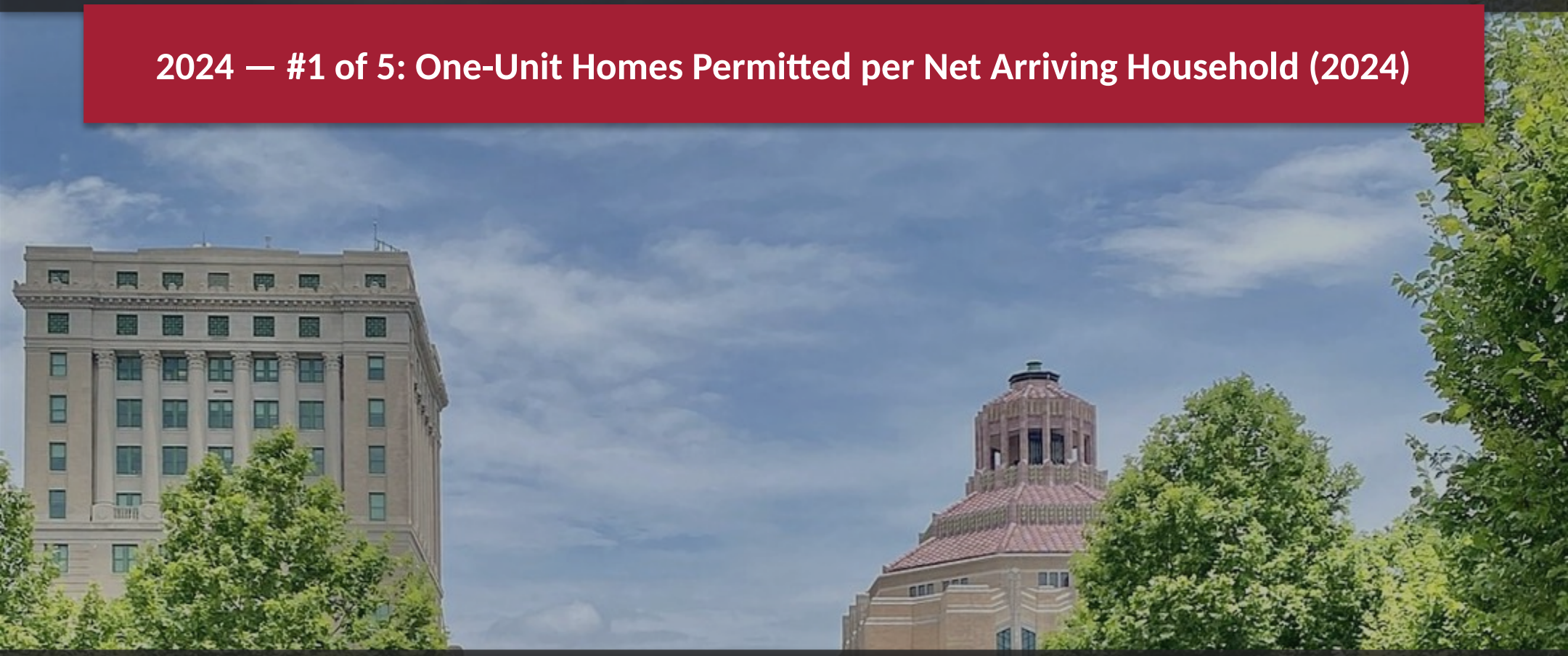
2024 — #1 of 5: One-Unit Homes Permitted per Net Arriving Household (2024)



Asheville Builds 7.27 Homes per New Household

Leading NC in housing supply per arrival, 2024

Swipe for insights →

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THE DATA

7.27x

One-Unit Homes Permitted per Net Arriving Household (2024)

Asheville leads North Carolina in housing supply relative to new arrivals.

This ratio reflects a market aggressively expanding inventory to meet in-migration. With 7.27 new homes approved for every new household moving in, Asheville is outpacing even its own recent growth trends. The figure underscores a structural commitment to housing supply that prioritizes new construction over preservation.



Photo: AbeEzekowitz · CC BY-SA 3.0 · Wikimedia Commons

Source: U.S. Census Bureau, Building Permits Survey, county annual totals, 2024; and U.S. Internal Revenue Service, Statistics of Income Migration Data, county-to-county inflows, 2023-24 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-27-asheville-permits-per-arrival

01

Supply is outpacing demand

The 7.27x ratio suggests a market where new housing is being built faster than households are arriving—indicating a potential oversupply risk if migration slows. This is not a shortage; it’s a pre-emptive expansion, likely driven by long-term planning and developer confidence in sustained demand. The implication is that affordability may remain pressured not by scarcity, but by construction cost and financing constraints.

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02

The market is building for future growth

This ratio is not sustainable if migration stalls. Yet it reflects a strategic bet on long-term resilience. The high construction volume suggests that developers, planners, and local institutions are betting on continued economic diversification and population retention. It’s a signal that Asheville sees itself not as a temporary hotspot, but as a permanent regional hub with enduring appeal.

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