

Rosman

City · NC · North Carolina · Transylvania County

BUYER'S MARKET

\$319K

MEDIAN SALE PRICE

+14.6%

1-YR CHANGE

21

SALES (12 MO)

\$268K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



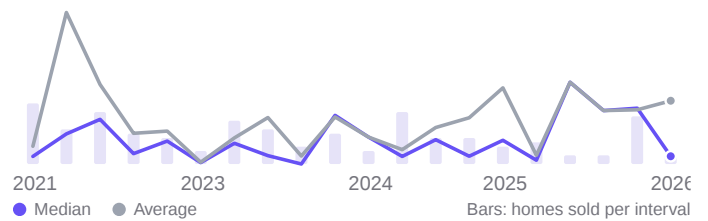
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

37 / 100

Sale prices

Median \$170K · Average \$493K

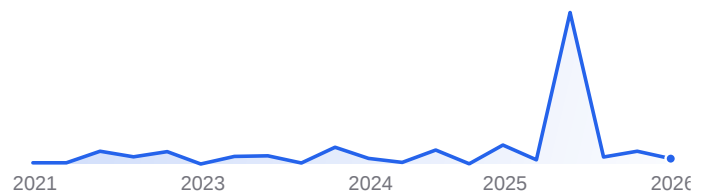
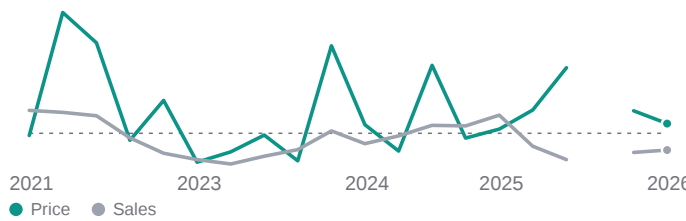


Growth (year over year)

Price +14.6% · Sales -25.0%

Price per square foot

\$158/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

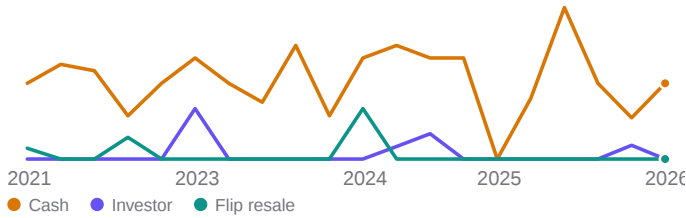
2.3%



BUYERS & OUTCOMES

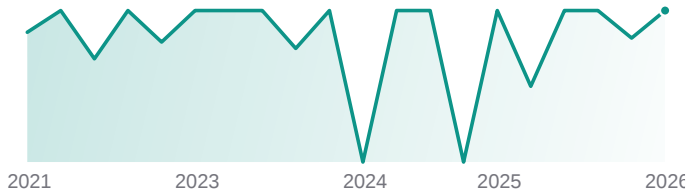
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



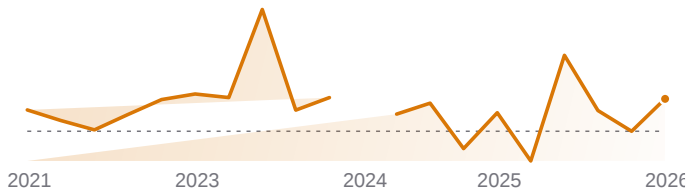
Sellers who sold at a gain

100%

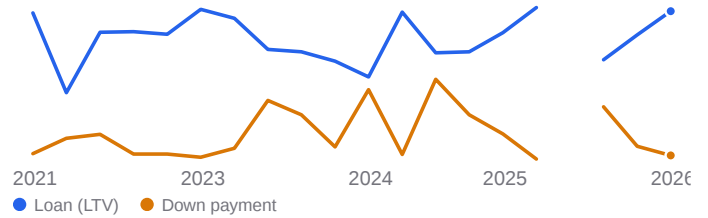


Median annualized return at resale

+13.3%

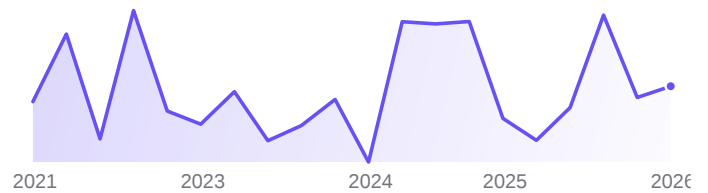


Financing (share of purchase price) Loan (LTV) 96% · Down payment 4.1%



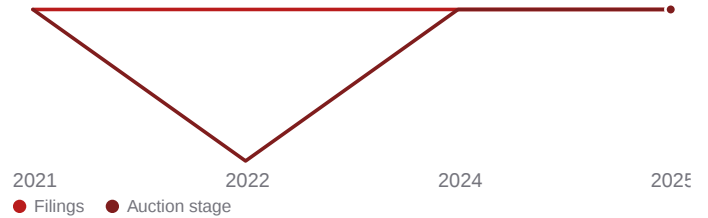
Typical hold before selling

6.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	897
Median value (AVM)	\$268K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1985
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	2.3%
Owner occupied	43%
Company owned	11%
Median loan-to-value	16%
Typical ownership tenure	9.7 yrs

COMMUNITY

Population	708
Density	1,297 / mi²
Median household income	\$55K
Average household income	\$65K
Crime index (US avg 100)	84
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	107
Homes occupied	90%
Bachelor's or higher	6%
Poverty rate	16.1%
Unemployment	0.9%
Average temp	55°F
Annual precip	74 in
Sunshine	59%

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