



Black Mountain, North Carolina.

Current market data.

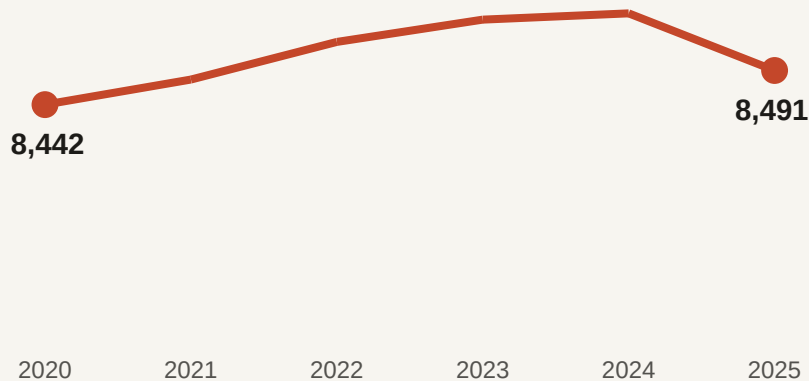
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 0.6% since 2020.

8,491

people, the 104th-largest of North Carolina's cities and towns.



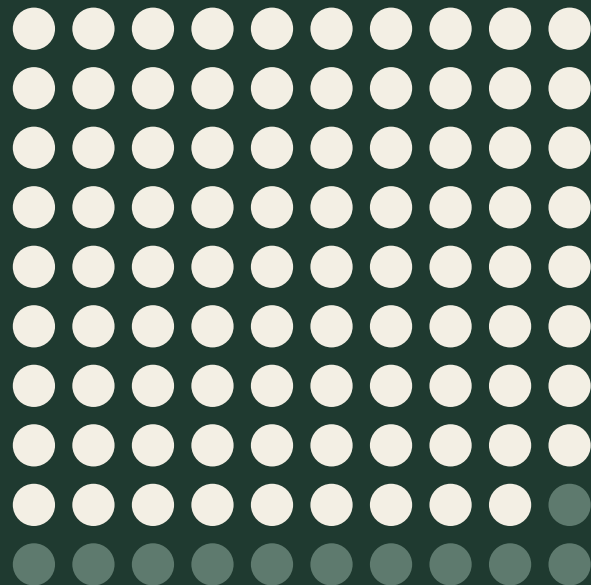
THE WORKDAY

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

88.6%

of 5,222 jobs located in Black Mountain are filled by
in-commuters.

Source: Census LEHD LODES, 2023



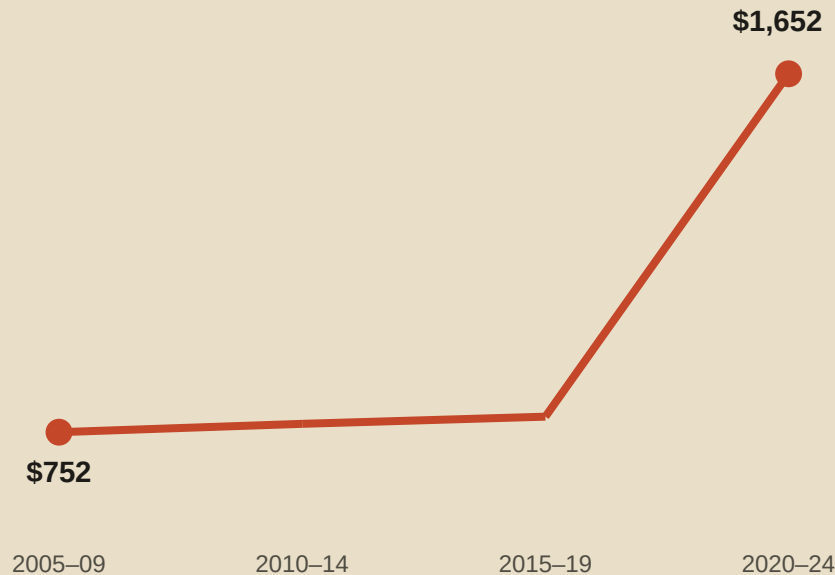
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 120%
since the 2005–2009
survey, before inflation.

\$1,652

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

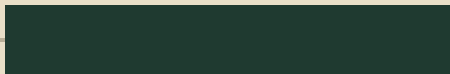
TRACT 7

\$1,731

ROOM TO BUILD

The median rent is above what local wages can carry.

\$740–\$1,109



\$1,652 median

is the monthly rent range local workforce wages support.

BUILDING

73% of the housing here was built before 2000.

739

homes permitted in ten years,
2016–2025

6%

of those were in multifamily
buildings

73%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.1% to the 4,884 homes here.

11–52

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



HOME VALUE

A median home costs 24%
more than North
Carolina's.

\$358,900

median home value in Black Mountain.

Black Mountain



\$358,900

North Carolina



\$288,900

U.S.



\$332,700

THAT WAS BLACK 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/black-mountain/**](https://almanacdata.ai/e/nc/black-mountain/)

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