

Buncombe County, NC

County · NC · North Carolina

BALANCED MARKET

\$458K

MEDIAN SALE PRICE

-4.9%

1-YR CHANGE

4,183

SALES (12 MO)

\$467K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



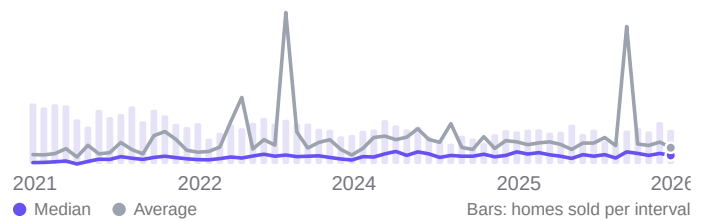
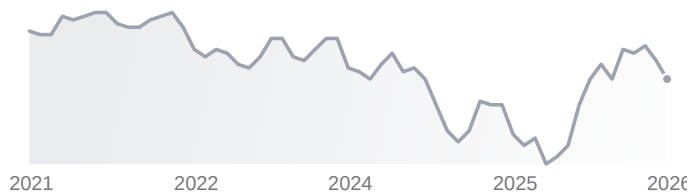
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$450K · Average \$545K

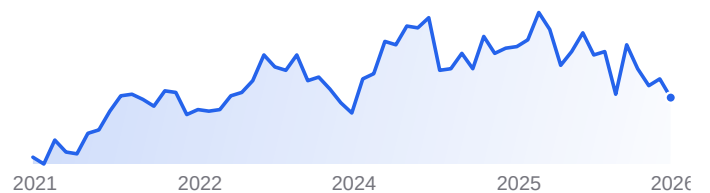
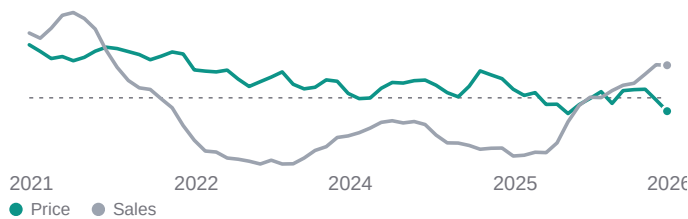


Growth (year over year)

Price -4.9% · Sales +12.0%

Price per square foot

\$281/ft²

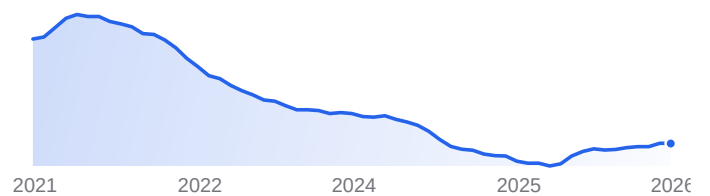


Sale premium vs estimated value

-1.1%

Annual turnover (share of homes sold)

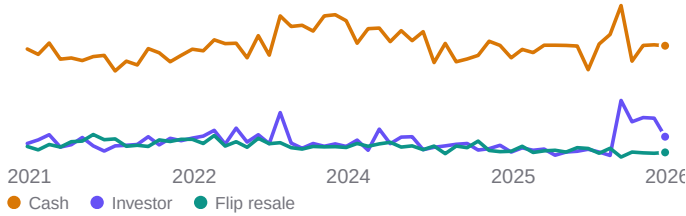
4.2%



BUYERS & OUTCOMES

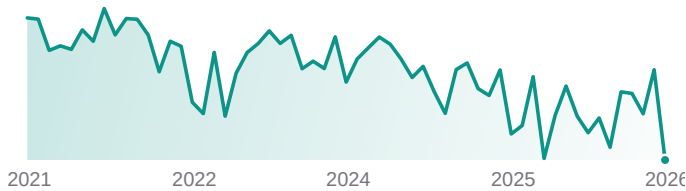
Buyer mix

Cash 40% · Investor 8.2% · Flip resale 2.7%



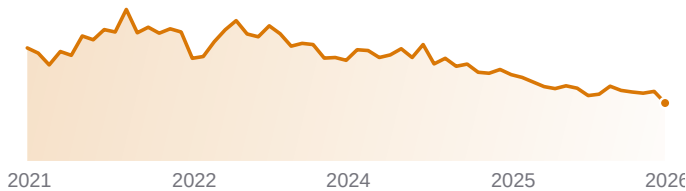
Sellers who sold at a gain

83%

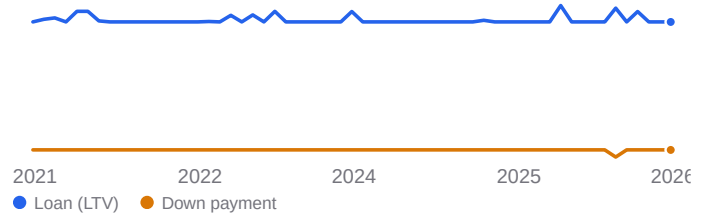


Median annualized return at resale

+4.7%

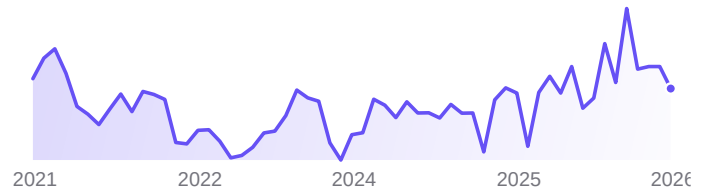


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



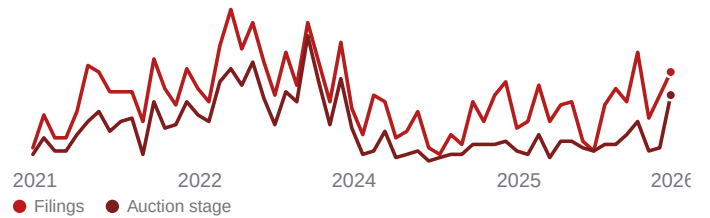
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 29 · Auction stage 22



HOUSING STOCK

Homes	100,682
Median value (AVM)	\$467K
Median size	1,485 ft²
Median bedrooms	3
Median year built	1986
Single family	73%
Condos	4.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.3%
Owner occupied	70%
Company owned	15%
Median loan-to-value	35%

Typical ownership tenure

9.9 yrs

COMMUNITY

Population	280,849
Density	428 / mi²
Median household income	\$68K
Average household income	\$90K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	110
Homes occupied	89%
Bachelor's or higher	26%
Poverty rate	11.3%
Unemployment	1.2%
Average temp	54°F
Annual precip	42 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.