Asheville — #3 of 10: Median Home Value

Median Home Value: $370,900

Ranked by ALEX Intelligence, November 2026

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THE DATA

$370,900

Median Home Value (2024)

Asheville ranks #3 among 15 North Carolina metros in median home value, according to the latest ALEX Intelligence data.

This ranking reflects Asheville's sustained premium pricing despite broader national affordability pressures. The city's position just behind Raleigh-Cary and Durham-Chapel Hill signals that it remains a top-tier market within the state's economic landscape. The data underscores a structural shift in regional demand, where location, lifestyle, and environmental quality are now priced as premium assets.



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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-04-asheville-standing-home-value-msa

01

Price Leadership Without Overvaluation

Asheville’s #3 ranking in median value isn’t driven by speculative bubbles but by enduring demand for quality-of-life assets. With tight inventory and limited new construction, the market is pricing in permanence — not just short-term gains. This suggests a mature, self-sustaining market where home values are anchored in real community and ecological capital, not just financial engineering.

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02

Affordability as a Strategic Constraint

Despite its top-tier valuation, Asheville's market is not immune to affordability stress. The high median value correlates with rising household cost burdens, especially in Buncombe County. Yet the lack of a significant price correction — even amid national headwinds — indicates that supply constraints are now the dominant force. This suggests that policy interventions must prioritize increasing housing supply in high-demand areas, not just price controls.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

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