



ZIP 28803, Asheville, North Carolina.

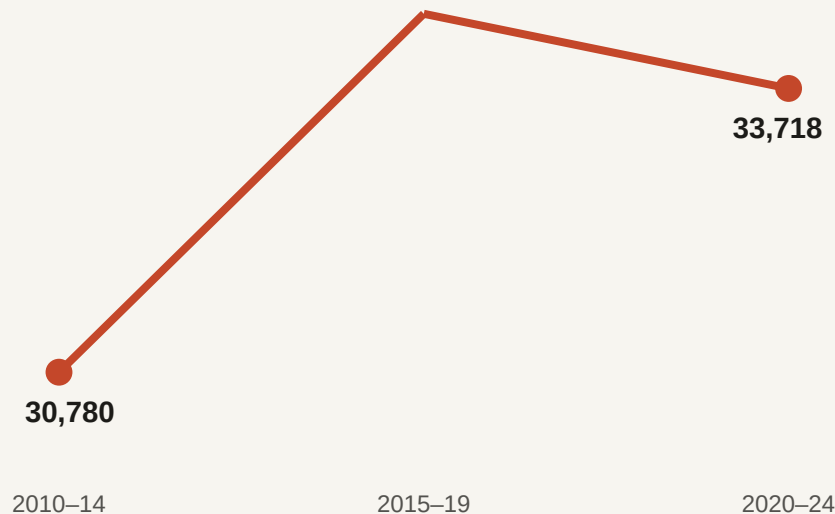
Current market data.

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

POPULATION

33,718 people call ZIP
28803 home.

33,718
people.

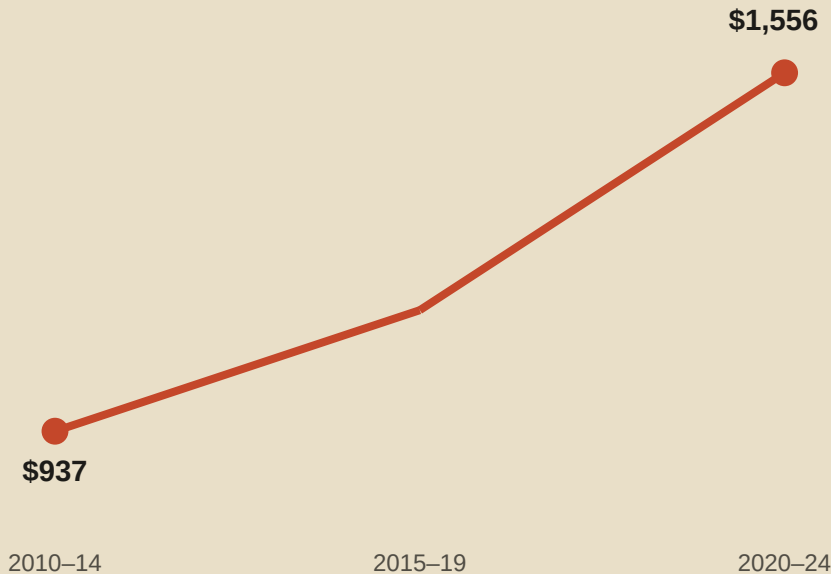


RENT

Median rent is up 66%
since the 2010–2014
survey, before inflation.

\$1,556

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

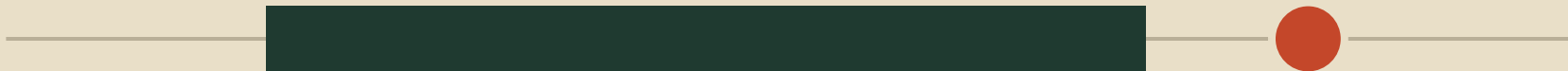




ROOM TO BUILD

The median rent is above what local wages can carry.

\$977–\$1,466



\$1,556 median

is the monthly rent range local workforce wages support.



BUILDING

59% of the housing here was built before 2000.

59%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.5% to the 18,441 homes here.

63–285

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



HOME VALUE

**A median home costs 57%
more than North
Carolina's.**

\$452,900

median home value in ZIP 28803.

ZIP 28803



\$452,900

North Carolina



\$288,900

U.S.



\$332,700



THAT WAS ZIP 28803'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/28803/

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