Asheville's Housing Demand Surpasses Supply

A key indicator of regional affordability pressure

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THE DATA

7.00%

Year-over-Year Price Growth

Median home price increases in the Asheville metropolitan area over the past year.

This growth rate reflects a strong demand dynamic, particularly in the western North Carolina region where housing inventory has remained constrained. The rise suggests buyers are willing to pay premium prices, driven by both remote work trends and limited housing stock.

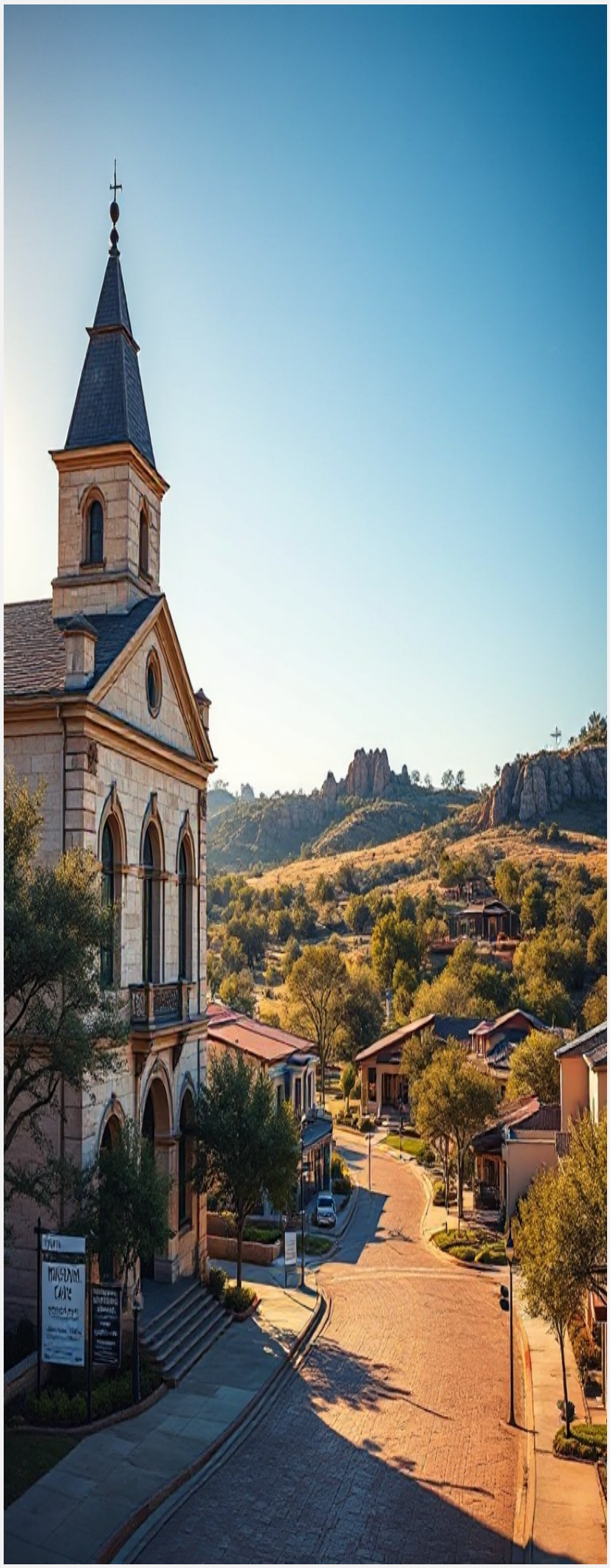


Source: Richmond Fed · Published August 27, 2026

01

Remote Work Fuels Demand

The influx of remote workers from major metropolitan areas has intensified demand in Asheville's housing market. According to the latest data from the UNC Charlotte Wood Center, the region saw a 15% increase in out-of-state buyer activity over the past six months, contributing directly to price appreciation and reduced inventory levels.



02

Supply Constraints Are Amplifying Affordability Gaps

Despite rising median prices, Asheville’s housing supply has not kept pace with demand. Data from the Federal Reserve’s Richmond District shows a 3% decline in new housing starts in Buncombe County over Q2 2026 compared to the same period last year. This imbalance is pushing affordability further out of reach for local wage earners.

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