

Highest Average Household Size in NC — ALEX Intelligence 2026

Swannanoa Leads NC in Household Size

3.5 people per home — a sign of deeper market resilience

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THE DATA

3.5

Average Household Size (2024)

Swannanoa has the highest average household size in the Asheville market.

This figure—3.5 people per household—reflects a structural advantage in housing demand. Larger households require more space, increasing the value of homes with multiple bedrooms and shared living areas. This dynamic supports sustained appreciation even amid rising crime concerns and infrastructure strain.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-21-asheville-household-size-place-mkt>



01

Density Drives Demand

This pattern suggests that housing in high-density household zones is not just about affordability, but about functional longevity. Families, multigenerational units, and cohabiting professionals are forming lasting homes in these areas, reducing turnover and increasing long-term stability.

02

Resilience Through Shared Living

In today's context, this behavior is a counterintuitive form of economic resilience: larger households absorb housing market shocks by increasing occupancy efficiency. As the cost of ownership rises, shared living becomes not just a cultural preference but a rational adaptation to affordability pressures.



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