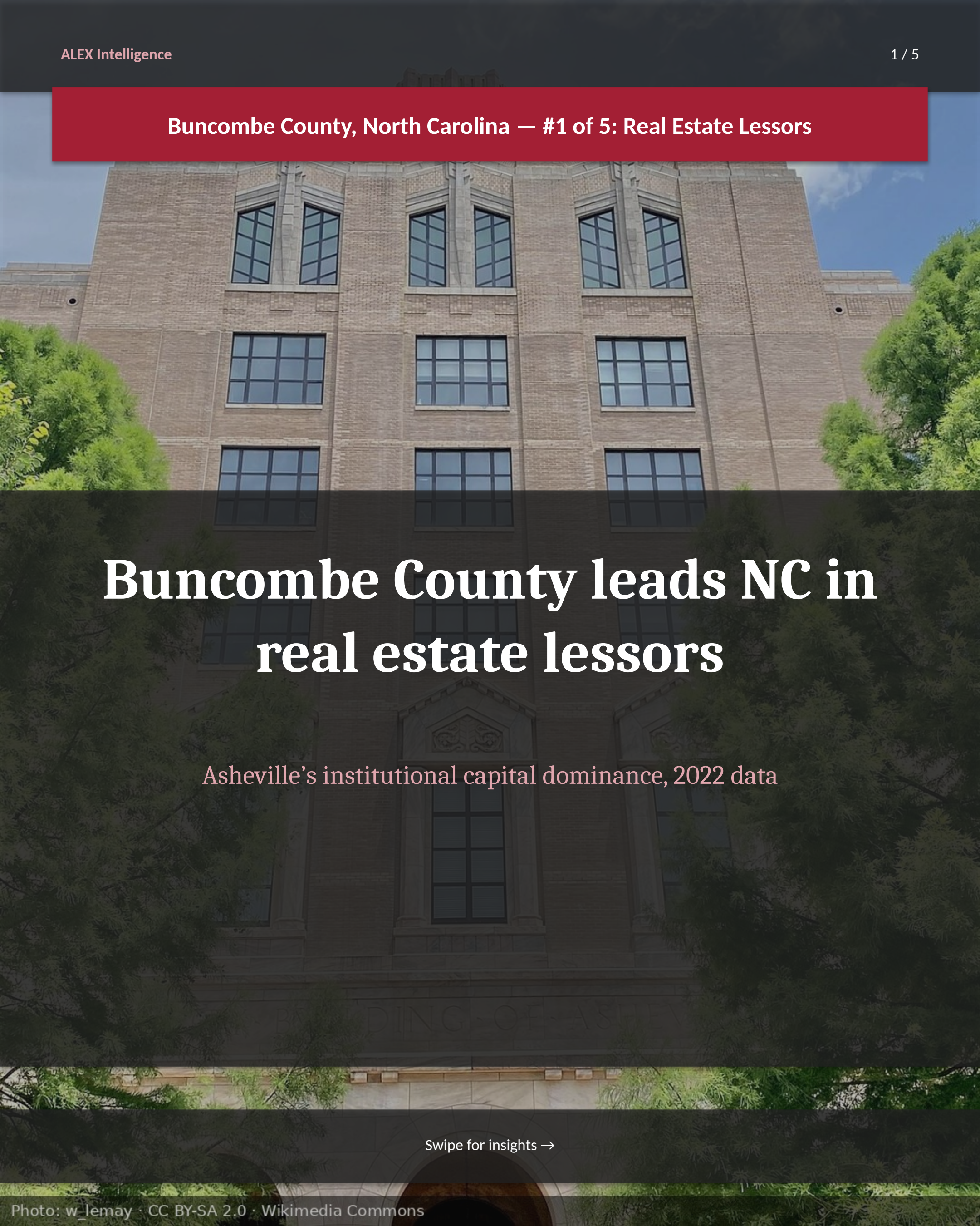
Buncombe County, North Carolina — #1 of 5: Real Estate Lessors



Buncombe County leads NC in real estate lessors

Asheville's institutional capital dominance, 2022 data

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THE DATA

133

Real Estate Lessors (2022)

Buncombe County has 133 real estate lessors, the highest in North Carolina.

This concentration reflects a growing institutional presence in the Asheville market, where investment firms and REITs are increasingly active. The data suggests that capital is not just flowing into the region — it's institutionalizing its footprint through direct ownership and leasehold management.



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Source: U.S. Census Bureau, County Business Patterns 2022, NAICS 5311 (Lessors of real estate) · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-17-asheville-ind-5311-county

01

Institutional dominance shapes market dynamics

This is not speculation — it’s structural. With 133 lessors, Buncombe County hosts nearly three times as many institutional landlords as Henderson County, the second-ranked market, suggesting a deepening divide between investor-controlled and community-focused housing models.

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02

Lessors vs. owners: a new market split

This dynamic is not unique to Asheville, but its intensity — 133 lessors in a single county — is rare in a mountain region. It suggests that Asheville is being repositioned as a high-value, low-turnover real estate market, where long-term yield, not short-term appreciation, is the primary metric.

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