

Elk Park 28622

ZIP code · NC · North Carolina > Avery County > Elk Park

BUYER'S MARKET

\$163K

MEDIAN SALE PRICE

-3.9%

1-YR CHANGE

83

SALES (12 MO)

\$240K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



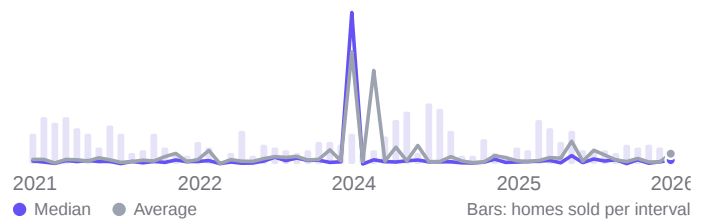
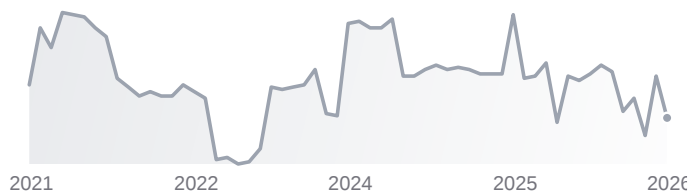
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

27 / 100

Sale prices

Median \$255K · Average \$627K

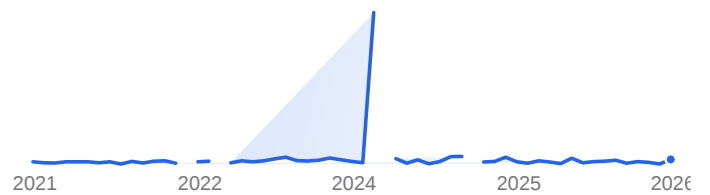
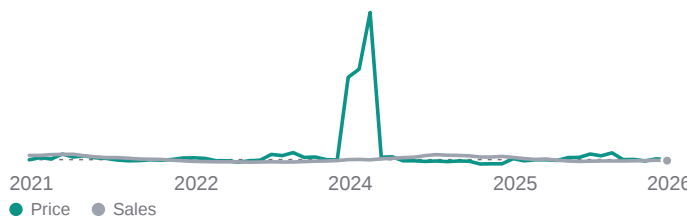


Growth (year over year)

Price -3.9% · Sales -22.4%

Price per square foot

\$280/ft²

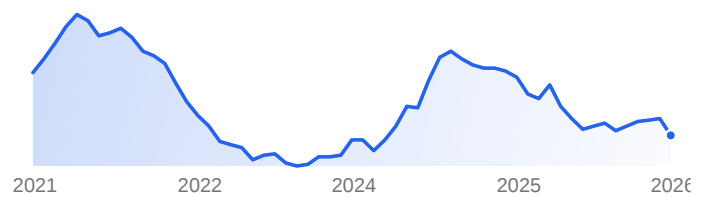


Sale premium vs estimated value

-8.6%

Annual turnover (share of homes sold)

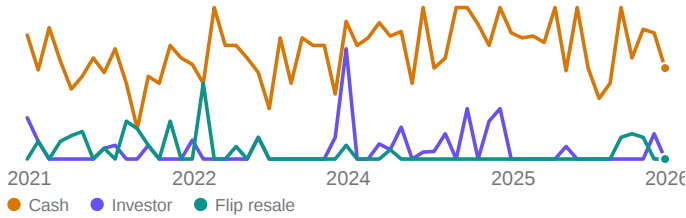
3.3%



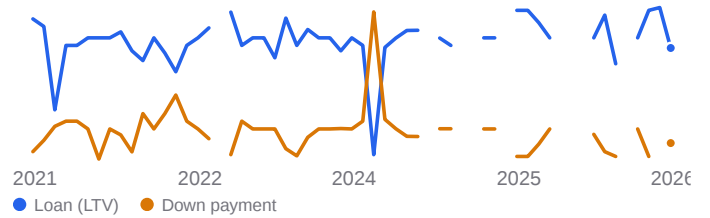
BUYERS & OUTCOMES

Buyer mix

Cash 60% · Investor 0% · Flip resale 0%

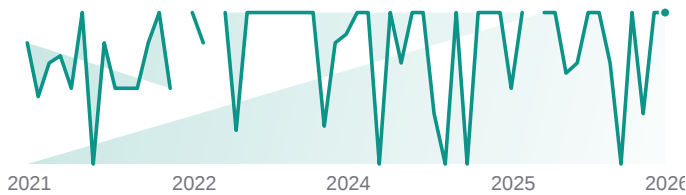


Financing (share of purchase price) Loan (LTV) 73% · Down payment 11%



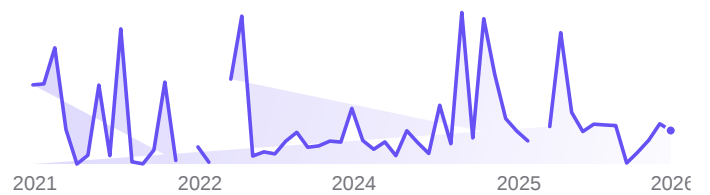
Sellers who sold at a gain

100%



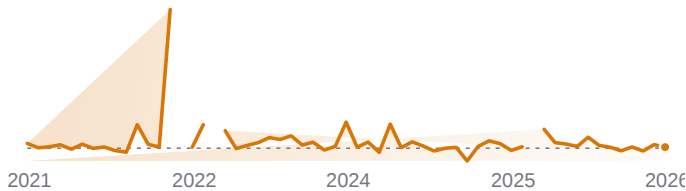
Typical hold before selling

4.0 yrs



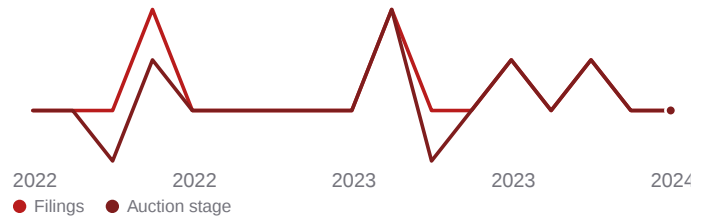
Median annualized return at resale

+2.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,527
Median value (AVM)	\$240K
Median size	1,485 ft²
Median bedrooms	3
Median year built	1988
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	84%
Underwater (LTV 125% or more)	2.1%
Owner occupied	26%
Company owned	19%
Median loan-to-value	0%
Typical ownership tenure	8.5 yrs

COMMUNITY

Population	2,299
Density	79 / mi²
Median household income	\$51K
Average household income	\$71K
Crime index (US avg 100)	134
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	111
Homes occupied	65%
Bachelor's or higher	9%
Poverty rate	10.6%
Unemployment	1.1%
Average temp	50°F
Annual precip	52 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.