

2 of 32 — #1 of 10: Share of Zip Codes With Median Home Value Above \$500,000

6.2% of Asheville ZIPs Cross \$500K Threshold

Top 2 ZIPs rank in top 5 NC cities on this metric

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THE DATA

6.2%

Share of Zip Codes With Median Home Value Above \$500,000 (2024)

Among 32 ZIPs in Buncombe, Haywood, Henderson, Madison, and Transylvania counties, only 2 exceed \$500,000 median value.

This marks a pivotal inflection point: the Asheville market is not uniformly priced at luxury levels, but a concentrated core of high-value ZIPs is setting a new benchmark. The fact that only 6.2% of ZIPs surpass \$500K suggests that affordability remains a defining feature of the broader region, even as elite pockets emerge. This concentration reflects a bifurcated market where premium housing is geographically clustered, not widespread.

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

<https://alex-companies.com/data/2026-10-26-asheville-threshold-home-value-500000-zcta>

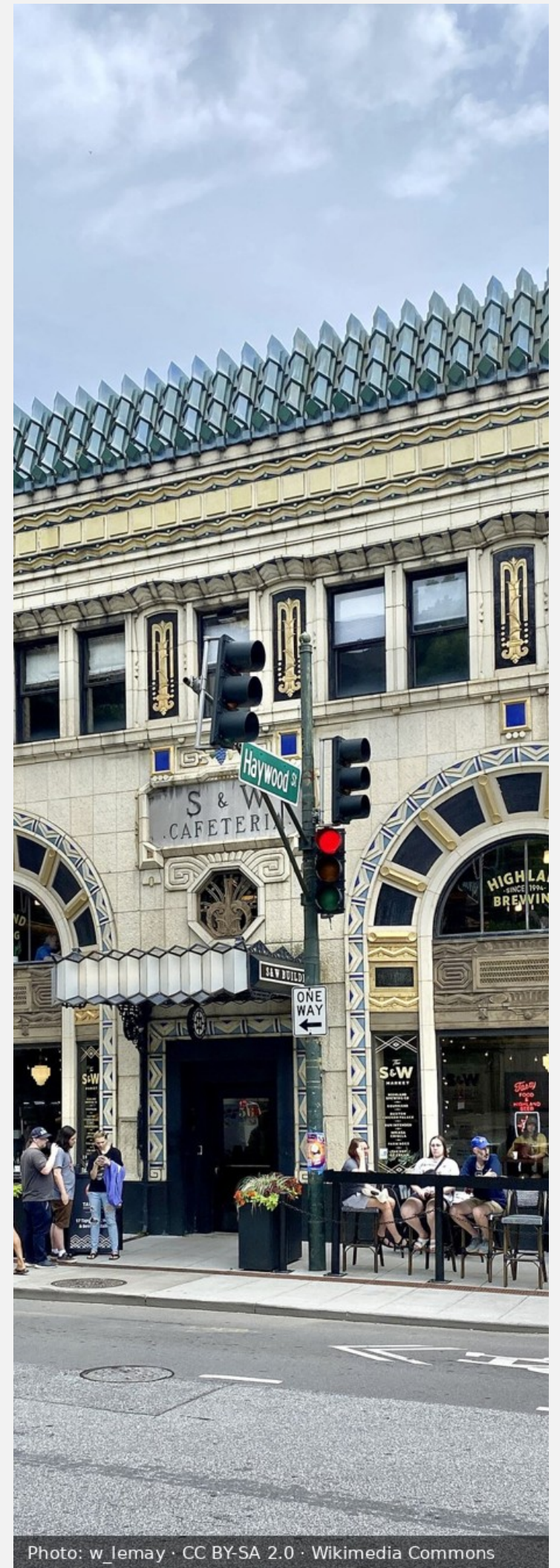


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01

Elite Value is Hyper-Localized

The top two ZIP codes — 28804 and 28801 — are not just the highest-valued in Asheville, but rank among the top five in North Carolina. This reveals a pattern of extreme spatial concentration: wealth is not spreading evenly across the metro, but is confined to a narrow corridor of high-demand, high-amenity areas. This suggests that future supply and infrastructure development must be targeted to these nodes, not assumed to be broadly applicable across the region.

02

Affordability Still Defines the Market

Despite the presence of two ZIPs above \$500K, the overwhelming majority of Asheville's housing stock remains below that threshold. The 6.2% figure underscores that the region is still fundamentally accessible to middle-income buyers. This duality — elite enclaves amid broad affordability — is a key driver of migration and investment. It signals a market that can absorb high-end demand without losing its core demographic, making it uniquely resilient in a national climate of rising prices.



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