

Banner Elk 28604

ZIP code · NC · North Carolina > Watauga County > Banner Elk

SELLER'S MARKET

\$584K

MEDIAN SALE PRICE

+8.5%

1-YR CHANGE

594

SALES (12 MO)

\$449K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

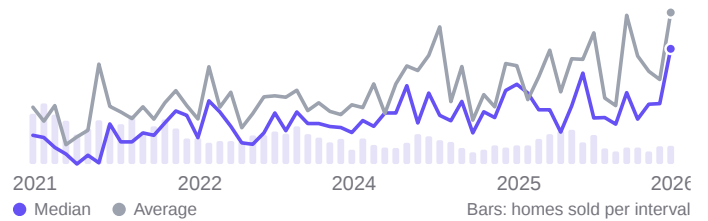
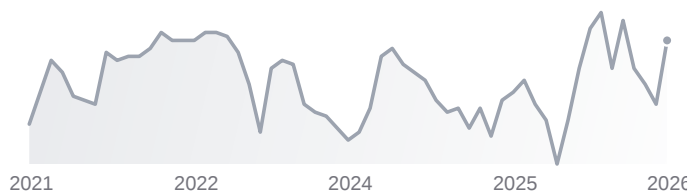
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$750K · Average \$914K

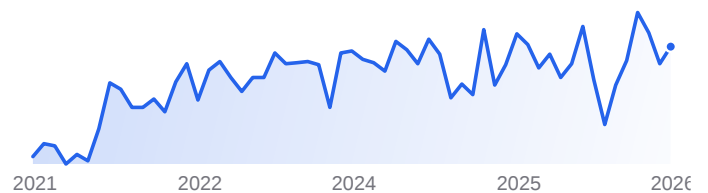
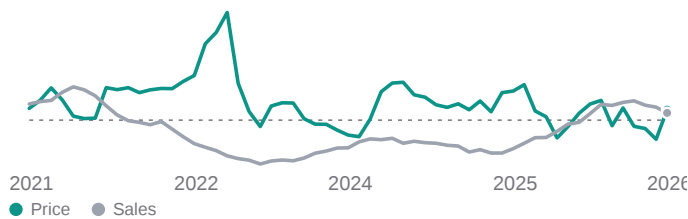


Growth (year over year)

Price +8.5% · Sales +5.9%

Price per square foot

\$333/ft²

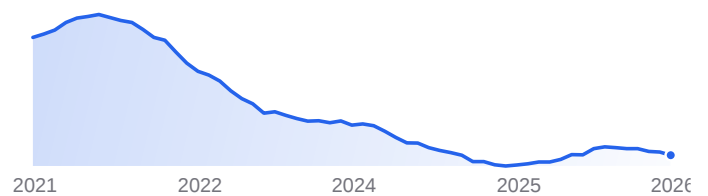
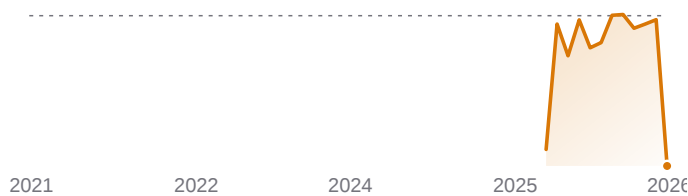


Sale premium vs estimated value

-3.0%

Annual turnover (share of homes sold)

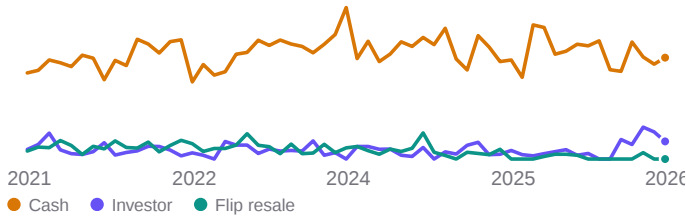
5.0%



BUYERS & OUTCOMES

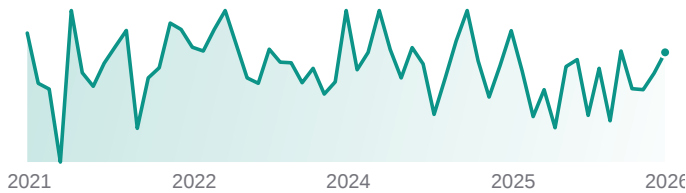
Buyer mix

Cash 55% · Investor 9.5% · Flip resale 0%



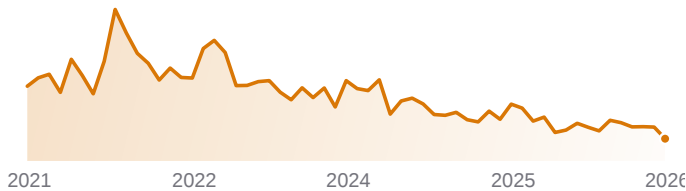
Sellers who sold at a gain

93%

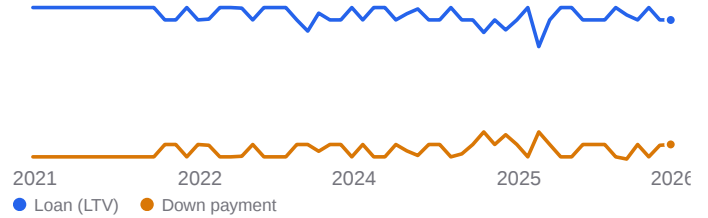


Median annualized return at resale

+4.7%

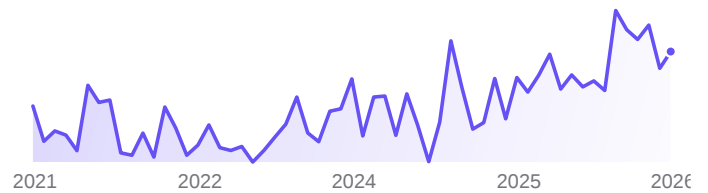


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



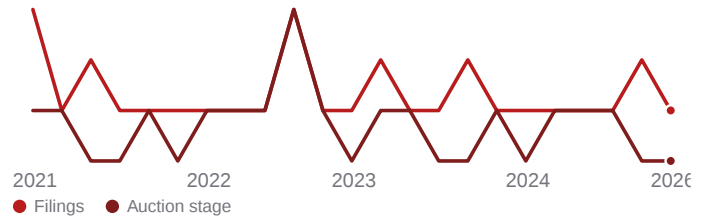
Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	11,967
Median value (AVM)	\$449K
Median size	1,664 ft²
Median bedrooms	3
Median year built	1988
Single family	64%
Condos	22%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	1.1%
Owner occupied	16%
Company owned	27%
Median loan-to-value	0%

Typical ownership tenure

7.9 yrs

COMMUNITY

Population	6,804
Density	101 / mi²
Median household income	\$63K
Average household income	\$87K
Crime index (US avg 100)	134
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	101
Homes occupied	37%
Bachelor's or higher	23%
Poverty rate	10.9%
Unemployment	1.0%
Average temp	49°F
Annual precip	55 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.