

Swannanoa — #1 of 10: Share of Homes That Are Single-Family Detached

Swannanoa Leads NC in Single-Family Share

85.2% of homes are detached — source: ALEX Intelligence, 2026

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THE DATA

85.2%

Share of Homes That Are Single-Family Detached (2024)

Swannanoa holds the highest share of single-family detached homes in the Asheville metro and across North Carolina.

This dominance reflects a long-term development pattern where land use prioritizes low-density, standalone housing. The figure is not just a statistic—it is a structural signal of land availability, zoning consistency, and market preference for privacy and space in a region where such amenities are increasingly scarce.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-18-asheville-single-family-share-place-mkt>

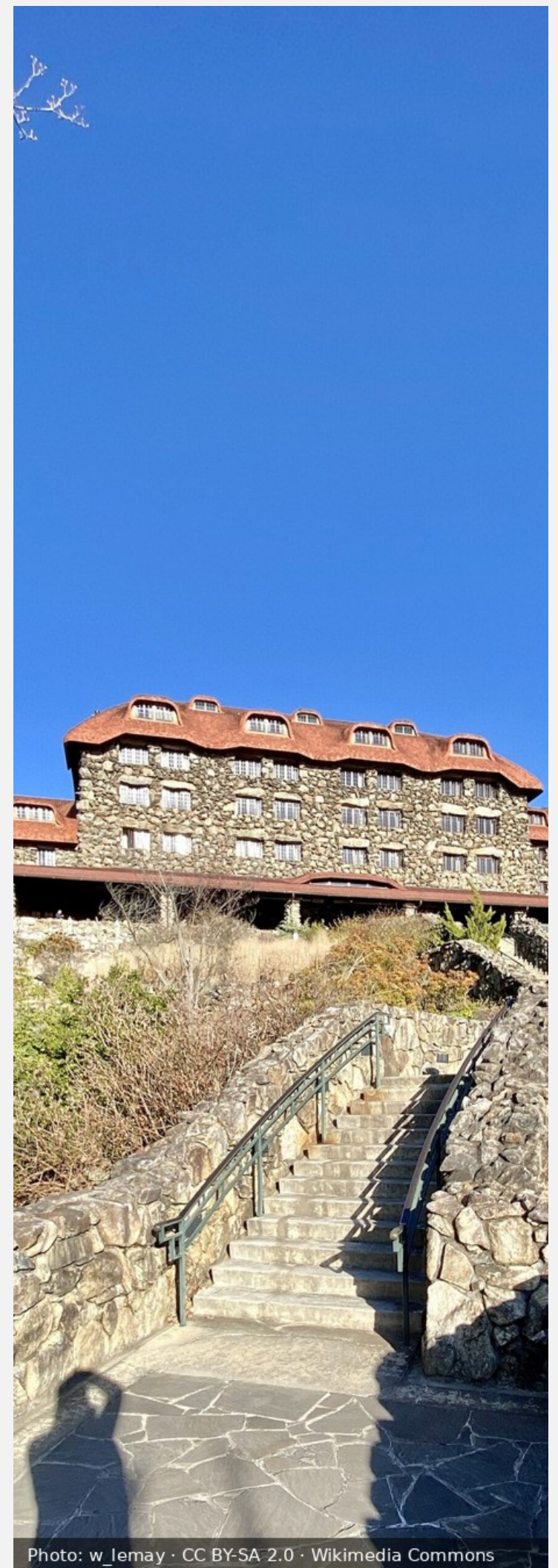


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01

Density as a Competitive Advantage

Unlike cities where mixed-use or multi-family zoning has diluted property value consistency, Swannanoa's homogeneity reduces transaction complexity and enhances buyer confidence. This makes it a magnet for long-term investors and families seeking permanence, not speculation.

02

The Inverse of Urbanization

This creates a feedback loop: stable land use attracts quality tenants and buyers, which in turn justifies public investment in sidewalks, utilities, and transit. The city is not just avoiding urbanization—it is redefining it on its own terms.



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