

Black Mountain — #1 of 10: Housing Vacancy Rate

Black Mountain Leads NC in Vacancy Rate

26.3% vacancy, highest in the state

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THE DATA

26.3%

Housing Vacancy Rate (2024)

Black Mountain holds the highest vacancy rate among cities in the Asheville metro and North Carolina.

This figure, drawn from the U.S. Census Bureau's 2024 American Community Survey 5-Year Estimates, reflects unoccupied housing units—including seasonal and second homes—rather than distressed inventory. The high rate in Black Mountain signals a significant concentration of underutilized housing, likely tied to its status as a high-end, resort-oriented community with strong second-home demand.

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

<https://alex-companies.com/data/2026-10-20-asheville-vacancy-share-place-mkt>

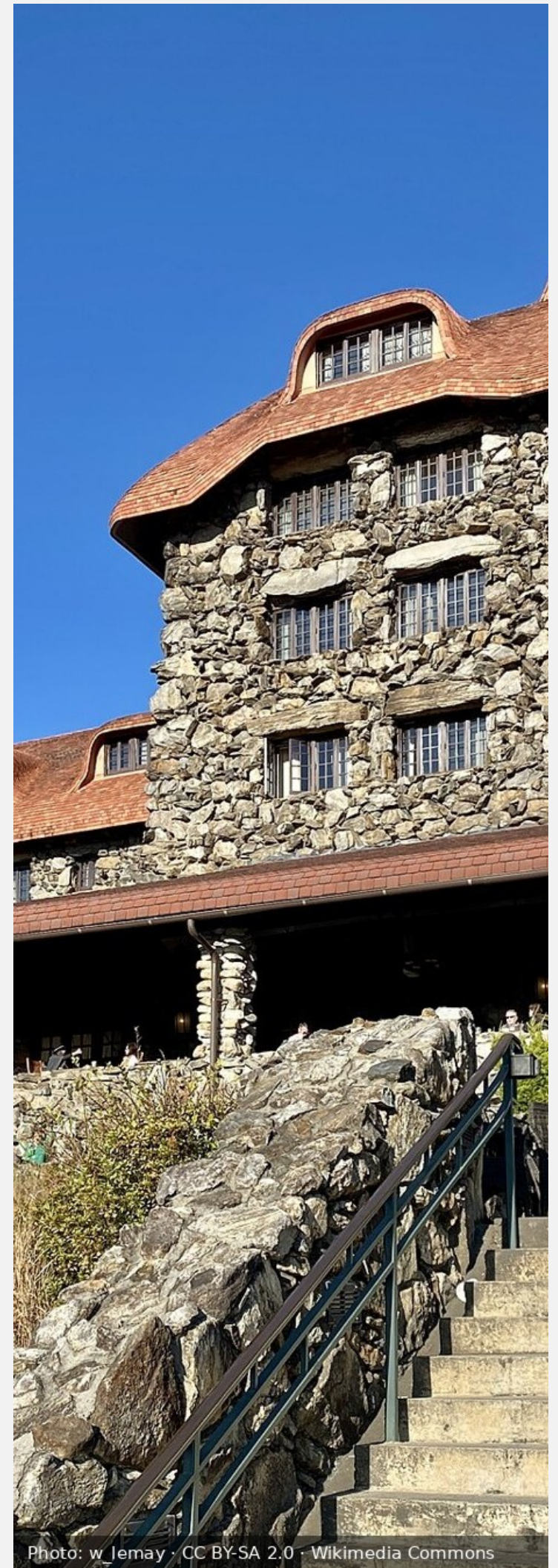


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01

Vacancy as a Market Signal

A 26.3% vacancy rate is not a sign of collapse but of structural imbalance. In Black Mountain, high vacancy correlates with elevated home prices and limited affordability for local residents. The data suggests that supply is not aligned with demand for permanent occupancy, creating a housing access crisis for long-term locals despite strong market performance. This disconnect underscores a growing tension between tourism-driven real estate and resident-centered housing stability.

02

The Hidden Cost of Tourism-Driven Growth

While high vacancy rates may boost short-term economic indicators like property values and tourism revenue, they also mask long-term risks. With nearly a quarter of homes unoccupied, the local tax base is strained, and essential services like schools and emergency response face underutilization. This creates a paradox: a prosperous-looking market with fragile community infrastructure. The data reveals that growth without resident retention undermines sustainability.



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