

Arden 28704

ZIP code · NC · North Carolina > Buncombe County

BALANCED MARKET

\$497K

MEDIAN SALE PRICE

+25.8%

1-YR CHANGE

320

SALES (12 MO)

\$451K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

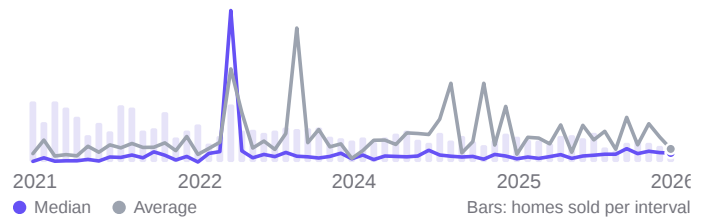
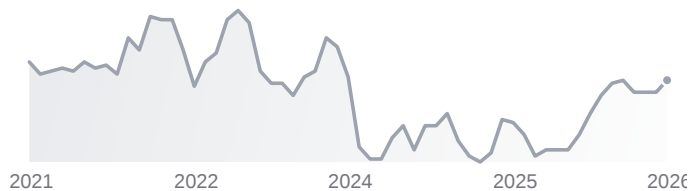
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$485K · Average \$557K

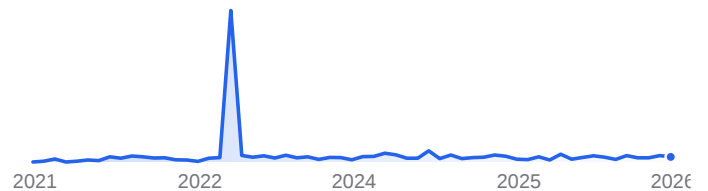
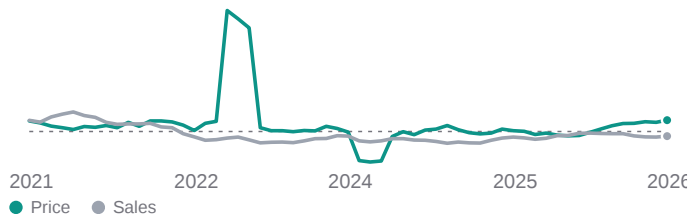


Growth (year over year)

Price +25.8% · Sales -10.9%

Price per square foot

\$275/ft²

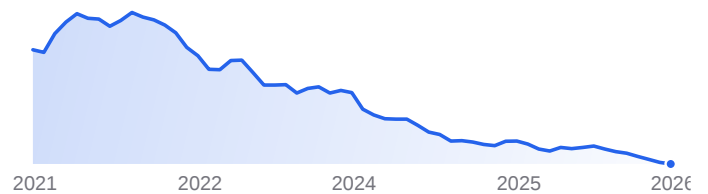


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

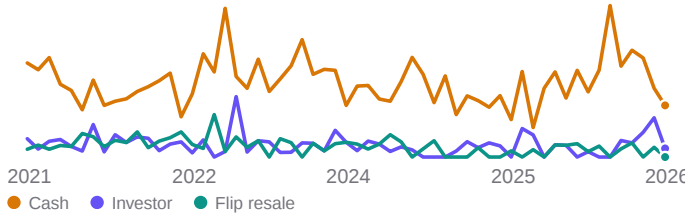
4.2%



BUYERS & OUTCOMES

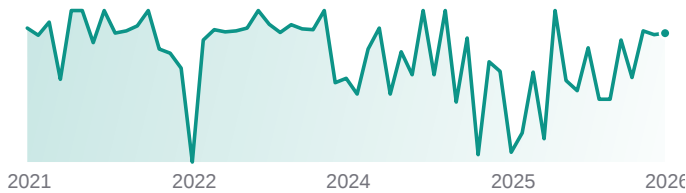
Buyer mix

Cash 25% · Investor 4.2% · Flip resale 0%



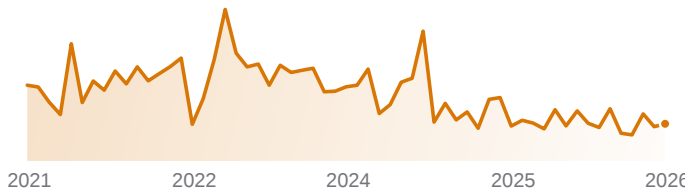
Sellers who sold at a gain

94%

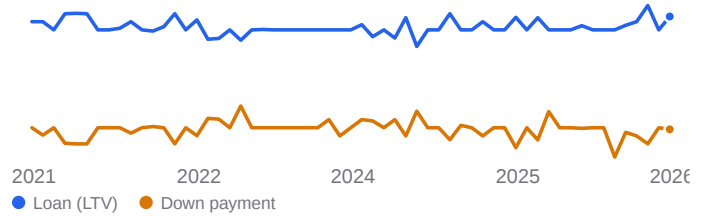


Median annualized return at resale

+4.3%

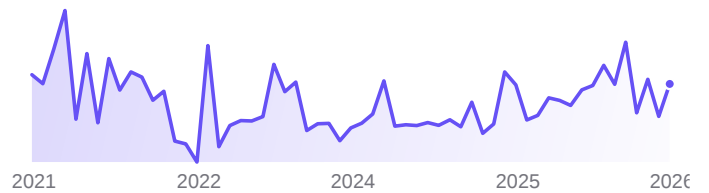


Financing (share of purchase price) Loan (LTV) 88% · Down payment 19%



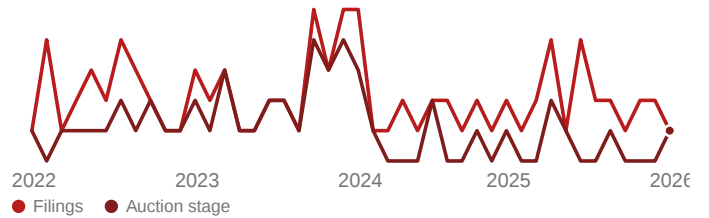
Typical hold before selling

5.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,658
Median value (AVM)	\$451K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1995
Single family	75%
Condos	3.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.1%
Owner occupied	75%
Company owned	15%
Median loan-to-value	42%

Typical ownership tenure

8.7 yrs

COMMUNITY

Population	23,915
Density	724 / mi²
Median household income	\$78K
Average household income	\$97K
Crime index (US avg 100)	73
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	107
Homes occupied	89%
Bachelor's or higher	25%
Poverty rate	7.3%
Unemployment	1.4%
Average temp	55°F
Annual precip	49 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.