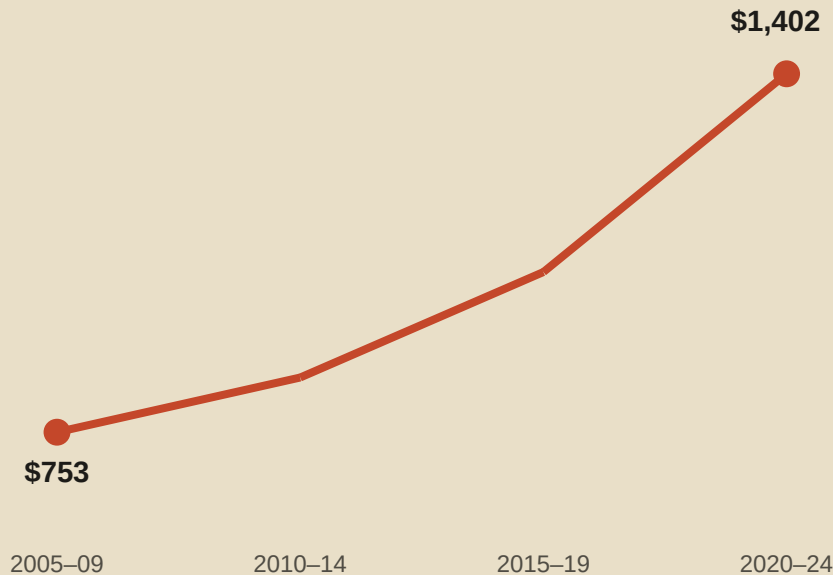


RENT

Median rent is up 86%
since the 2005–2009
survey, before inflation.

\$1,402

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,383 gap between neighbors, the sharpest rent edge between adjacent tracts in Buncombe County.

TRACT 9

\$348

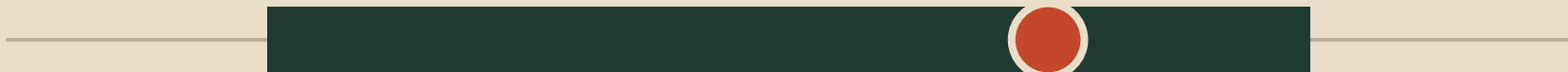
TRACT 7

\$1,731

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,020–\$1,530



\$1,402 median

is the monthly rent range local workforce wages support.

BUILDING

70% of the housing here was built before 2000.

4,699

homes permitted in ten years,
2016–2025

26%

of those were in multifamily
buildings

70%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.9% to the 50,034 homes here.

187–952

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



HOME VALUE

**A median home costs 52%
more than North
Carolina's.**

\$440,000

median home value in Asheville.

Asheville



\$440,000

North Carolina



\$288,900

U.S.



\$332,700

THAT WAS ASHEVILLE'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/asheville/

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