

Grassy Creek 28631

ZIP code · NC · North Carolina > Ashe County

BALANCED MARKET

\$323K

MEDIAN SALE PRICE

+198.9%

1-YR CHANGE

13

SALES (12 MO)

\$357K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



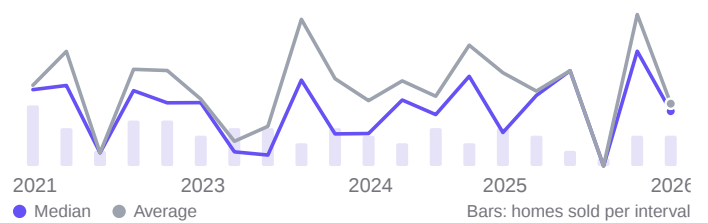
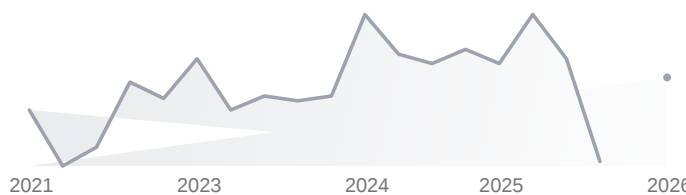
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$200K · Average \$223K

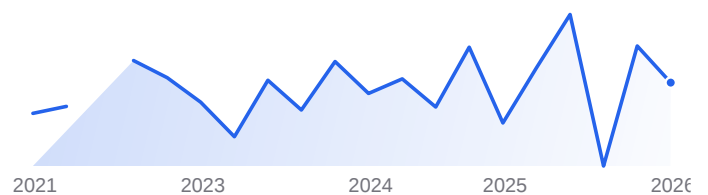
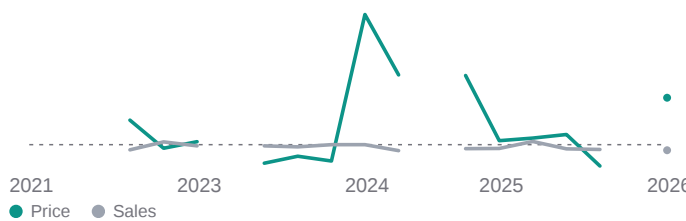


Growth (year over year)

Price +198.9% · Sales -23.5%

Price per square foot

\$175/ft²

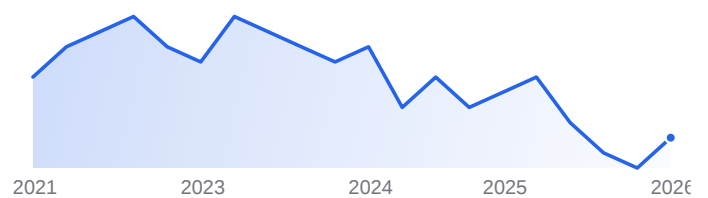
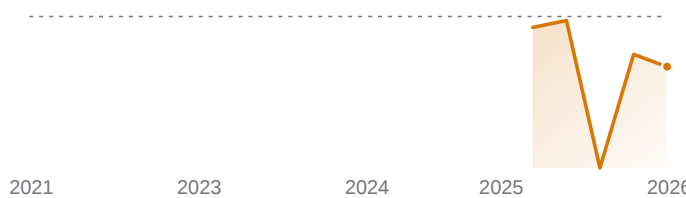


Sale premium vs estimated value

-31.1%

Annual turnover (share of homes sold)

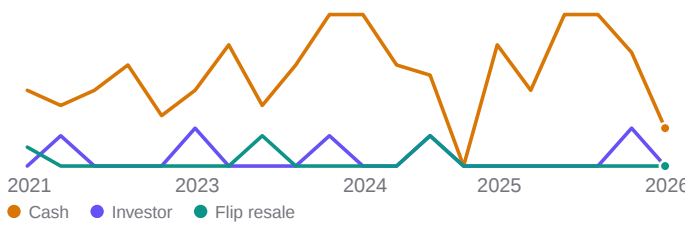
2.2%



BUYERS & OUTCOMES

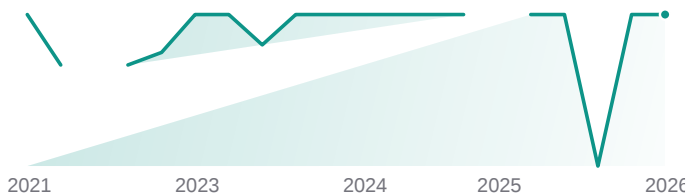
Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



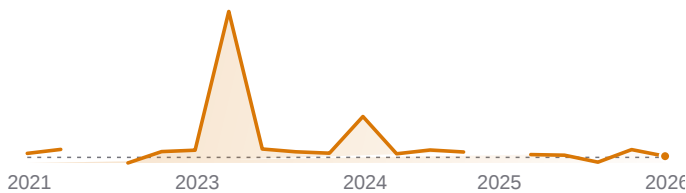
Sellers who sold at a gain

100%

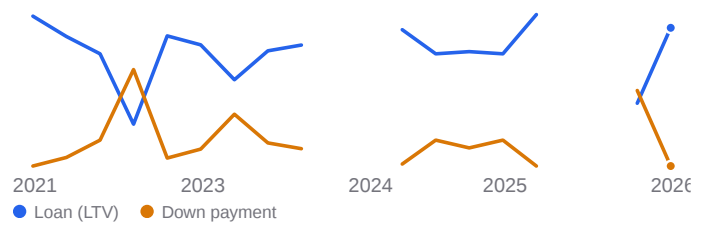


Median annualized return at resale

+2.4%

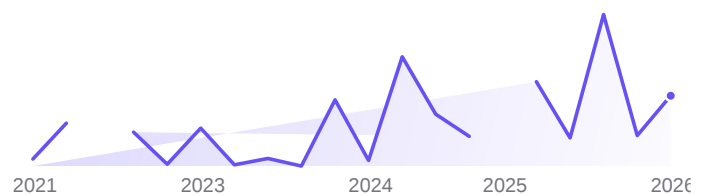


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



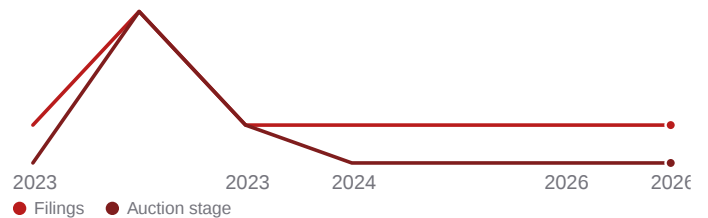
Typical hold before selling

10.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	594
Median value (AVM)	\$357K
Median size	1,454 ft²
Median bedrooms	3
Median year built	1991
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	84%
Underwater (LTV 125% or more)	0.3%
Owner occupied	33%
Company owned	46%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	833
Density	33 / mi²
Median household income	\$49K
Average household income	\$67K
Crime index (US avg 100)	130
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	93
Homes occupied	56%
Bachelor's or higher	5%
Poverty rate	22.1%
Unemployment	0.8%
Average temp	52°F
Annual precip	46 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.