

Crumpler 28617

ZIP code · NC · North Carolina > Ashe County

BALANCED MARKET

\$285K

MEDIAN SALE PRICE

+34.4%

1-YR CHANGE

25

SALES (12 MO)

\$304K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



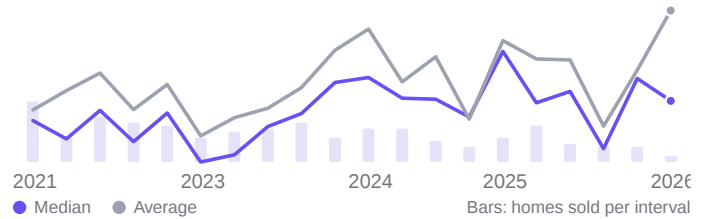
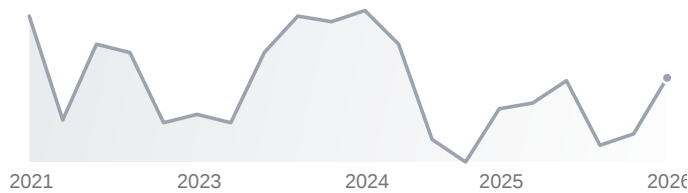
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

40 / 100

Sale prices

Median \$249K · Average \$499K

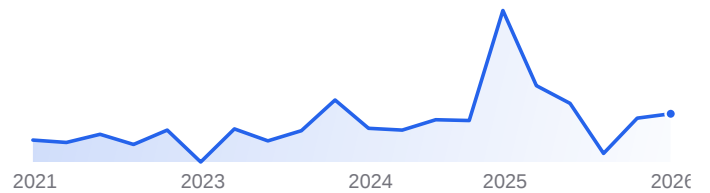
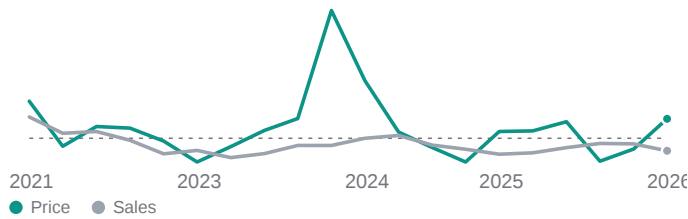


Growth (year over year)

Price +34.4% · Sales -21.9%

Price per square foot

\$200/ft²

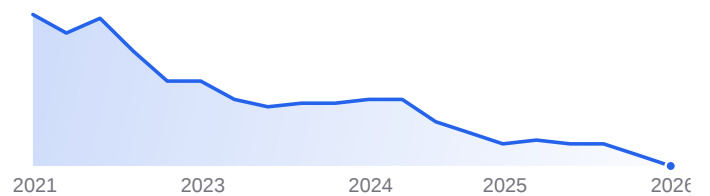
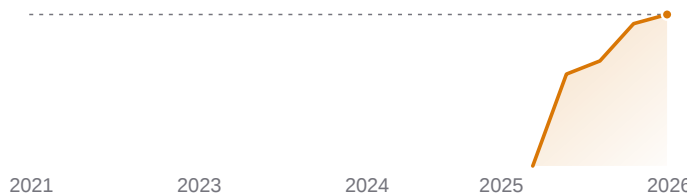


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

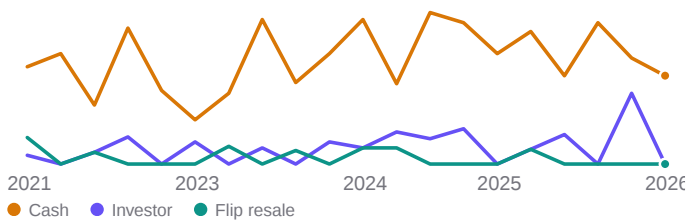
1.8%



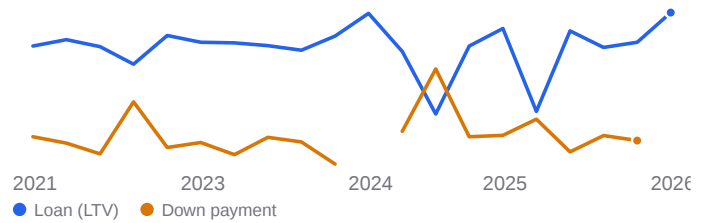
BUYERS & OUTCOMES

Buyer mix

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

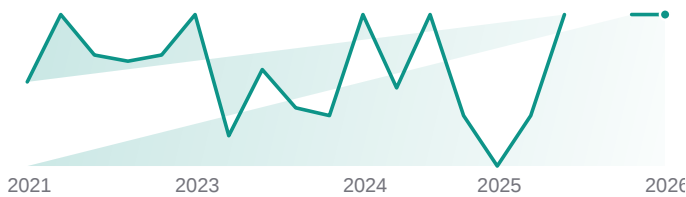


Financing (share of purchase price) Loan (LTV) 102% · Down payment 18%



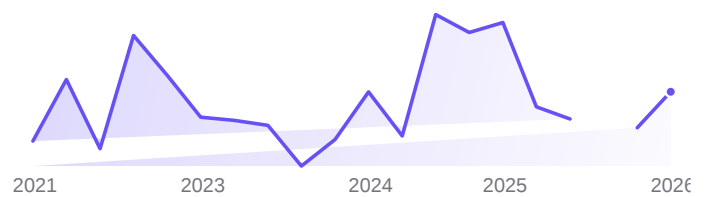
Sellers who sold at a gain

100%



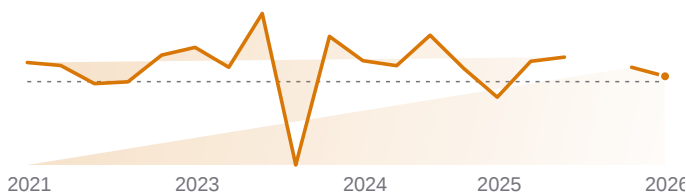
Typical hold before selling

4.8 yrs



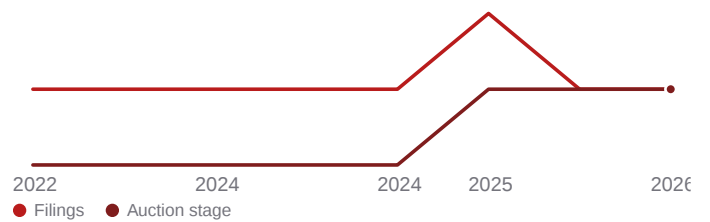
Median annualized return at resale

+2.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,386
Median value (AVM)	\$304K
Median size	1,446 ft²
Median year built	1990
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	84%
Underwater (LTV 125% or more)	0.7%
Owner occupied	39%
Company owned	72%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	2,358
Density	68 / mi²
Median household income	\$47K
Average household income	\$54K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	97
Homes occupied	74%
Bachelor's or higher	11%
Poverty rate	20.3%
Unemployment	0.8%
Average temp	51°F
Annual precip	49 in
Sunshine	60%

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.