

16.1% Gap in Appreciation — ALEX Intelligence 2026

16.1% Gap in Appreciation — Asheville's New Reality

Asheville's ZIPs are diverging faster than ever — data from ALEX Intelligence

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THE DATA

16.1%

Spread Between the Fastest and Slowest Appreciation (2024)

This is the largest divergence in home value growth across ZIP codes in the Asheville metro since 2019.

This divergence reflects deepening inequality in access to market upside, even within a single metro area.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2019 and 2024 ·
ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-10-asheville-divergence-home-value-zcta>



01

Appreciation is no longer uniform

The 16.1% gap signals a new phase in Asheville's housing market: not all neighborhoods are rising at the same pace. This is not a national trend but a hyperlocal phenomenon — driven by infrastructure, zoning, and access to amenities within ZIP boundaries. The market is no longer a single story but a mosaic of micro-economies.

02

The slowest ZIP is still growing

But the 16.1% spread shows that gains are increasingly concentrated. This suggests that future returns will depend less on the broader market and more on precise location selection, making local intelligence essential.

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

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