

Candler 28715

ZIP code · NC · North Carolina > Buncombe County

BALANCED MARKET

\$426K

MEDIAN SALE PRICE

+3.9%

1-YR CHANGE

336

SALES (12 MO)

\$416K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



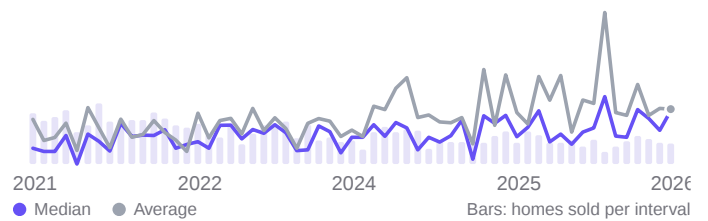
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$455K · Average \$460K

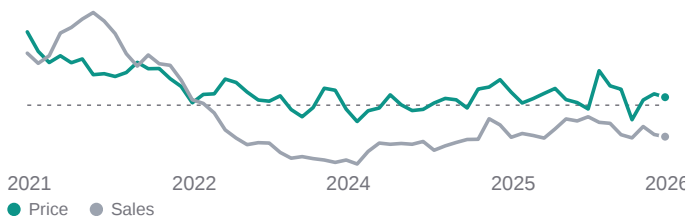


Growth (year over year)

Price +3.9% · Sales -15.4%

Price per square foot

\$266/ft²

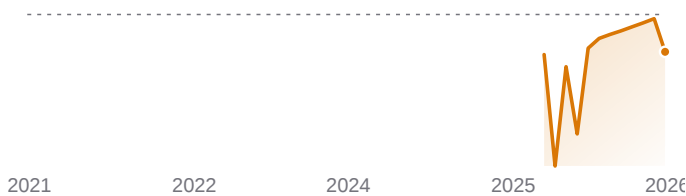


Sale premium vs estimated value

-1.4%

Annual turnover (share of homes sold)

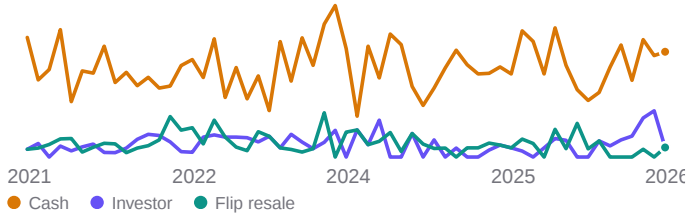
3.1%



BUYERS & OUTCOMES

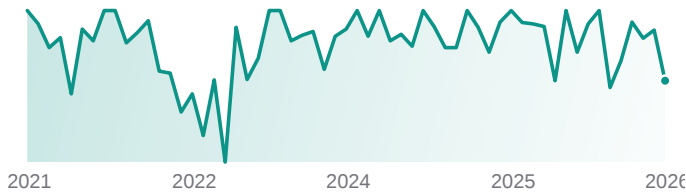
Buyer mix

Cash 41% · Investor 3.7% · Flip resale 3.7%



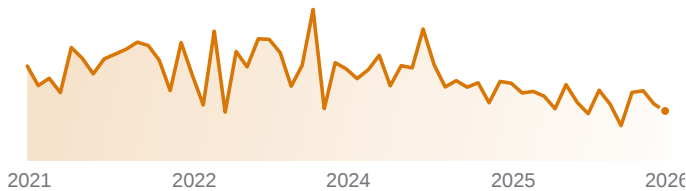
Sellers who sold at a gain

79%

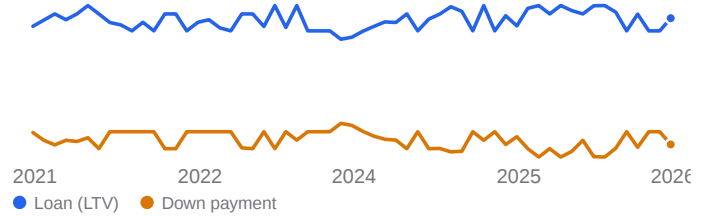


Median annualized return at resale

+4.7%

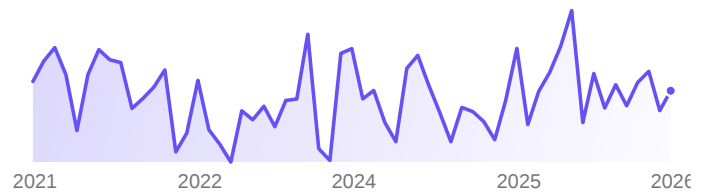


Financing (share of purchase price) Loan (LTV) 88% · Down payment 13%



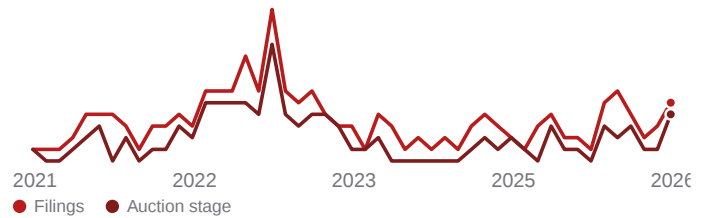
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 5 · Auction stage 4



HOUSING STOCK

Homes	10,707
Median value (AVM)	\$416K
Median size	1,472 ft²
Median bedrooms	3
Median year built	1993
Single family	65%
Condos	3.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.4%
Owner occupied	71%
Company owned	12%
Median loan-to-value	37%

Typical ownership tenure

10.2 yrs

COMMUNITY

Population	30,624
Density	393 / mi ²
Median household income	\$66K
Average household income	\$88K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	110
Homes occupied	90%
Bachelor's or higher	21%
Poverty rate	11.2%
Unemployment	1.2%
Average temp	53°F
Annual precip	47 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.