

Burnsville 28714

ZIP code · NC · North Carolina > Yancey County > Burnsville

BUYER'S MARKET

\$288K

MEDIAN SALE PRICE

-9.9%

1-YR CHANGE

254

SALES (12 MO)

\$302K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



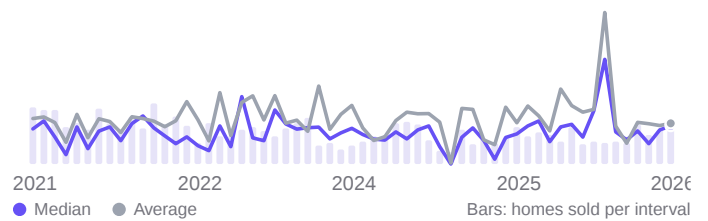
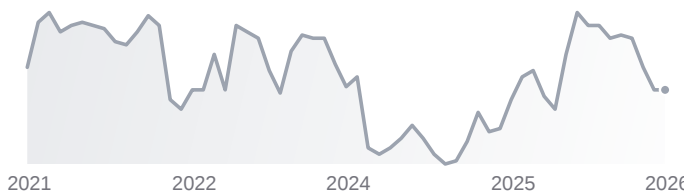
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$325K · Average \$338K

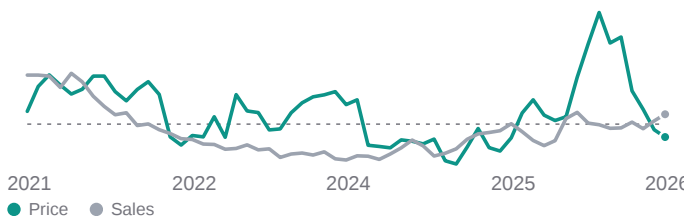


Growth (year over year)

Price -9.9% · Sales +7.6%

Price per square foot

\$224/ft²

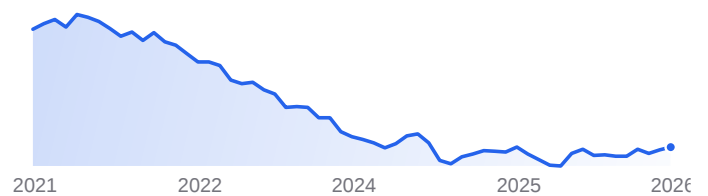
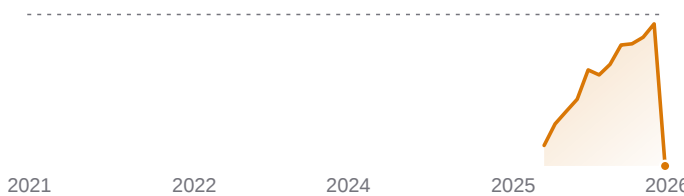


Sale premium vs estimated value

-4.3%

Annual turnover (share of homes sold)

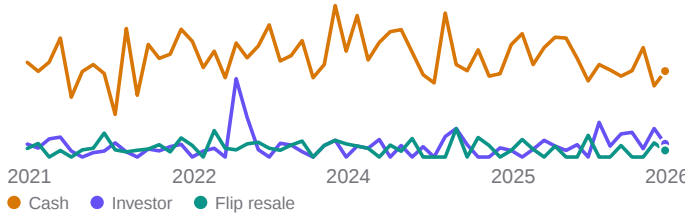
3.0%



BUYERS & OUTCOMES

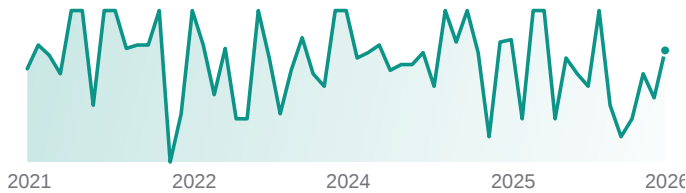
Buyer mix

Cash 46% · Investor 7.1% · Flip resale 3.6%



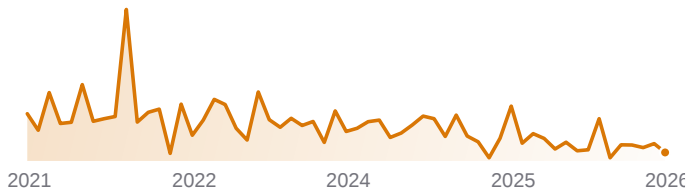
Sellers who sold at a gain

89%

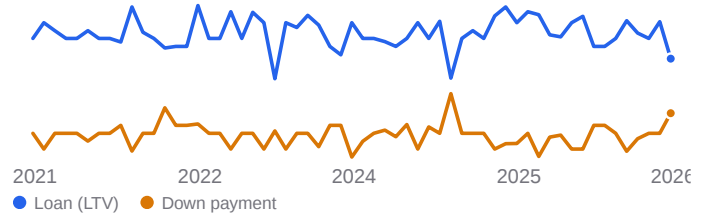


Median annualized return at resale

+2.7%

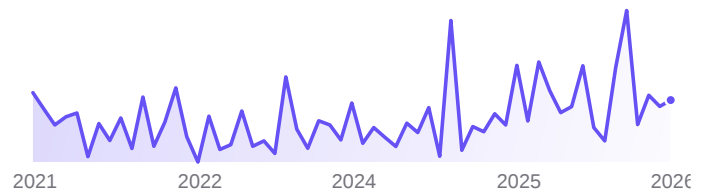


Financing (share of purchase price) Loan (LTV) 67% · Down payment 33%



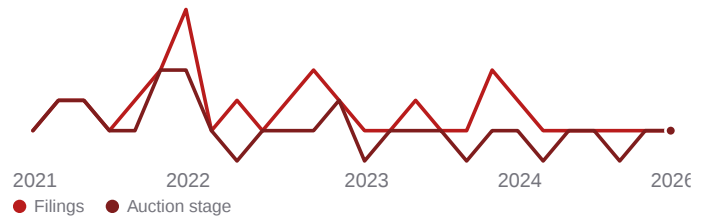
Typical hold before selling

5.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,343
Median value (AVM)	\$302K
Median size	1,449 ft²
Median bedrooms	3
Median year built	1983
Single family	81%
Condos	4.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	2.3%
Owner occupied	59%
Company owned	11%
Median loan-to-value	18%

Typical ownership tenure

11.9 yrs

COMMUNITY

Population	16,409
Density	59 / mi²
Median household income	\$57K
Average household income	\$74K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	113
Homes occupied	75%
Bachelor's or higher	16%
Poverty rate	14.6%
Unemployment	1.0%
Average temp	51°F
Annual precip	53 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.