

Vilas 28692

ZIP code · NC · North Carolina › Watauga County

SELLER'S MARKET

\$344K

MEDIAN SALE PRICE

+14.8%

1-YR CHANGE

66

SALES (12 MO)

\$444K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

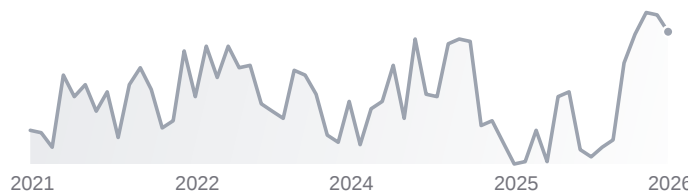
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

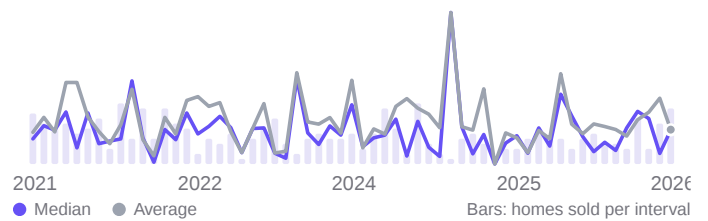
Market temperature (0–100)

67 / 100



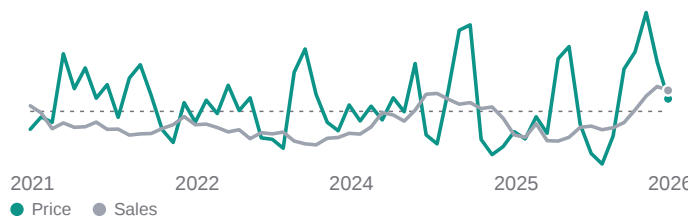
Sale prices

Median \$380K · Average \$384K



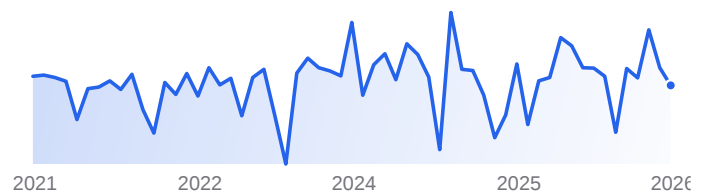
Growth (year over year)

Price +14.8% · Sales +24.5%



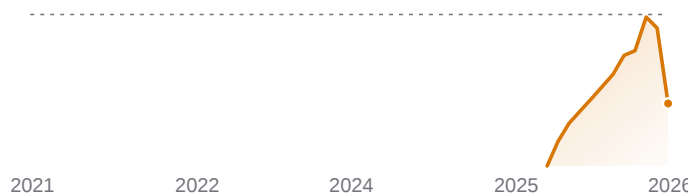
Price per square foot

\$216/ft²



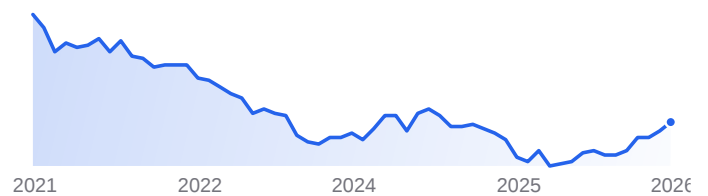
Sale premium vs estimated value

-2.8%



Annual turnover (share of homes sold)

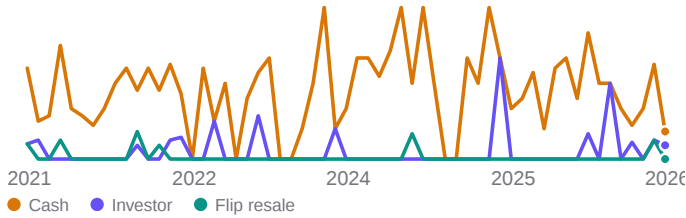
3.0%



BUYERS & OUTCOMES

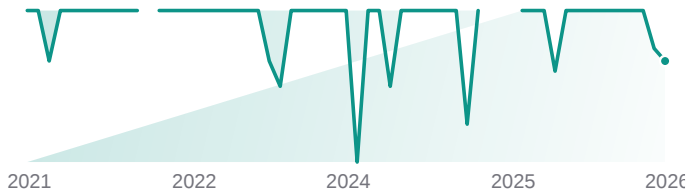
Buyer mix

Cash 18% · Investor 9.1% · Flip resale 0%



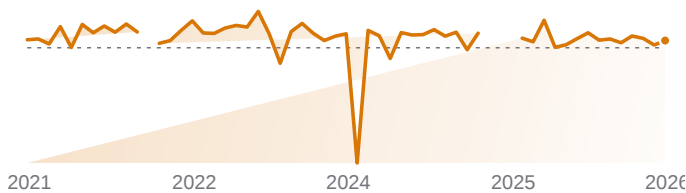
Sellers who sold at a gain

67%

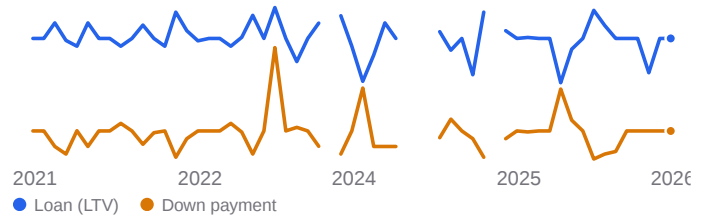


Median annualized return at resale

+4.8%

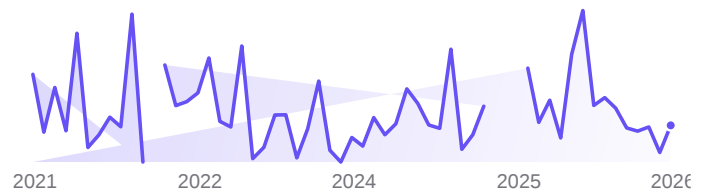


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



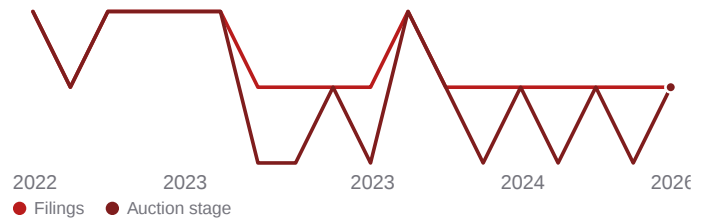
Typical hold before selling

4.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,205
Median value (AVM)	\$444K
Median size	1,563 ft²
Median bedrooms	3
Median year built	1989
Single family	77%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	0.9%
Owner occupied	45%
Company owned	16%
Median loan-to-value	27%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	4,425
Density	115 / mi ²
Median household income	\$55K
Average household income	\$81K
Crime index (US avg 100)	77
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	102
Homes occupied	74%
Bachelor's or higher	20%
Poverty rate	16.6%
Unemployment	1.1%
Average temp	51°F
Annual precip	47 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.