

# Warrensville 28693

ZIP code · NC · North Carolina > Ashe County

STRONG BUYER'S MARKET

\$156K

MEDIAN SALE PRICE

-18.2%

1-YR CHANGE

12

SALES (12 MO)

\$284K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 7 / 100



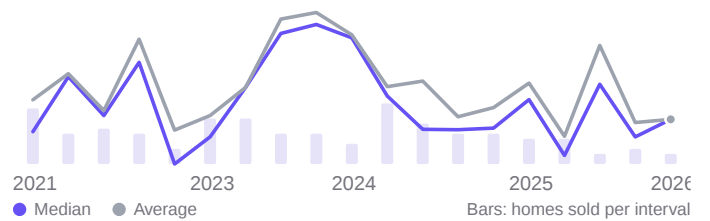
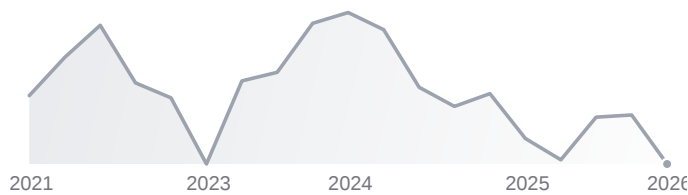
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

7 / 100

Sale prices

Median \$156K · Average \$156K

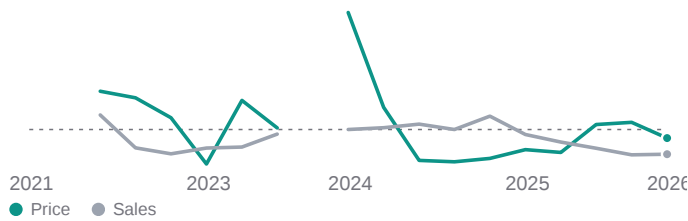


Growth (year over year)

Price -18.2% · Sales -52.0%

Price per square foot

\$101/ft²

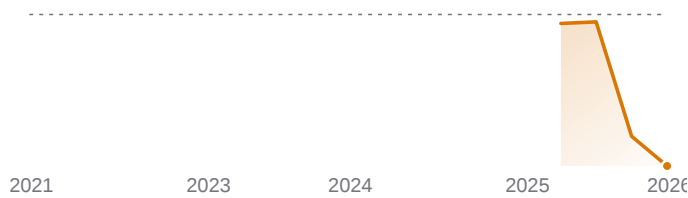


Sale premium vs estimated value

-78.2%

Annual turnover (share of homes sold)

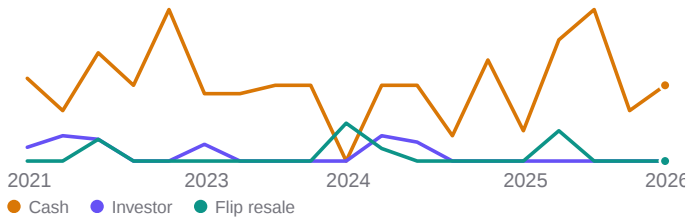
1.4%



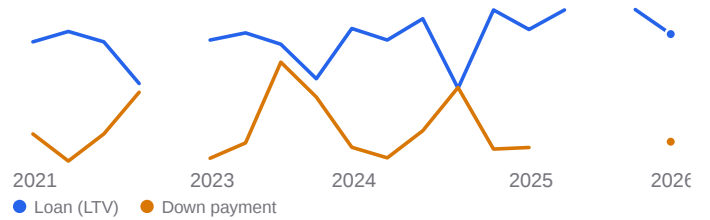
## BUYERS & OUTCOMES

### Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

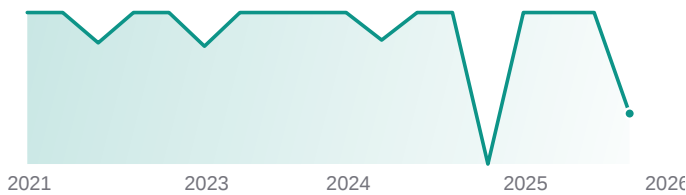


### Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



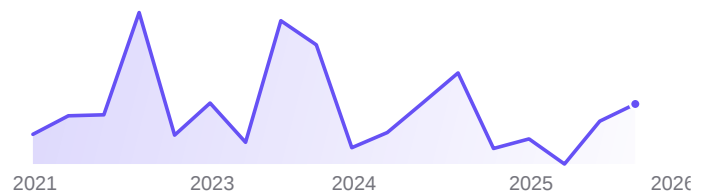
### Sellers who sold at a gain

33%



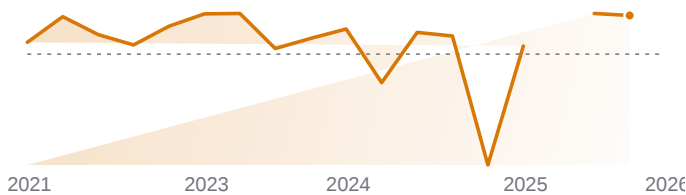
### Typical hold before selling

6.6 yrs



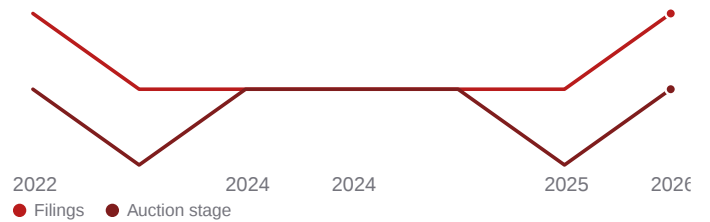
### Median annualized return at resale

+15.2%



### Preforeclosure filings

Filings 2 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 887       |
| Median value (AVM) | \$284K    |
| Median size        | 1,360 ft² |
| Median year built  | 1985      |
| Single family      | 74%       |

## EQUITY & OWNERSHIP

|                               |           |
|-------------------------------|-----------|
| Equity rich (LTV 50% or less) | 78%       |
| Underwater (LTV 125% or more) | 2.0%      |
| Owner occupied                | 39%       |
| Company owned                 | 73%       |
| Median loan-to-value          | 0%        |
| Typical ownership tenure      | 126.6 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 1,537    |
| Density                          | 59 / mi² |
| Median household income          | \$54K    |
| Average household income         | \$80K    |
| Crime index (US avg 100)         | 92       |
| Air pollution index (US avg 100) | 98       |
| Earthquake index (US avg 100)    | 101      |
| Homes occupied                   | 74%      |
| Bachelor's or higher             | 7%       |
| Poverty rate                     | 10.0%    |
| Unemployment                     | 0.7%     |
| Average temp                     | 50°F     |
| Annual precip                    | 51 in    |
| Sunshine                         | 60%      |

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.