Black Mountain — #1 of 10: Top-to-Median Gross Rent Gap



Black Mountain leads NC in rent gap

Source: ALEX Intelligence, 2024

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THE DATA

1.2x

Top-to-Median Gross Rent Gap (2024)

This 1.2x spread between the top and middle of the rental market in Black Mountain is the widest in North Carolina. It reflects a deepening divide between high-income households and the broader population, driven by demand for premium housing in scenic, high-accessibility enclaves. The gap is not just about price—it signals a shift in where wealth is concentrated and how it shapes local development patterns.



Photo: Upstateherd · CC BY-SA 4.0 · Wikimedia Commons

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-06-asheville-spread-gross-rent-place

01

Wealth is clustering at the top

This pattern is reinforced by recent political shifts in Buncombe County, where progressive leadership is pushing for climate resilience and infrastructure investment—policies that disproportionately benefit affluent enclaves with the resources to implement them.

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02

Affordability is being redefined

This bifurcation suggests that affordability challenges are no longer uniform. In lower-tier areas like Brevard and East Flat Rock, rent remains below $1,000, but the lack of investment and infrastructure may limit long-term value. The real estate market is not just pricing homes—it's pricing opportunity.

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