

Todd 28684

ZIP code · NC · North Carolina > Ashe County

BALANCED MARKET

\$418K

MEDIAN SALE PRICE

-18.0%

1-YR CHANGE

46

SALES (12 MO)

\$533K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



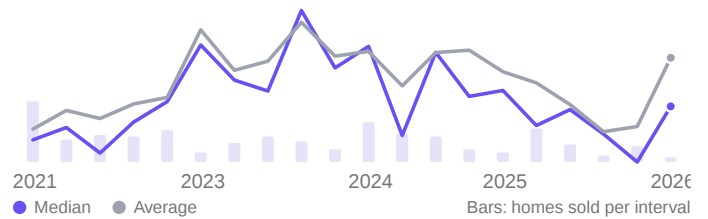
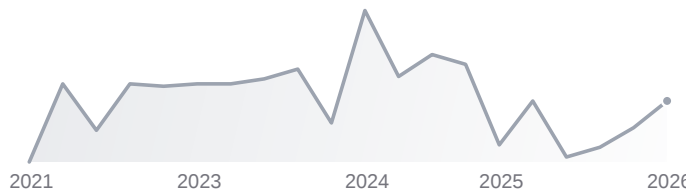
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$395K · Average \$538K

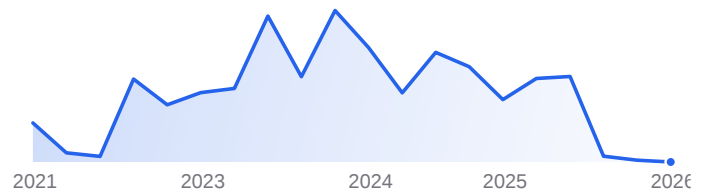
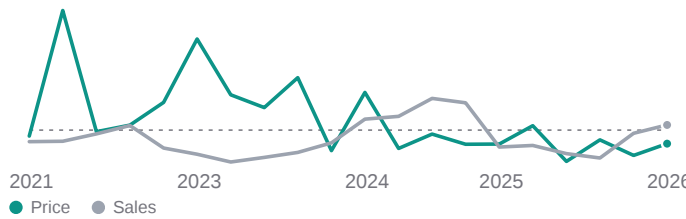


Growth (year over year)

Price -18.0% · Sales +7.0%

Price per square foot

\$163/ft²



Sale premium vs estimated value

-8.6%

Annual turnover (share of homes sold)

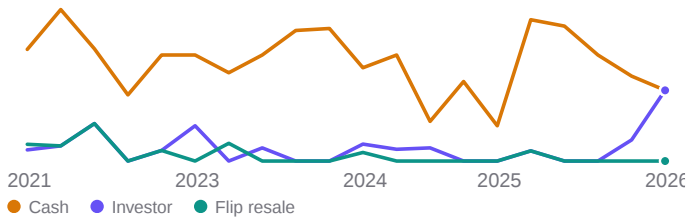
2.8%



BUYERS & OUTCOMES

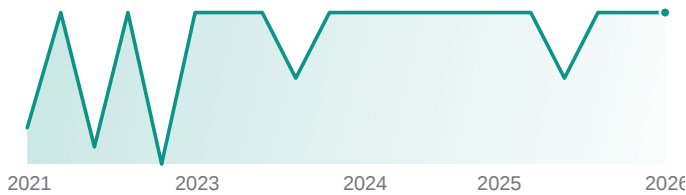
Buyer mix

Cash 33% · Investor 33% · Flip resale 0%



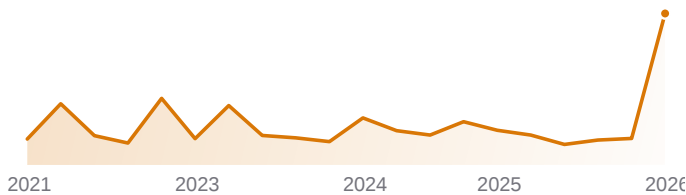
Sellers who sold at a gain

100%

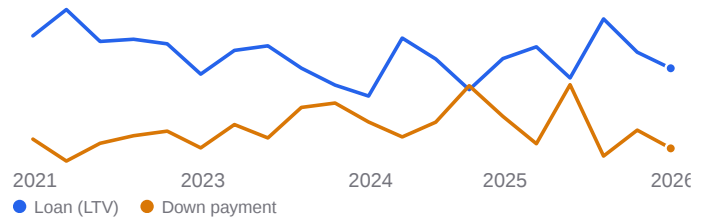


Median annualized return at resale

+42.5%

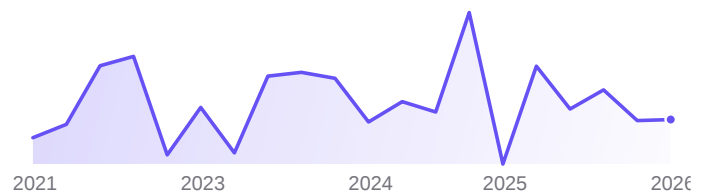


Financing (share of purchase price) Loan (LTV) 63% · Down payment 10%



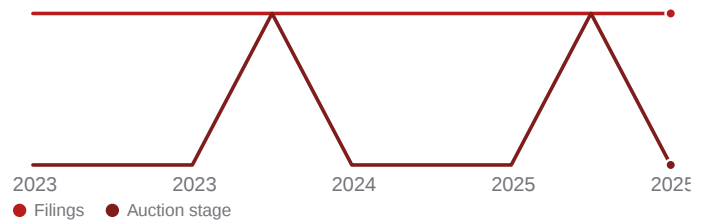
Typical hold before selling

4.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,623
Median value (AVM)	\$533K
Median size	1,574 ft²
Median bedrooms	3
Median year built	1997
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	1.0%
Owner occupied	33%
Company owned	25%
Median loan-to-value	19%
Typical ownership tenure	21.0 yrs

COMMUNITY

Population	3,008
Density	56 / mi²
Median household income	\$56K
Average household income	\$76K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	94
Homes occupied	66%
Bachelor's or higher	18%
Poverty rate	9.1%
Unemployment	1.1%
Average temp	49°F
Annual precip	58 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.