

Cashiers 28717

ZIP code · NC · North Carolina > Jackson County > Cashiers

STRONG SELLER'S MARKET

\$1.3M

MEDIAN SALE PRICE

+43.6%

1-YR CHANGE

106

SALES (12 MO)

\$1.3M

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 89 / 100

Buyer's market

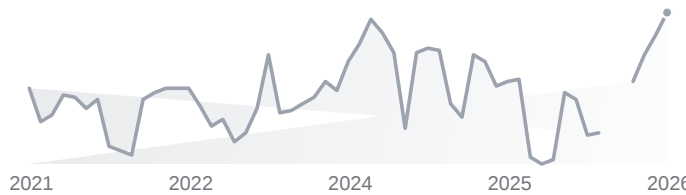
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

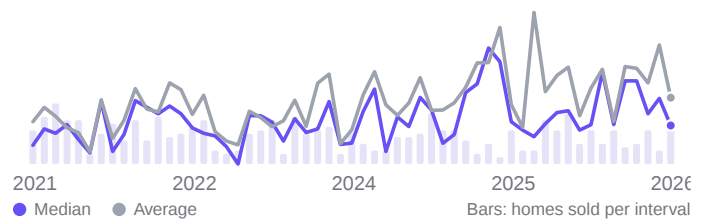
Market temperature (0–100)

89 / 100



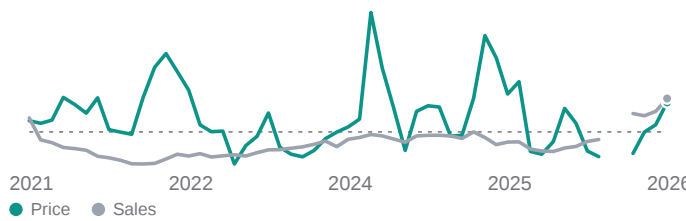
Sale prices

Median \$980K · Average \$1.6M



Growth (year over year)

Price +43.6% · Sales +49.3%



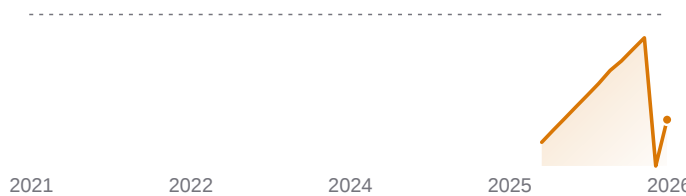
Price per square foot

\$527/ft²



Sale premium vs estimated value

-4.0%



Annual turnover (share of homes sold)

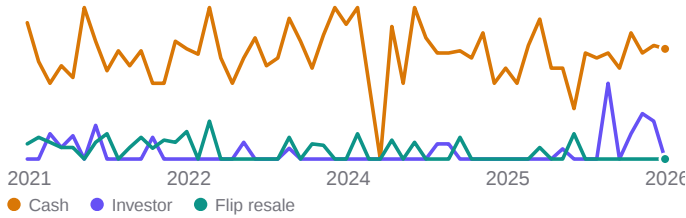
4.8%



BUYERS & OUTCOMES

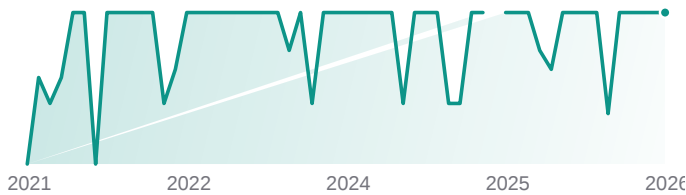
Buyer mix

Cash 73% · Investor 0% · Flip resale 0%



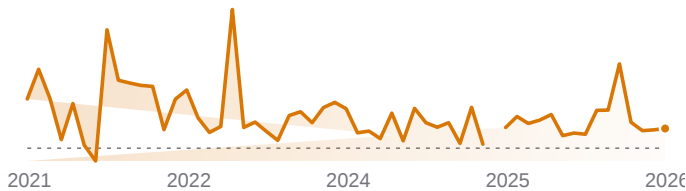
Sellers who sold at a gain

100%

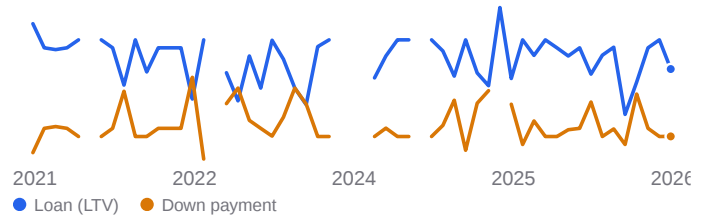


Median annualized return at resale

+9.1%

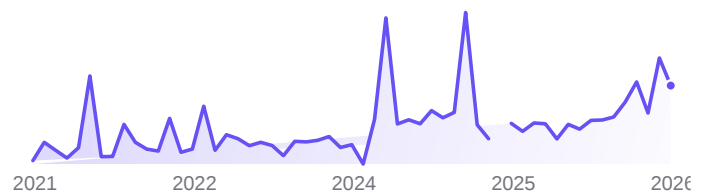


Financing (share of purchase price) Loan (LTV) 62% · Down payment 20%



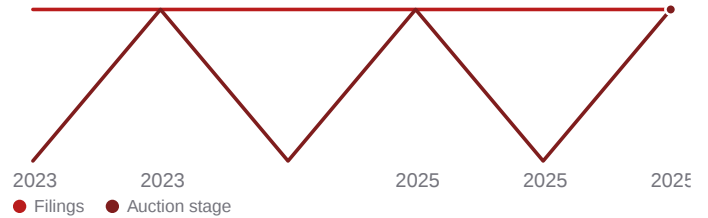
Typical hold before selling

8.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,201
Median value (AVM)	\$1.3M
Median size	2,296 ft²
Median bedrooms	3
Median year built	1994
Single family	95%
Condos	1.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	87%
Underwater (LTV 125% or more)	0.8%
Owner occupied	7.4%
Company owned	30%
Median loan-to-value	0%

Typical ownership tenure

8.6 yrs

COMMUNITY

Population	2,217
Density	42 / mi²
Median household income	\$83K
Average household income	\$131K
Crime index (US avg 100)	162
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	106
Homes occupied	34%
Bachelor's or higher	38%
Poverty rate	7.1%
Unemployment	1.0%
Average temp	54°F
Annual precip	81 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.