

Barnardsville 28709

ZIP code · NC · North Carolina > Buncombe County > Barnardsville

SELLER'S MARKET

\$375K

MEDIAN SALE PRICE

+25.7%

1-YR CHANGE

20

SALES (12 MO)

\$384K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100

Buyer's market

Balanced

Seller's market

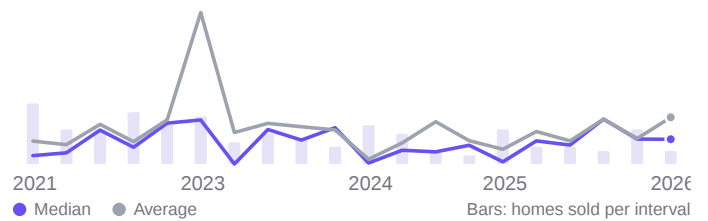
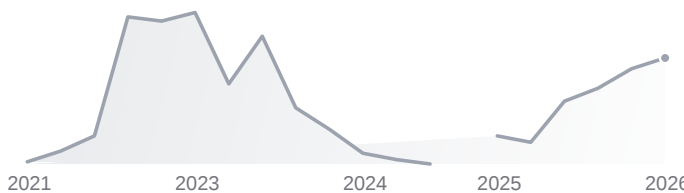
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$325K · Average \$506K

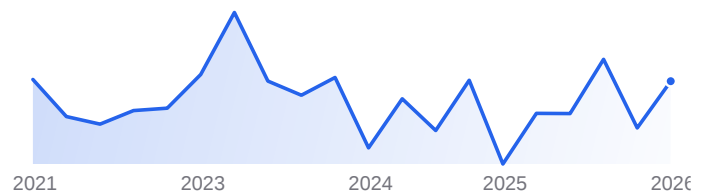
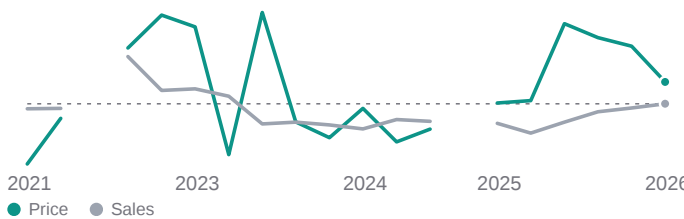


Growth (year over year)

Price +25.7% · Sales +0.0%

Price per square foot

\$260/ft²

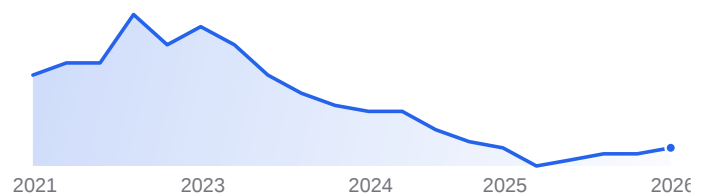
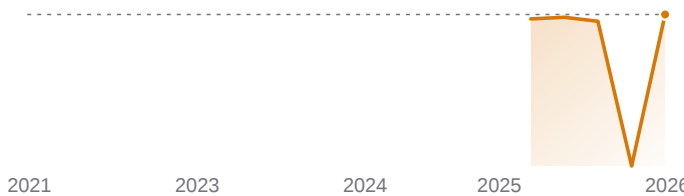


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

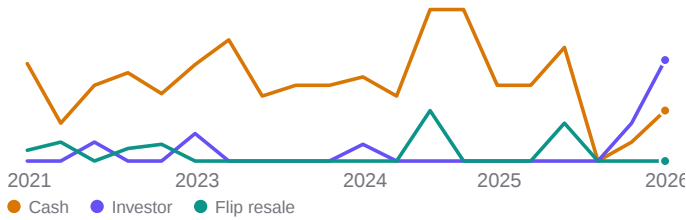
2.0%



BUYERS & OUTCOMES

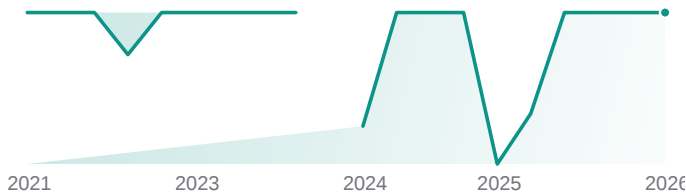
Buyer mix

Cash 33% · Investor 67% · Flip resale 0%



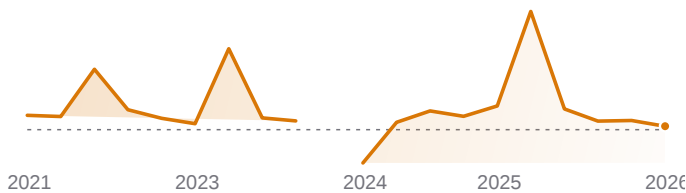
Sellers who sold at a gain

100%

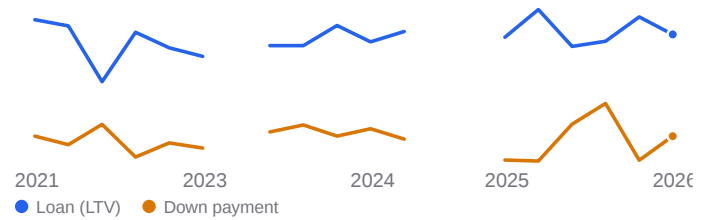


Median annualized return at resale

+2.1%

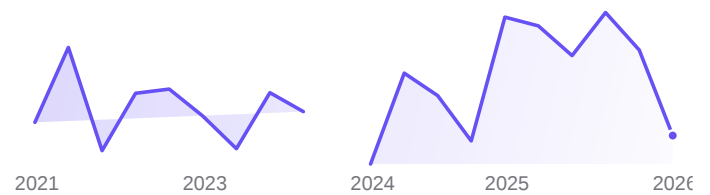


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



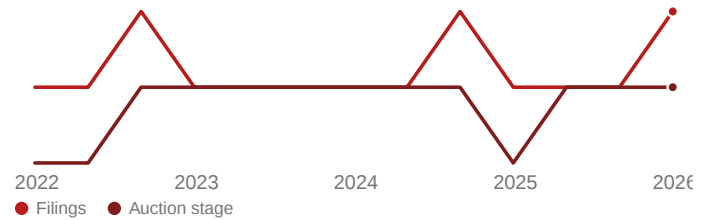
Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	989
Median value (AVM)	\$384K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1983
Single family	65%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.6%
Owner occupied	61%
Company owned	9.3%
Median loan-to-value	19%
Typical ownership tenure	13.8 yrs

COMMUNITY

Population	2,682
Density	53 / mi²
Median household income	\$58K
Average household income	\$77K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	109
Homes occupied	85%
Bachelor's or higher	21%
Poverty rate	6.0%
Unemployment	1.0%
Average temp	52°F
Annual precip	43 in
Sunshine	59%

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.