

Brevard — #1 of 10: Top-to-Median Home Value Gap

Brevard's 1.3x value gap leads NC

Top-to-median home value spread in Asheville metro, source: ALEX Intelligence, 2026

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THE DATA

1.3x

Top-to-Median Home Value Gap (2024)

This 1.3x gap reflects a deepening split between luxury enclaves and mid-tier housing. While Brevard leads in absolute value, the widening spread signals limited upward mobility for middle-income buyers. The gap is not just economic — it's structural, rooted in land constraints, zoning, and demand for exclusive mountain living.

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

<https://alex-companies.com/data/2026-10-23-asheville-spread-home-value-place>



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Luxury drives the market

This dynamic makes Brevard the most exclusive city in the Asheville metro. Its housing stock is increasingly inaccessible to first-time buyers, even within the region, and its growth is defined more by price than by volume.

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Affordability is a regional crisis

This divergence threatens long-term stability. Without new supply in the mid-tier segment, the market risks becoming a two-tier system — one for the wealthy, one for the displaced. The solution isn't just more construction, but strategic zoning reform and inclusionary policies.



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