ZIP 28646, Grandfather Village, North Carolina.

Current market data.

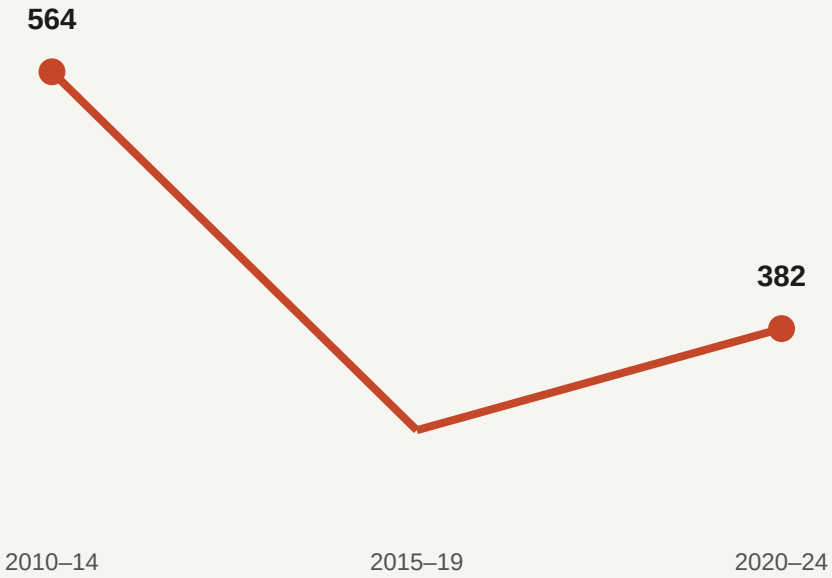
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

382 people call ZIP 28646 home.

382

people.



Source: Census ACS 5-year, 2020-2024

RENT

Median rent is $817 a month.

$817

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

Source: Census ACS 5-year, 2015-2019

ROOM TO BUILD

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

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2015-2019

BUILDING

Most of the housing here is older than 2000.

93%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0–0.5% to the 1,043 homes here.

0–5

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

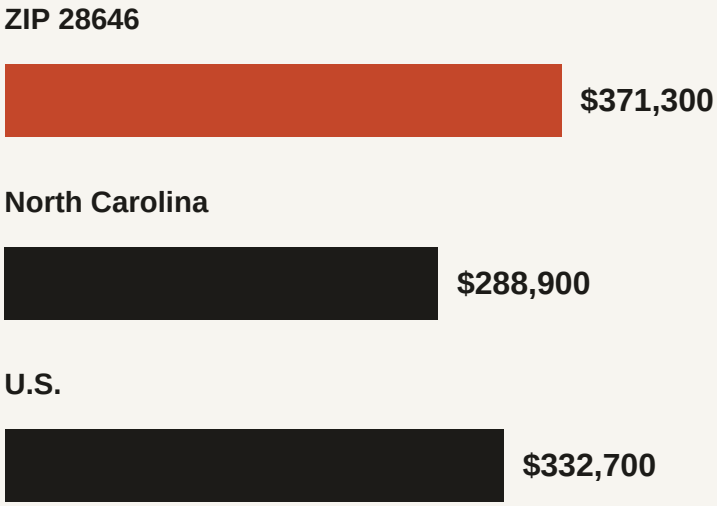
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 29% more than North Carolina's.

$371,300

median home value in ZIP 28646.



Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 28646'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/28646/**