

Black Mountain 28711

ZIP code · NC · North Carolina > Buncombe County > Black Mountain

BALANCED MARKET

\$447K

MEDIAN SALE PRICE

-14.3%

1-YR CHANGE

313

SALES (12 MO)

\$484K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



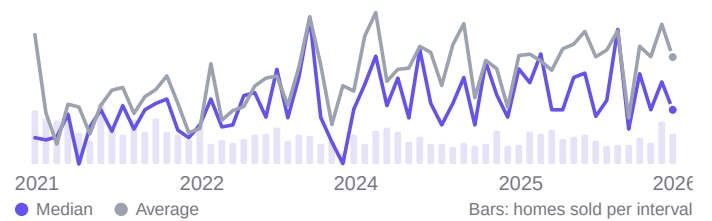
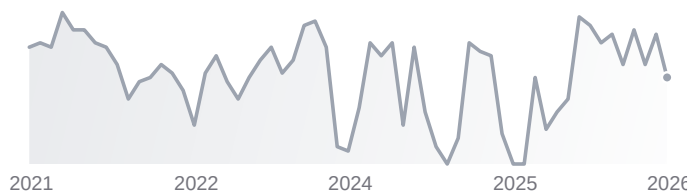
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$425K · Average \$548K

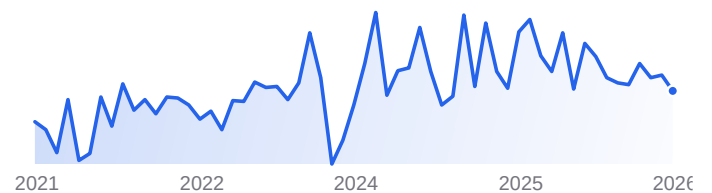
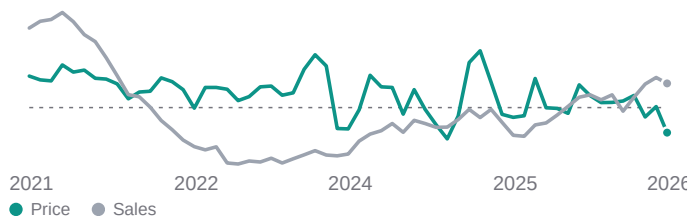


Growth (year over year)

Price -14.3% · Sales +13.8%

Price per square foot

\$299/ft²

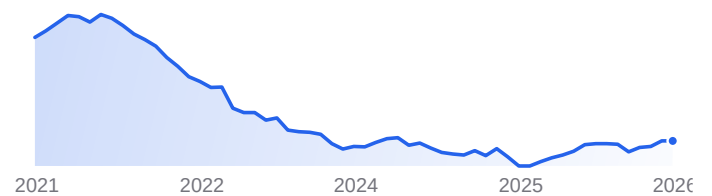
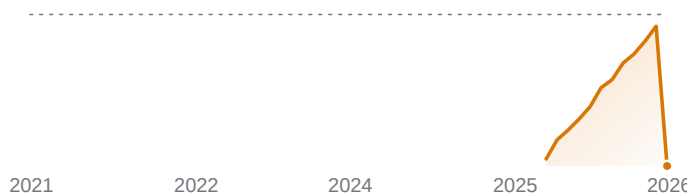


Sale premium vs estimated value

-3.7%

Annual turnover (share of homes sold)

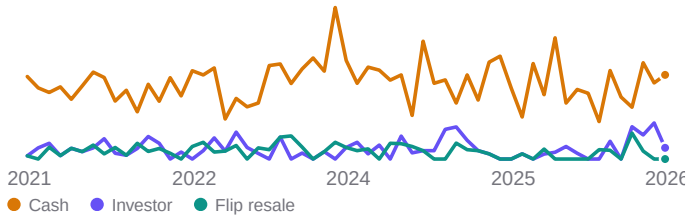
4.5%



BUYERS & OUTCOMES

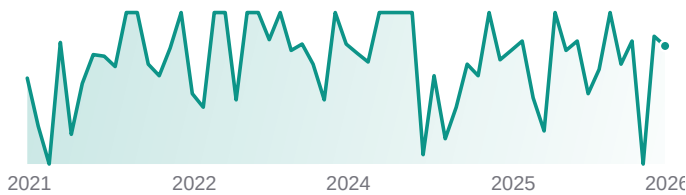
Buyer mix

Cash 50% · Investor 6.7% · Flip resale 0%



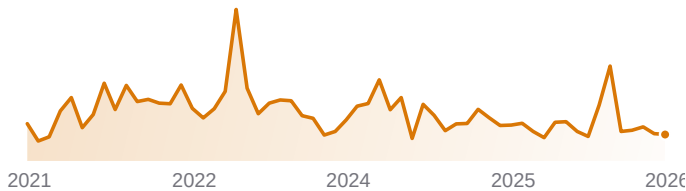
Sellers who sold at a gain

94%

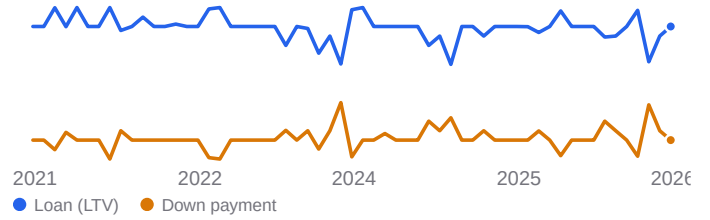


Median annualized return at resale

+5.5%

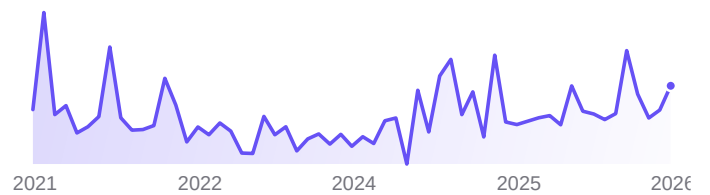


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



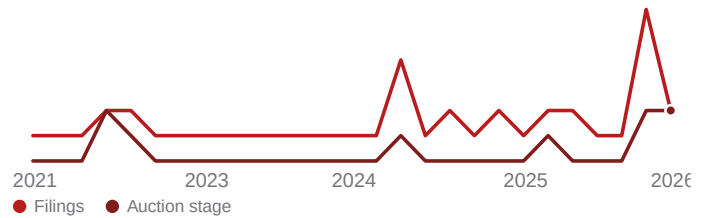
Typical hold before selling

7.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	7,027
Median value (AVM)	\$484K
Median size	1,458 ft²
Median bedrooms	3
Median year built	1983
Single family	78%
Condos	1.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.4%
Owner occupied	58%
Company owned	18%
Median loan-to-value	28%

Typical ownership tenure

9.5 yrs

COMMUNITY

Population	16,133
Density	165 / mi²
Median household income	\$66K
Average household income	\$88K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	99
Homes occupied	77%
Bachelor's or higher	27%
Poverty rate	9.4%
Unemployment	1.1%
Average temp	53°F
Annual precip	54 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.