



Grandfather Village, North Carolina.

Current market data.

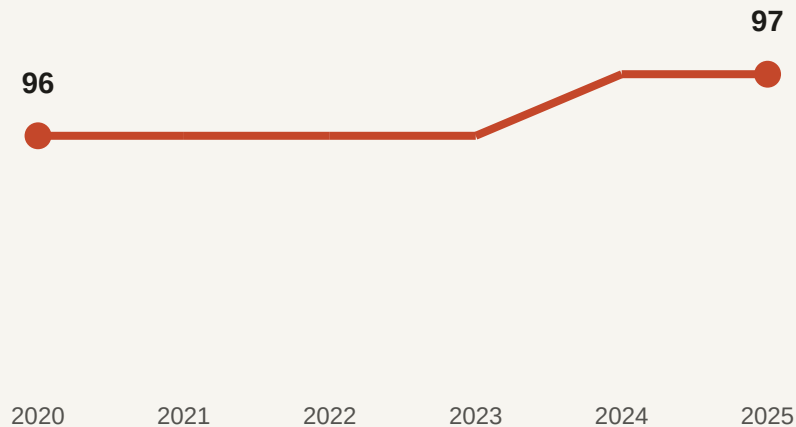
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.0% since 2020.

97

people, the 532nd-largest of North Carolina's cities and towns.



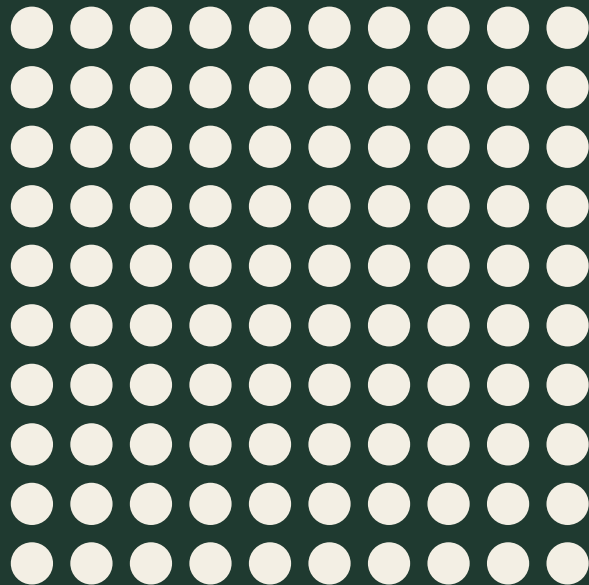
THE WORKDAY

Every job here goes to
someone who lives
somewhere else.

100.0%

of 11 jobs located in Grandfather Village are filled by
in-commuters.

Source: Census LEHD LODES, 2023



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

THE SEAM

Cross one tract line and median rent jumps \$432.

A \$432 gap between neighbors, the sharpest rent edge between adjacent tracts in Avery County.

TRACT 9303.01

\$697

TRACT 9302

\$1,129

BUILDING

Most of the housing here is older than 2000.

100%

of all homes were built before 2000

UNITS NEEDED

None of three estimates finds a housing shortfall here.

0

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



HOME VALUE

A median home costs
354% more than North
Carolina's.

\$1,312,500

median home value in Grandfather Village.

Grandfather Village



\$1,312,500

North Carolina



\$288,900

U.S.



\$332,700

THAT WAS GRANDFATHER VILLAGE'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/grandfather-village/**](https://almanacdata.ai/e/nc/grandfather-village/)

The Almanac · your hyper-diligent research partner