



Beech Mountain, North Carolina.

Current market data.

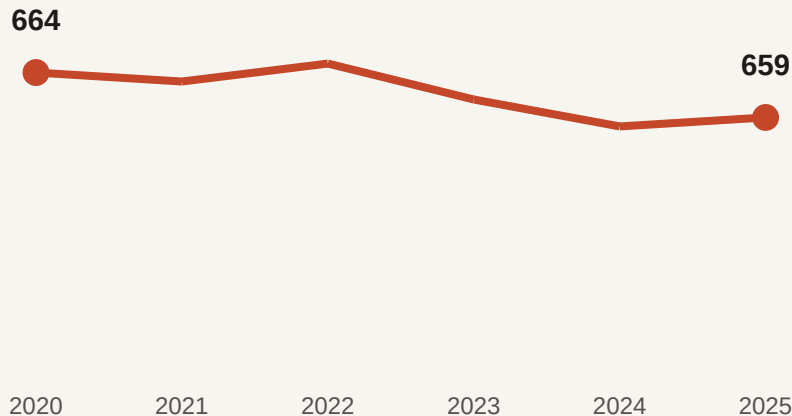
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

659

people, the 389th-largest of North Carolina's cities and towns.



THE WORKDAY

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

89.4%

of 179 jobs located in Beech Mountain are filled by in-commuters.



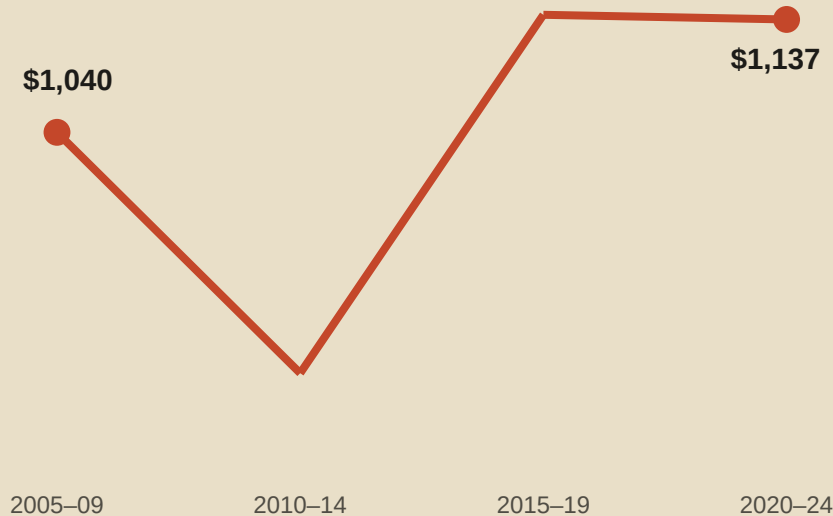
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 9%
since the 2005–2009
survey, before inflation.

\$1,137

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



THE SEAM

Cross one tract line and median rent jumps \$316.

A \$316 gap between neighbors, the sharpest rent edge between adjacent tracts in Watauga County.

TRACT 9203

\$934

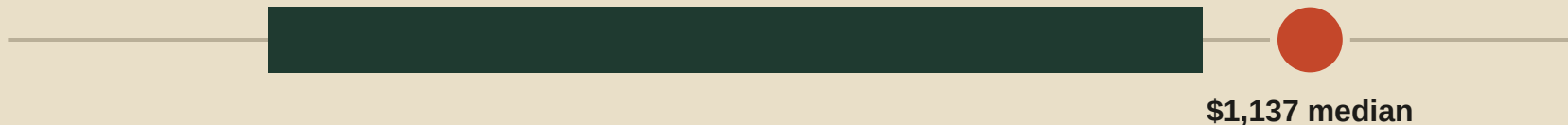
TRACT 9202

\$1,250

ROOM TO BUILD

The median rent is above what local wages can carry.

\$730–\$1,095



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

114

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

76%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.1% to the 2,416 homes here.

0–2

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



HOME VALUE

A median home costs 54% more than North Carolina's.

\$443,500

median home value in Beech Mountain.

Beech Mountain



\$443,500

North Carolina



\$288,900

U.S.



\$332,700

THAT WAS BEECH MOUNTAIN'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/beece-mountain/**](https://almanacdata.ai/e/nc/beece-mountain/)

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