



West Jefferson, North Carolina.

Current market data.

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

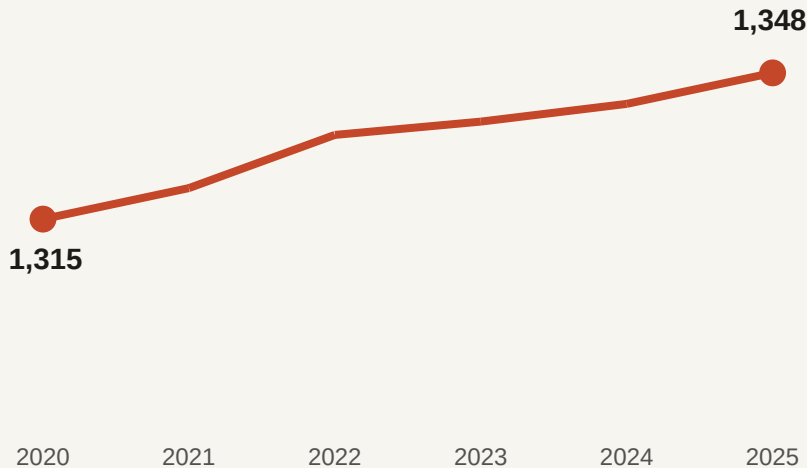


POPULATION

**Growing. Up 2.5% since
2020.**

1,348

people, the 307th-largest of North Carolina's cities and towns.

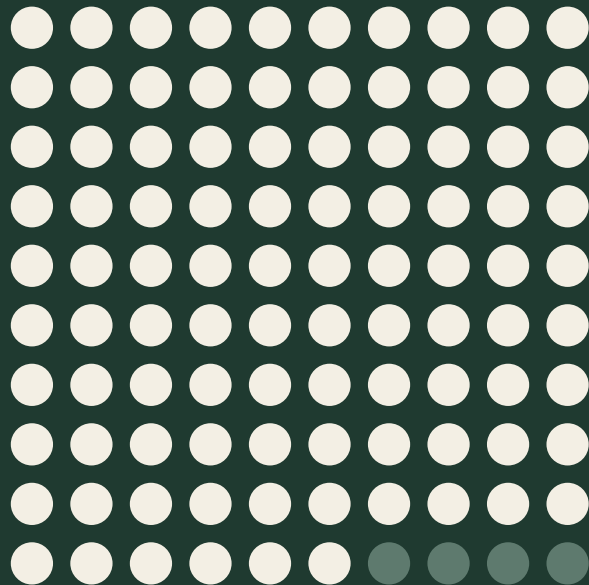


THE WORKDAY

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

96.2%

of 2,179 jobs located in West Jefferson are filled by
in-commuters.



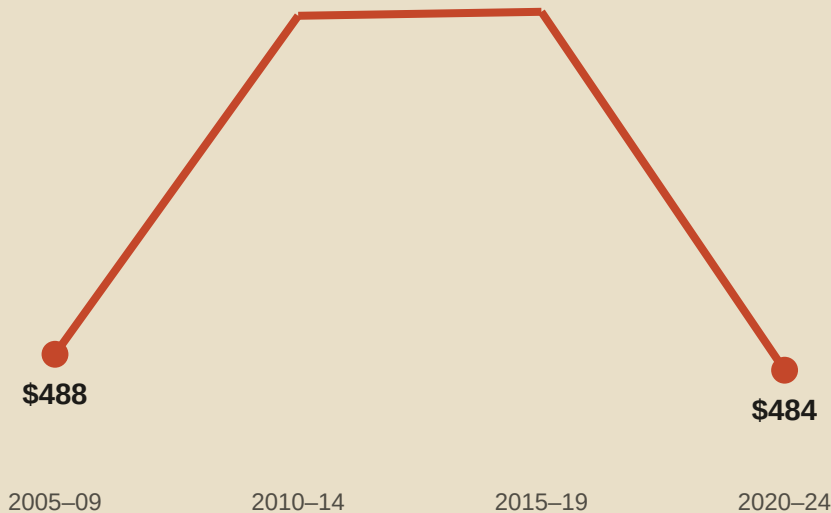
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is down 1%
since the 2005–2009
survey, before inflation.

\$484

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



THE SEAM

Cross one tract line and median rent jumps \$464.

A \$464 gap between neighbors, the sharpest rent edge between adjacent tracts in Ashe County.

TRACT 9704

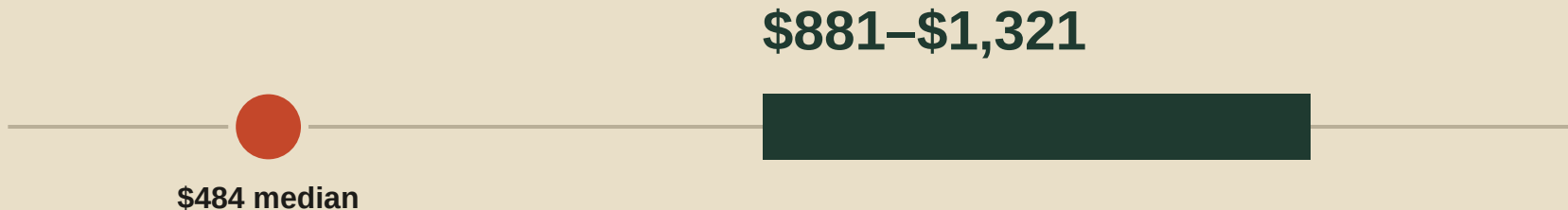
\$822

TRACT 9707.01

\$1,286

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.

89%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–2.9% to the 747 homes here.

2–22

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



HOME VALUE

A median home costs 20% less than North Carolina's.

\$232,400

median home value in West Jefferson.

West Jefferson



\$232,400

North Carolina



\$288,900

U.S.



\$332,700

THAT WAS WEST JEFFERSON'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/west-jefferson/

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