



ZIP 28604, Beech Mountain, North Carolina.

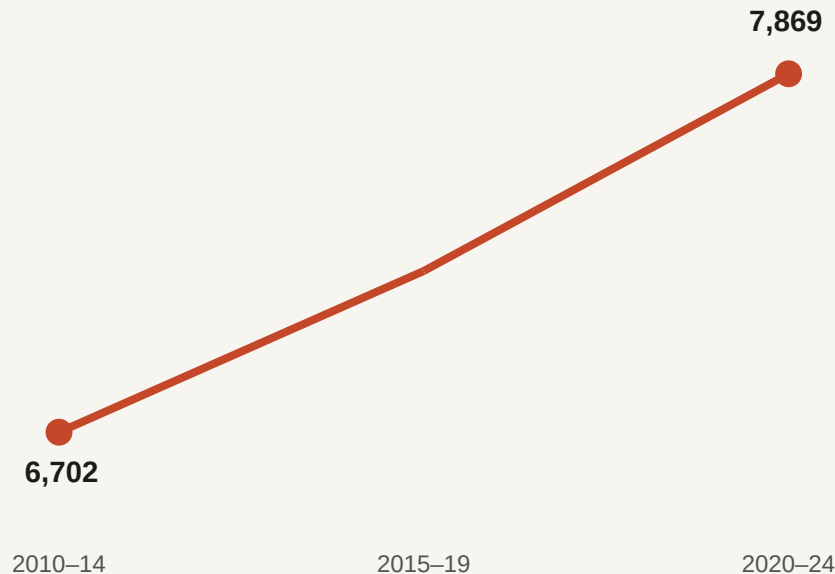
Current market data.

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

POPULATION

7,869 people call ZIP
28604 home.

7,869
people.

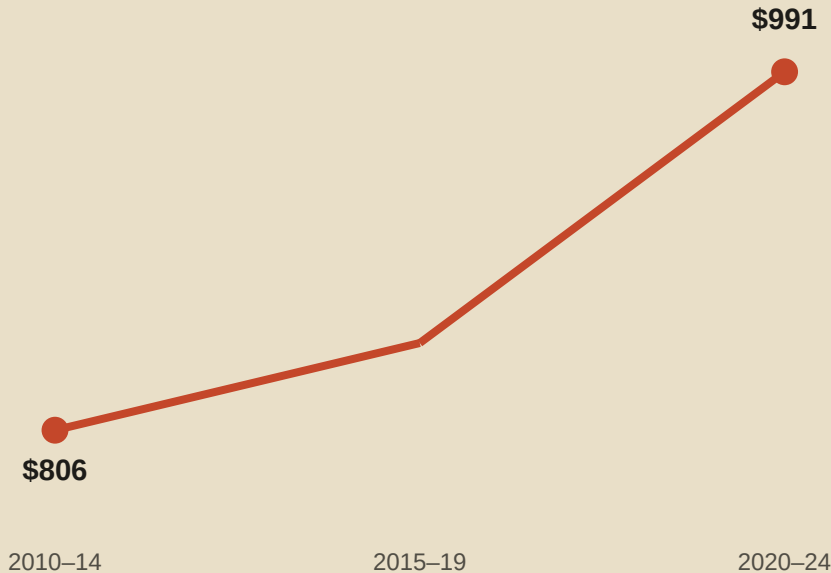


RENT

Median rent is up 23%
since the 2010–2014
survey, before inflation.

\$991

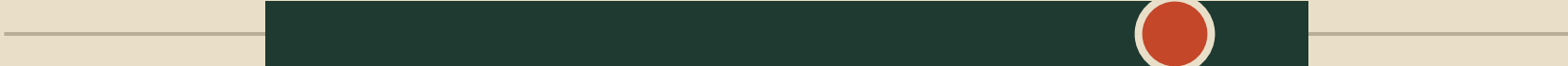
a month. North Carolina's median is \$1,228.



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$690–\$1,035



\$991 median

is the monthly rent range local workforce wages support.



BUILDING

70% of the housing here was built before 2000.

70%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.1–0.3% to the 9,696 homes here.

6–32

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



HOME VALUE

A median home costs 33% more than North Carolina's.

\$383,800

median home value in ZIP 28604.

ZIP 28604



\$383,800

North Carolina



\$288,900

U.S.



\$332,700

THAT WAS ZIP 28604'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/zip/28604/

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