



Bryson City, North Carolina.

Current market data.

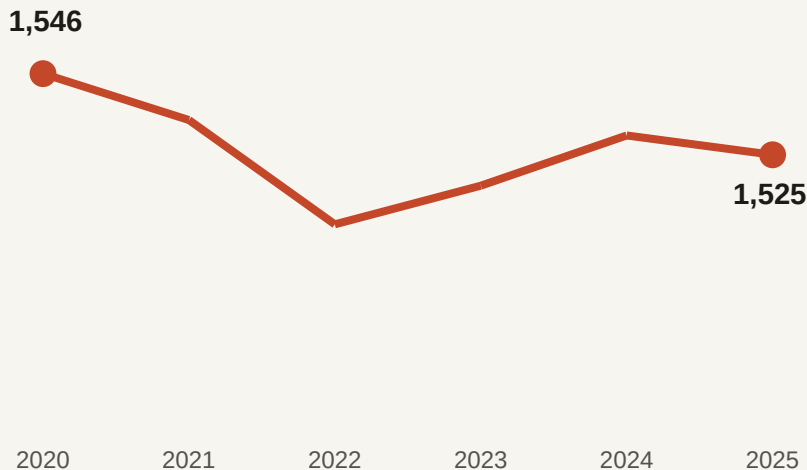
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.4% since 2020.

1,525

people, the 291st-largest of North Carolina's cities and towns.

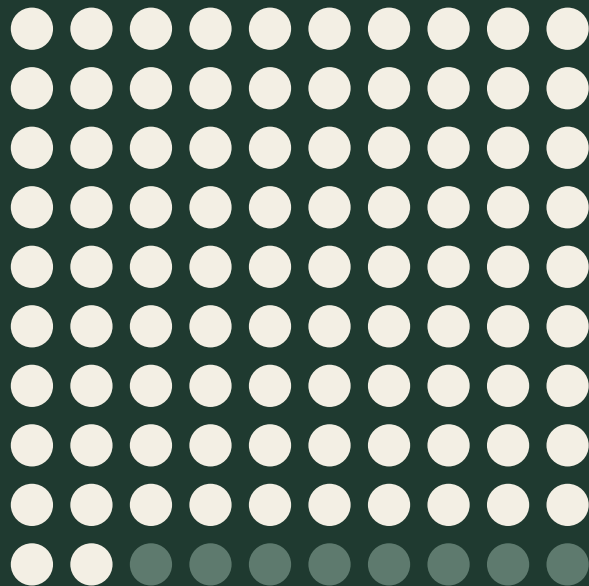


THE WORKDAY

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

92.2%

of 1,808 jobs located in Bryson City are filled by in-commuters.



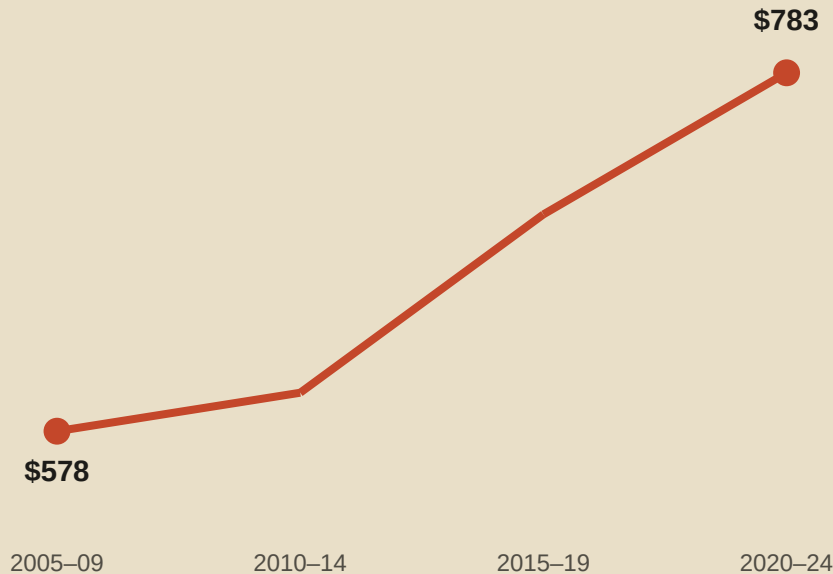
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 35%
since the 2005–2009
survey, before inflation.

\$783

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



THE SEAM

Cross one tract line and median rent jumps \$194.

A \$194 gap between neighbors, the sharpest rent edge between adjacent tracts in Swain County.

TRACT 9603.02

\$634

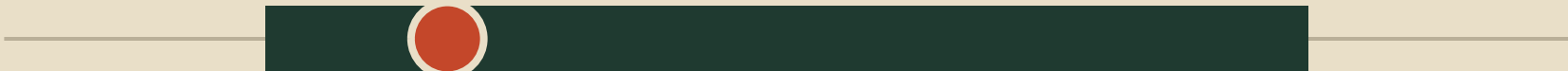
TRACT 9602

\$828

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$720–\$1,080



\$783 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

76%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.8% to the 1,013 homes here.

2–18

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



HOME VALUE

A median home costs 16% less than North Carolina's.

\$243,400

median home value in Bryson City.

Bryson City



\$243,400

North Carolina



\$288,900

U.S.



\$332,700

THAT WAS BRYSON CITY'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/bryson-city/

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