



# Boone, North Carolina.

Current market data.

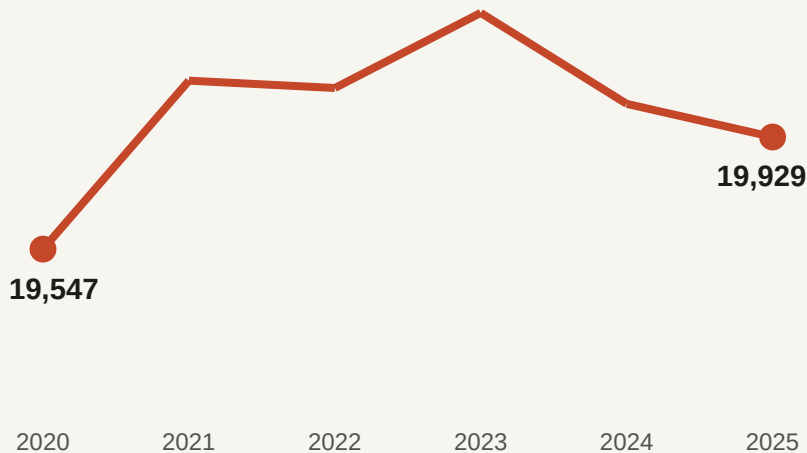
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.0% since 2020.

19,929

people, the 53rd-largest of North Carolina's cities and towns.



THE WORKDAY

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

86.5%

of 15,329 jobs located in Boone are filled by in-commuters.



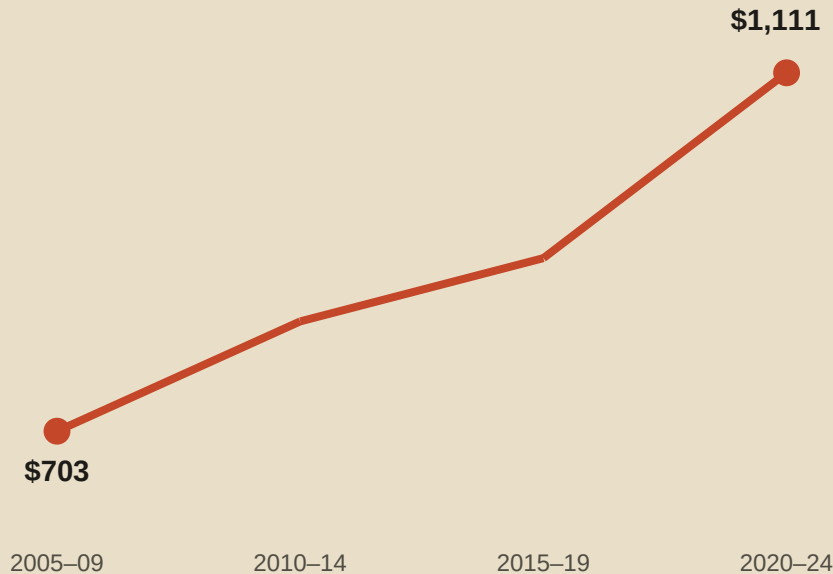
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 58%  
since the 2005–2009  
survey, before inflation.

**\$1,111**

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 sits inside what local wages can carry.

**\$894–\$1,342**



**\$1,111 median**

is the monthly rent range local workforce wages support.

## BUILDING

# 72% of the housing here was built before 2000.

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## 502

homes permitted, 2022–2025

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## 93%

of those were in multifamily  
buildings

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## 72%

of all homes were built before 2000



UNITS NEEDED

**Closing the gap would add 1–2% to the 6,985 homes here.**

**61–153**

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



## HOME VALUE

A median home costs 42%  
more than North  
Carolina's.

**\$411,100**

median home value in Boone.

Boone



\$411,100

North Carolina



\$288,900

U.S.



\$332,700

THAT WAS BOONE'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/boone/\*\*](https://almanacdata.ai/e/nc/boone/)

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