

Black Mountain — #1 of 10: Share Aged 65 and Over

Black Mountain leads NC in senior population share

36.9% aged 65+ — highest in the Asheville metro

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THE DATA

36.9%

Share Aged 65 and Over (2024)

Black Mountain has the highest share of residents aged 65 and over in the Asheville metro and across North Carolina.

This figure reflects a deepening demographic transition in mountain communities, where aging populations are reshaping housing demand, infrastructure needs, and community planning. With 36.9% of residents in this age bracket, Black Mountain is not just an outlier — it is setting a benchmark for senior-focused development in the region.

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

<https://alex-companies.com/data/2026-10-17-asheville-senior-share-place-mkt>



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01

The senior wave is a market driver

The high concentration of seniors in Black Mountain is not a static statistic — it is a catalyst for demand in age-in-place housing, medical access, and walkable senior communities. This demographic is actively shaping property values and development priorities, with a growing need for adaptive housing, low-maintenance living, and proximity to healthcare. The market is responding not with speculation, but with targeted infrastructure and housing models.

02

Legacy communities are becoming strategic assets

As the region sees rising migration from urban centers, areas like Black Mountain — with established senior populations — are gaining strategic value. Their stable, mature demographics offer a rare anchor of predictability in a rapidly changing real estate landscape. This stability attracts investors and developers seeking long-term, low-turnover markets, turning demographic density into economic resilience.



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