Biltmore Forest, North Carolina.

Current market data.

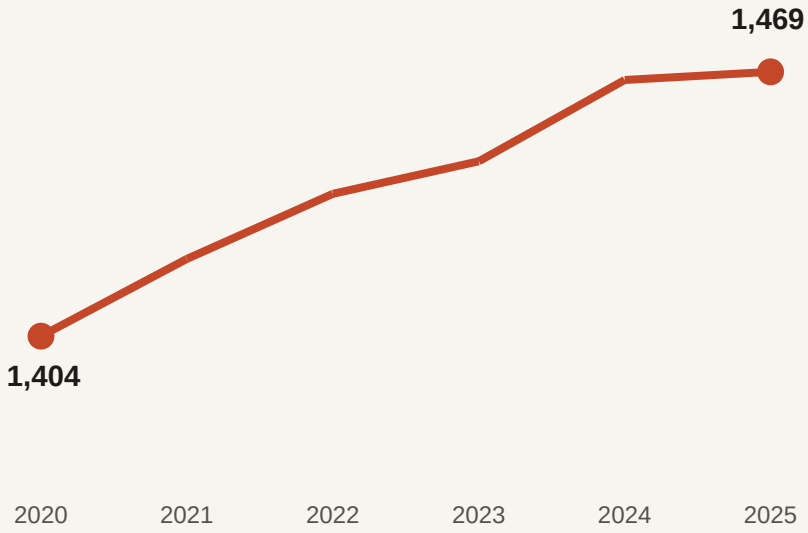
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 4.6% since 2020.

1,469

people, the 293rd-largest of North Carolina's cities and towns.



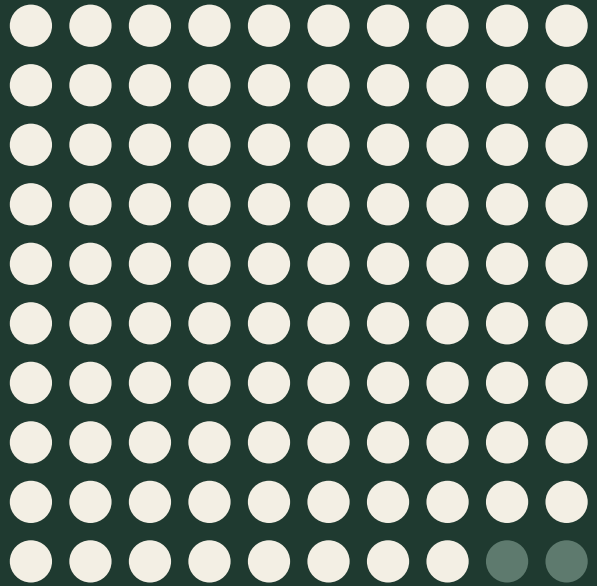
Source: Census Population Estimates, 2025

THE WORKDAY

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

98.3%

of 1,626 jobs located in Biltmore Forest are filled by in-commuters.



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

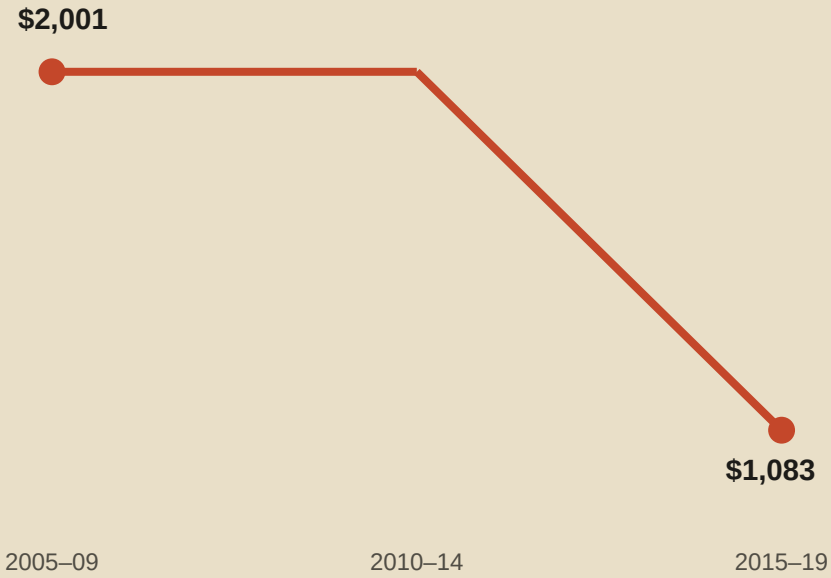
Source: Census LEHD LODES, 2023

RENT

Median rent is down 46% since the 2005–2009 survey, before inflation.

