

Balsam Grove 28708

ZIP code · NC · North Carolina > Transylvania County

SELLER'S MARKET

\$1.3M

MEDIAN SALE PRICE

10

SALES (12 MO)

\$252K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100



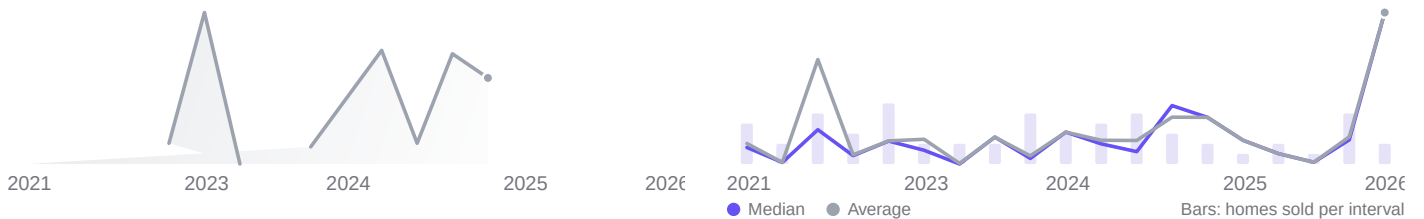
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

70 / 100

Sale prices

Median \$1.3M · Average \$1.3M

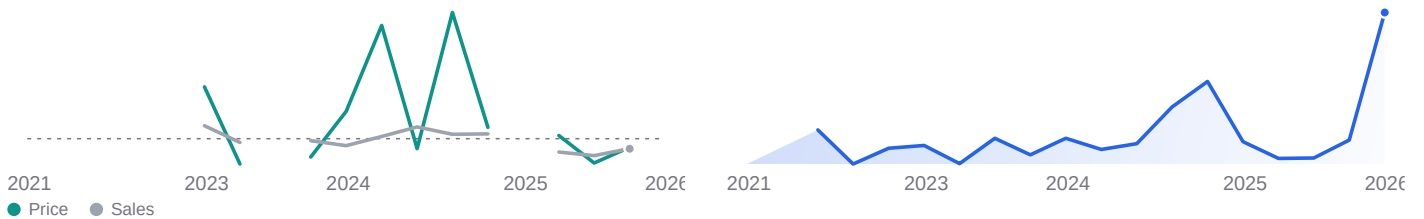


Growth (year over year)

Price -30.4% · Sales -35.7%

Price per square foot

\$801/ft²

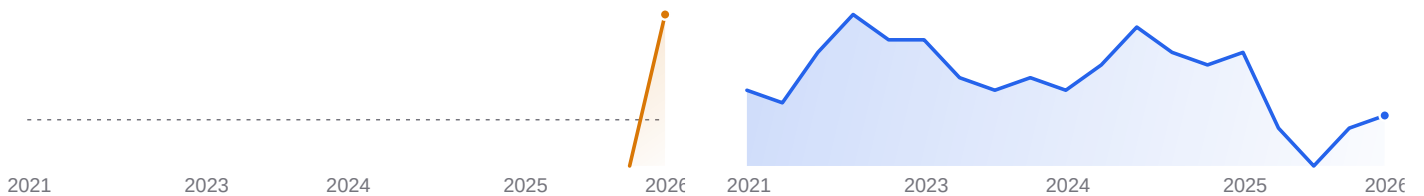


Sale premium vs estimated value

+90.0%

Annual turnover (share of homes sold)

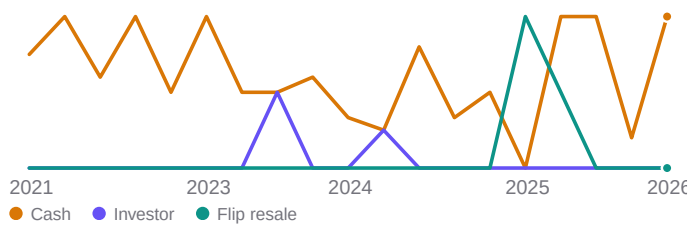
3.0%



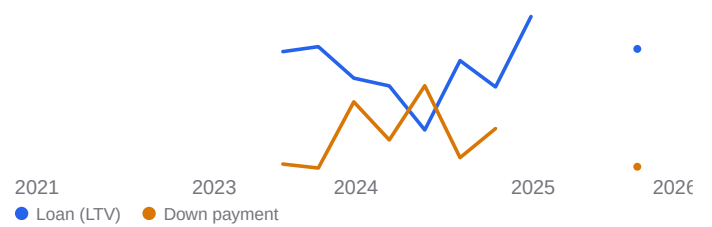
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

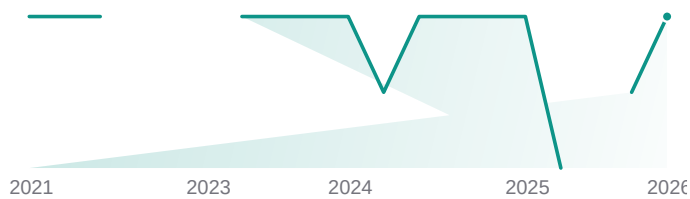


Financing (share of purchase price) Loan (LTV) 97% · Down payment 2.9%



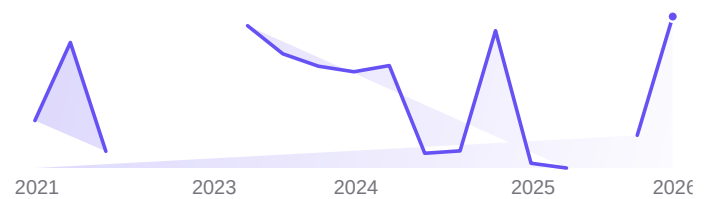
Sellers who sold at a gain

100%



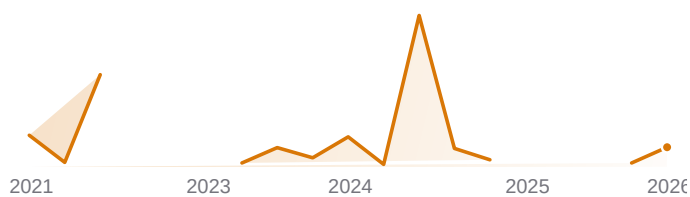
Typical hold before selling

15.2 yrs



Median annualized return at resale

+10.1%



HOUSING STOCK

Homes	335
Median value (AVM)	\$252K
Median size	1,500 ft²
Median bedrooms	3
Median year built	1989
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	0.6%
Owner occupied	46%
Company owned	13%
Median loan-to-value	0%
Typical ownership tenure	11.4 yrs

COMMUNITY

Population	539
Density	18 / mi ²
Median household income	\$45K
Average household income	\$63K
Crime index (US avg 100)	167
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	111
Homes occupied	80%
Bachelor's or higher	26%
Poverty rate	20.2%
Unemployment	1.1%
Average temp	54°F
Annual precip	75 in
Sunshine	59%

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.