



ZIP 28711, Black Mountain, North Carolina.

Current market data.

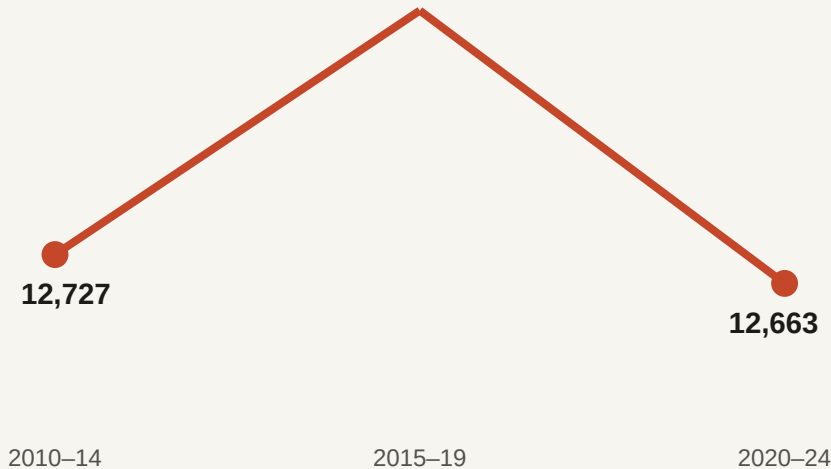
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**12,663 people call ZIP
28711 home.**

12,663

people.

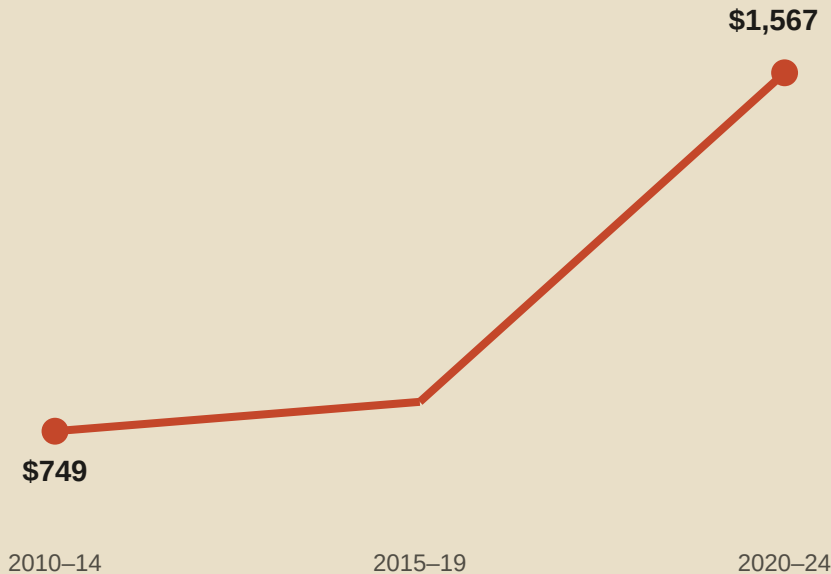


RENT

Median rent is up 109%
since the 2010–2014
survey, before inflation.

\$1,567

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

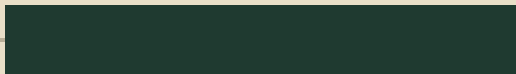




ROOM TO BUILD

The median rent is above what local wages can carry.

\$755–\$1,132



\$1,567 median

is the monthly rent range local workforce wages support.



BUILDING

73% of the housing here was built before 2000.

73%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.8% to the 7,351 homes here.

15–62

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



HOME VALUE

A median home costs 28% more than North Carolina's.

\$370,200

median home value in ZIP 28711.

ZIP 28711



\$370,200

North Carolina



\$288,900

U.S.



\$332,700

THAT WAS ZIP 28711'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/28711/

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