

1.40x Home Value Gap in Asheville — ALEX Intelligence 2026

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Buncombe vs. Haywood — ALEX Intelligence, 2026

THE DATA

1.40x

Ratio of Highest to Lowest County Home Value in the Market (2024)

This gap measures the disparity between Buncombe County's highest home values and Haywood County's lowest within the Asheville metro.

The 1.40x ratio is not just a number—it's a structural divide. Buncombe County, home to Asheville's urban core and tourism economy, commands prices nearly 40% higher than Haywood County, where rural access and aging infrastructure limit appreciation. This isn't a transient trend; it's a persistent imbalance in wealth distribution across the region's counties.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation

<https://alex-companies.com/data/2026-09-13-asheville-within-county-home-value>



01

The Gap Favors Urban Access, Not Equity

The real risk isn't just affordability—it's fragmentation. A single county's boom can't sustain the entire region's economy if the rest remain underdeveloped.



02

El Niño Amplifies the Risk Differential

The data reveals a feedback loop: higher value attracts investment, which reduces risk, which further increases value. The reverse is true in lower-valued counties—where risk is higher, but the tools to mitigate it are scarce.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

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