



Montreat, North Carolina.

Current market data.

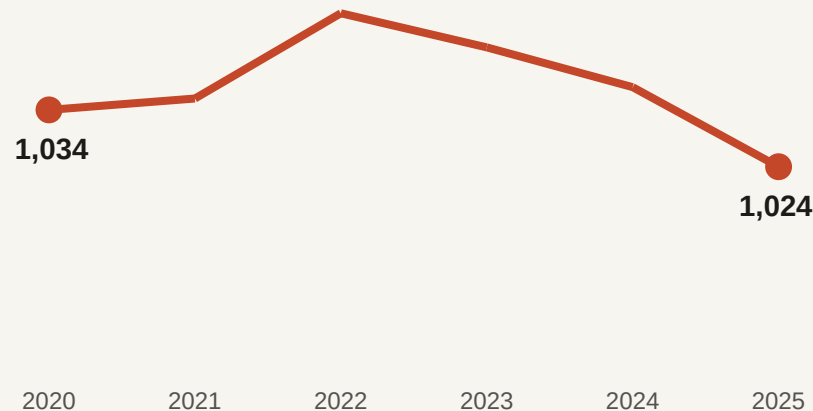
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.0% since 2020.

1,024

people, the 334th-largest of North Carolina's cities and towns.



THE WORKDAY

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

98.0%

of 247 jobs located in Montreal are filled by in-commuters.



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

RENT

Median rent is up 30%
since the 2005–2009
survey, before inflation.

\$905

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

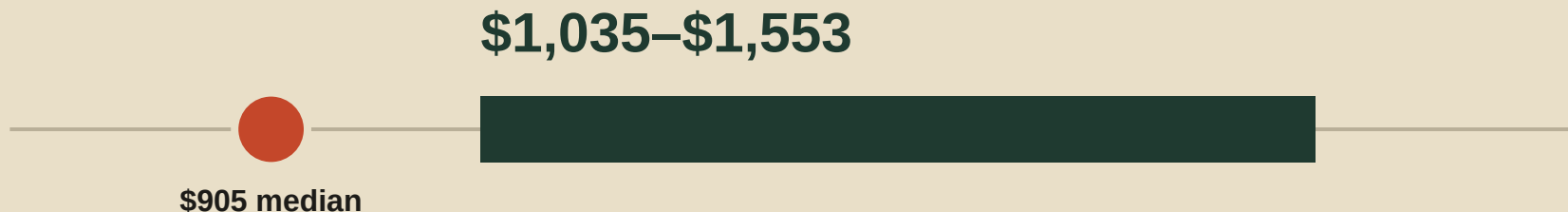
\$348

TRACT 7

\$1,731

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

12

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

90%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.3% to the 755 homes here.

0–2

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



HOME VALUE

A median home costs
110% more than North
Carolina's.

\$606,400

median home value in Montreat.

Montreat



\$606,400

North Carolina



\$288,900

U.S.



\$332,700

THAT WAS MONTREAT'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/montreat/**](https://almanacdata.ai/e/nc/montreat/)

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