$1,083

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

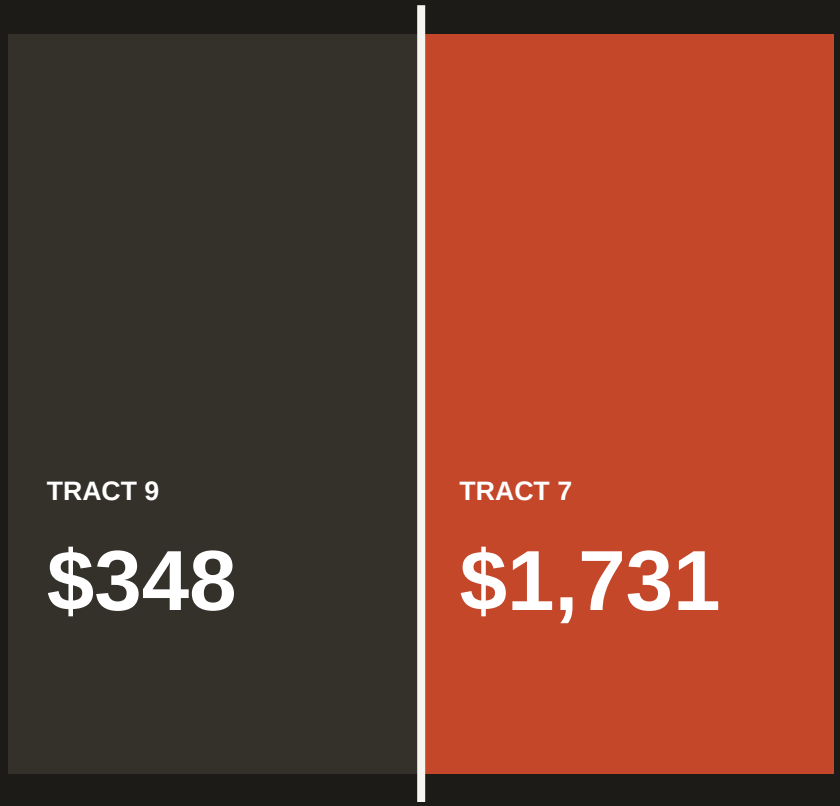


Source: Census ACS 5-year, 2015-2019

THE SEAM

Cross one tract line and median rent doubles.

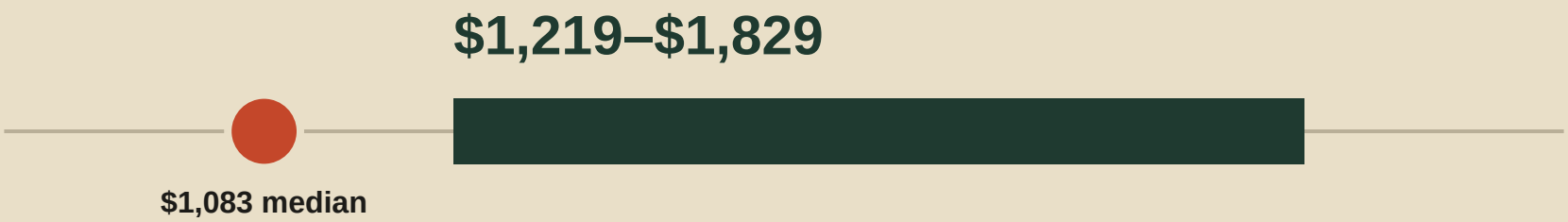
A $1,383 gap between neighbors, the sharpest rent edge between adjacent tracts in Buncombe County.



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, 2015-2019

BUILDING

Most of the housing here is older than 2000.

85%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0–2% to the 771 homes here.

0–16

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

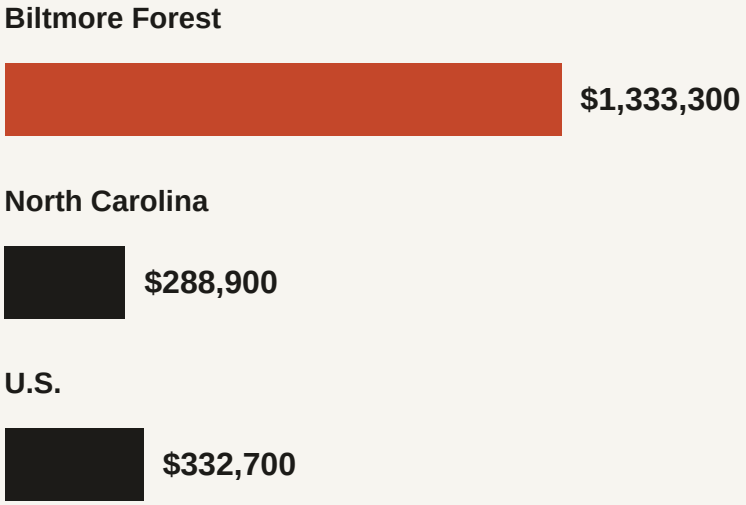
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 362% more than North Carolina's.

$1,333,300

median home value in Biltmore Forest.



Source: Census ACS 5-year, 2020-2024

THAT WAS BILTMORE FOREST'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/biltmore-forest/**