

Boone 28607

ZIP code · NC · North Carolina > Watauga County > Boone

SELLER'S MARKET

\$510K

MEDIAN SALE PRICE

-1.7%

1-YR CHANGE

475

SALES (12 MO)

\$514K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

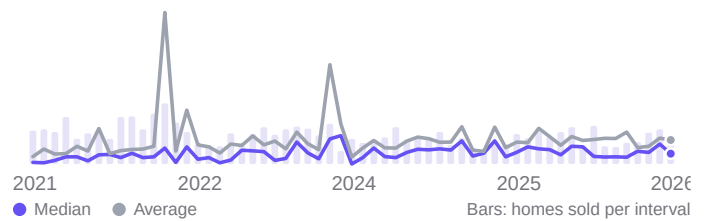
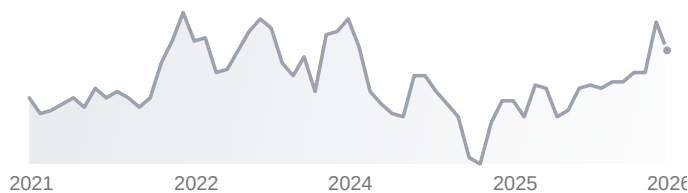
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$465K · Average \$636K

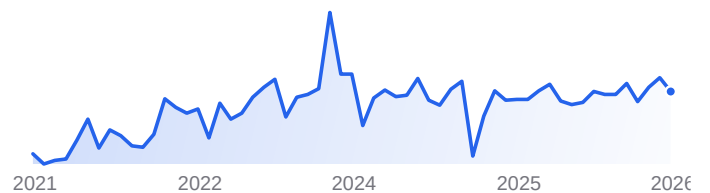
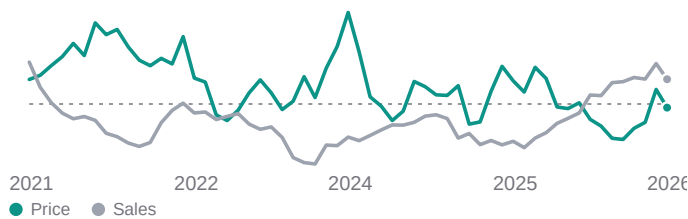


Growth (year over year)

Price -1.7% · Sales +12.0%

Price per square foot

\$314/ft²

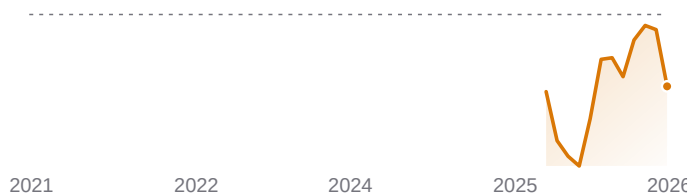


Sale premium vs estimated value

-1.2%

Annual turnover (share of homes sold)

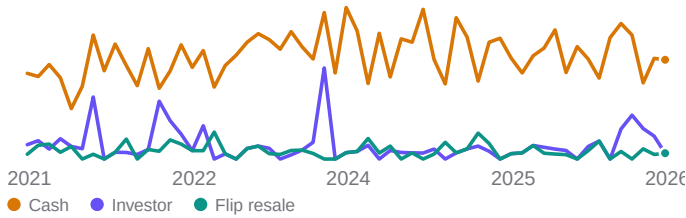
3.9%



BUYERS & OUTCOMES

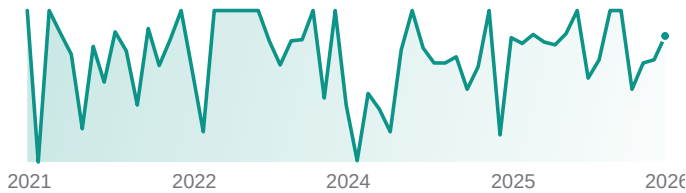
Buyer mix

Cash 43% · Investor 2.5% · Flip resale 2.5%



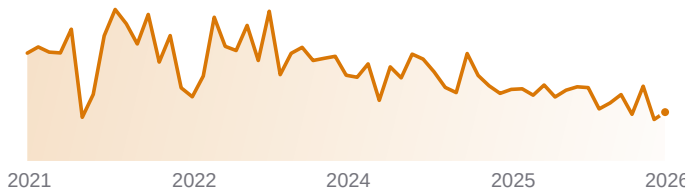
Sellers who sold at a gain

97%

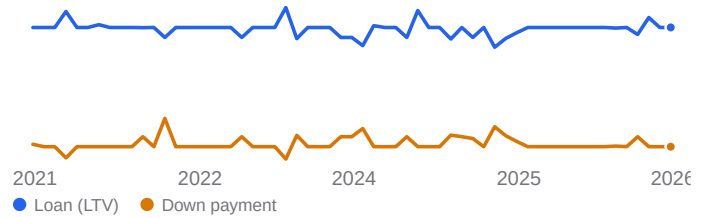


Median annualized return at resale

+5.7%

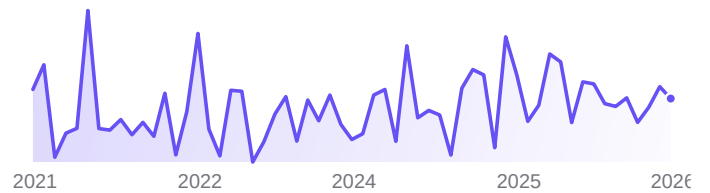


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



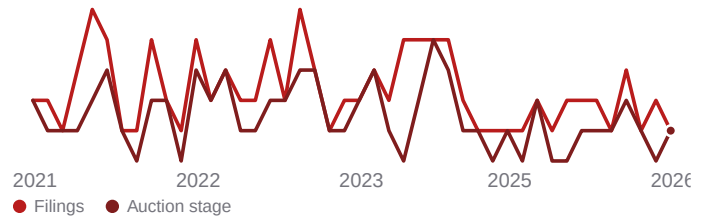
Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	12,061
Median value (AVM)	\$514K
Median size	1,728 ft²
Median bedrooms	3
Median year built	1986
Single family	73%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	1.4%
Owner occupied	39%
Company owned	23%
Median loan-to-value	29%

Typical ownership tenure

18.9 yrs

COMMUNITY

Population	34,045
Density	353 / mi²
Median household income	\$49K
Average household income	\$70K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	97
Homes occupied	78%
Bachelor's or higher	25%
Poverty rate	28.3%
Unemployment	1.0%
Average temp	50°F
Annual precip	56 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.