



# Sugar Mountain, North Carolina.

Current market data.

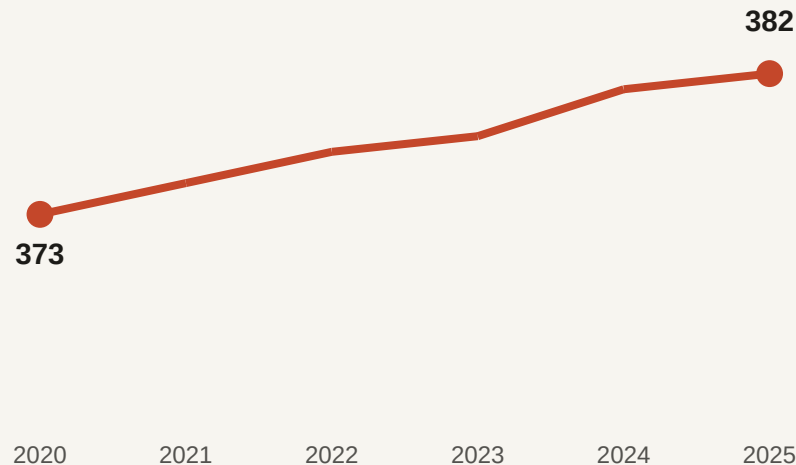
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Growing. Up 2.4% since 2020.**

**382**

people, the 455th-largest of North Carolina's cities and towns.



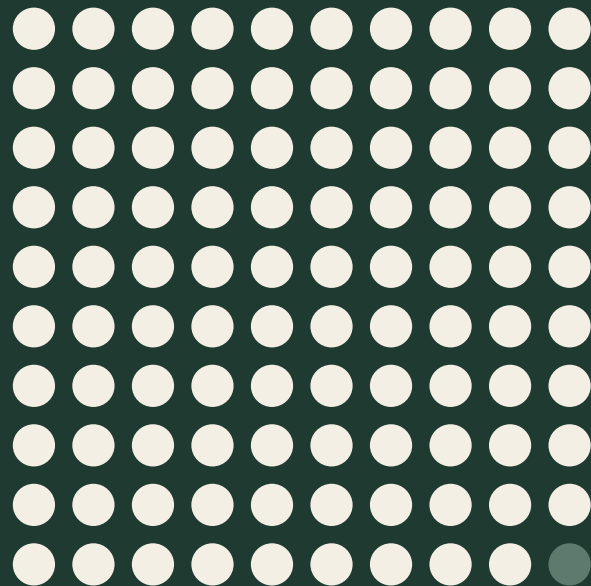
THE WORKDAY

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

99.3%

of 703 jobs located in Sugar Mountain are filled by  
in-commuters.

Source: Census LEHD LODES, 2023



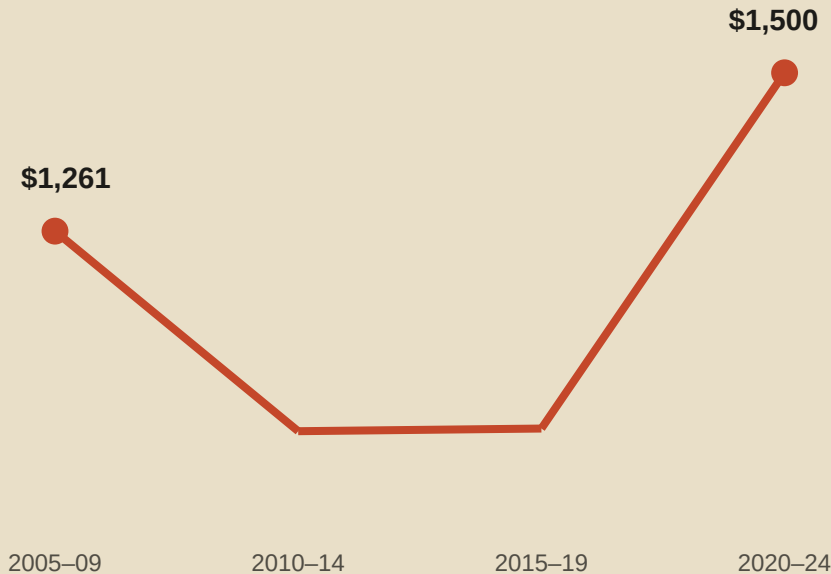
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 19%  
since the 2005–2009  
survey, before inflation.

**\$1,500**

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





## 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

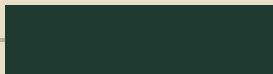
**\$1,129**



## ROOM TO BUILD

# The median rent is above what local wages can carry.

**\$492–\$737**



**\$1,500 median**

is the monthly rent range local workforce wages support.

BUILDING

# Most of the housing here is older than 2000.

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# 84%

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0–0.4% to the 1,710 homes here.**

**0–7**

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



## HOME VALUE

A median home costs 19%  
more than North  
Carolina's.

**\$343,800**

median home value in Sugar Mountain.

Sugar Mountain



\$343,800

North Carolina



\$288,900

U.S.



\$332,700

THAT WAS SUGAR 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/sugar-mountain/](https://almanacdata.ai/e/nc/sugar-mountain/)

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