

Newland 28657

ZIP code · NC · North Carolina > Avery County > Newland

BALANCED MARKET

\$226K

MEDIAN SALE PRICE

+3.9%

1-YR CHANGE

298

SALES (12 MO)

\$187K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100

Buyer's market

Balanced

Seller's market

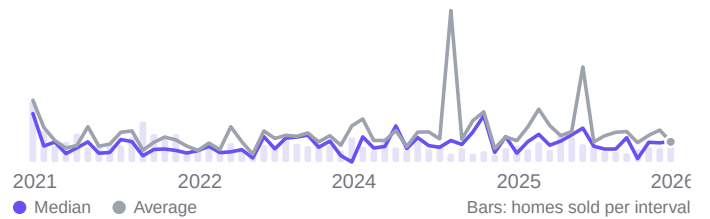
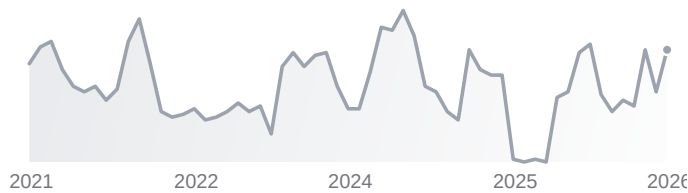
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$233K · Average \$229K

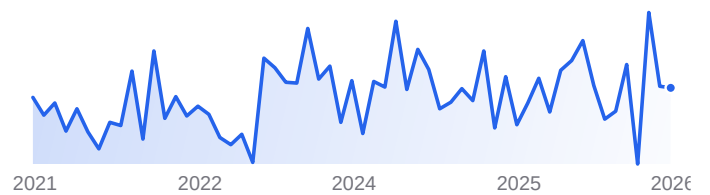
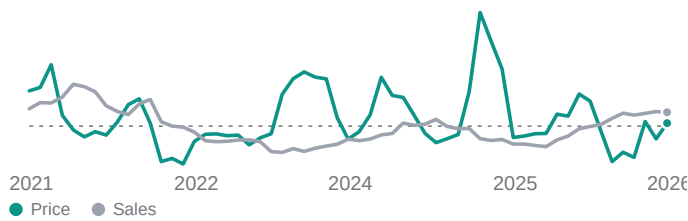


Growth (year over year)

Price +3.9% · Sales +18.3%

Price per square foot

\$199/ft²

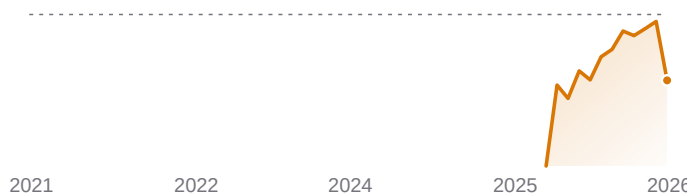


Sale premium vs estimated value

-4.8%

Annual turnover (share of homes sold)

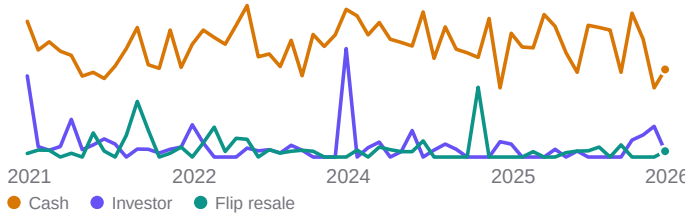
3.3%



BUYERS & OUTCOMES

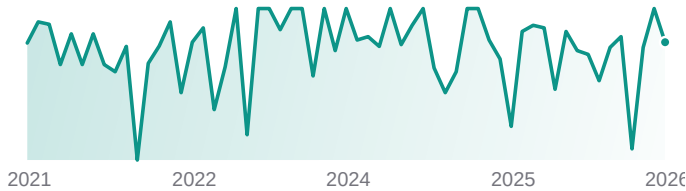
Buyer mix

Cash 52% · Investor 3.4% · Flip resale 3.4%



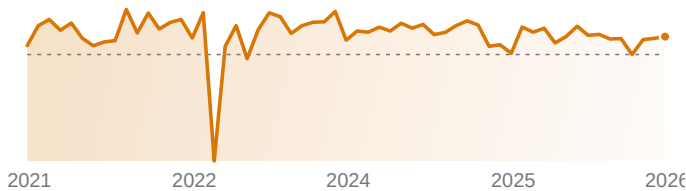
Sellers who sold at a gain

87%

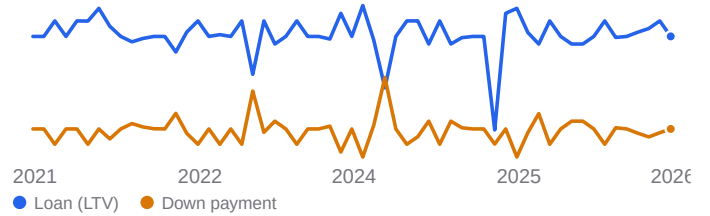


Median annualized return at resale

+8.4%

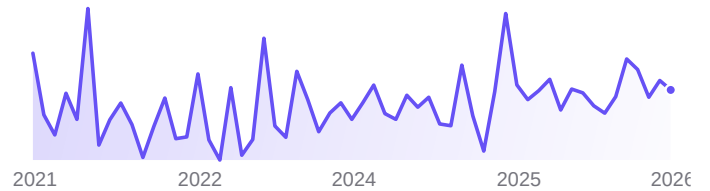


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



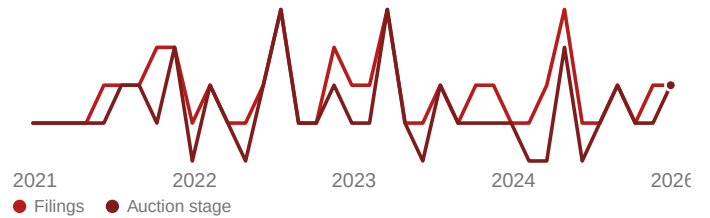
Typical hold before selling

5.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	9,167
Median value (AVM)	\$187K
Median size	1,453 ft²
Median bedrooms	3
Median year built	1984
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	83%
Underwater (LTV 125% or more)	2.7%
Owner occupied	32%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	10.5 yrs

COMMUNITY

Population	10,229
Density	68 / mi²
Median household income	\$55K
Average household income	\$72K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	105
Homes occupied	60%
Bachelor's or higher	13%
Poverty rate	7.9%
Unemployment	0.9%
Average temp	51°F
Annual precip	53 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.