#1 of 10: Share of the Market's Large Apartment Stock in Its Top Three Cities

Asheville Dominates NC in Apartment Concentration

91.9% of large units in top three cities | ALEX Intelligence 2026

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THE DATA

91.9%

Share of the Market's Large Apartment Stock in Its Top Three Cities (2024)

This concentration reflects a deep structural imbalance in housing development across the Asheville metro.

The overwhelming share of large apartment units—91.9%—resides in just three cities: Asheville, Hendersonville, and Brevard. This level of clustering indicates that new supply is not being distributed across the broader region, but instead focused in a small number of urban centers. The implications for affordability, transportation, and municipal planning are significant.



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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-05-asheville-concentration-apartment-units-place

01

Supply is Not Equitable, But It’s Strategic

For real estate strategists, this is not a flaw—it’s a pattern. The market is not broken; it’s behaving as expected under current incentives.

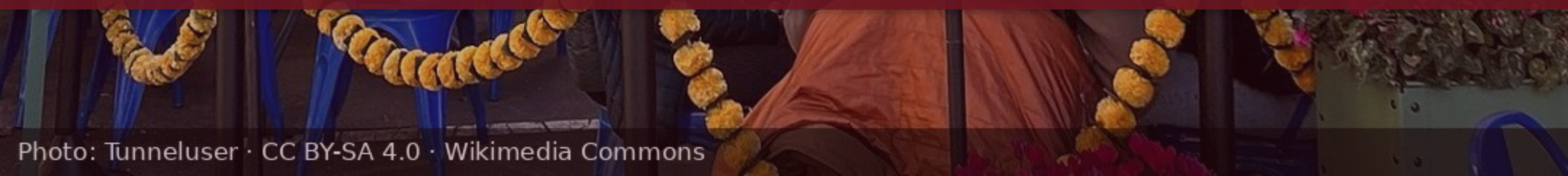


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02

The 91.9% Figure Is a Warning Signal

This is not a supply shortage—it’s a governance shortage. The real bottleneck is not land or capital, but political will to build where the need is greatest.

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

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