

Chimney Rock 28720

ZIP code · NC · North Carolina > Rutherford County

STRONG SELLER'S MARKET

\$320K

MEDIAN SALE PRICE

5

SALES (12 MO)

\$359K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 86 / 100

Buyer's market

Balanced

Seller's market

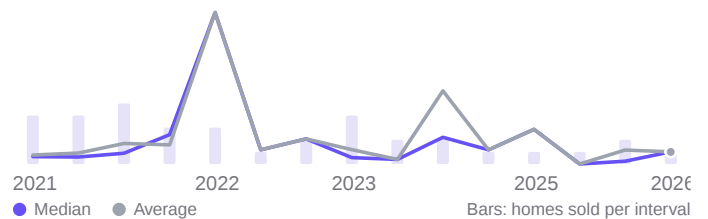
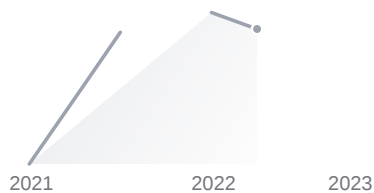
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

86 / 100

Sale prices

Median \$410K · Average \$410K

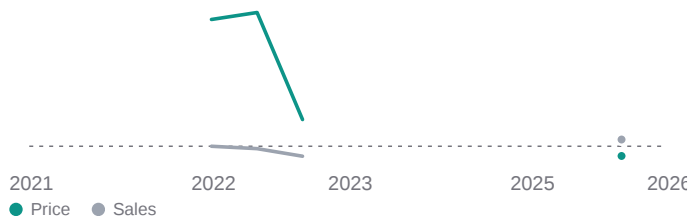


Growth (year over year)

Price -48.9% · Sales +33.3%

Price per square foot

\$432/ft²

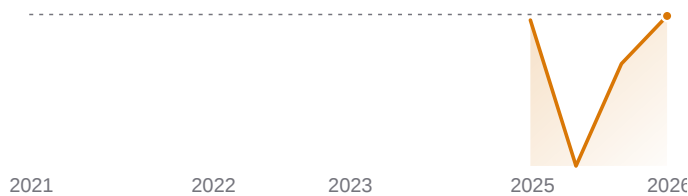


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

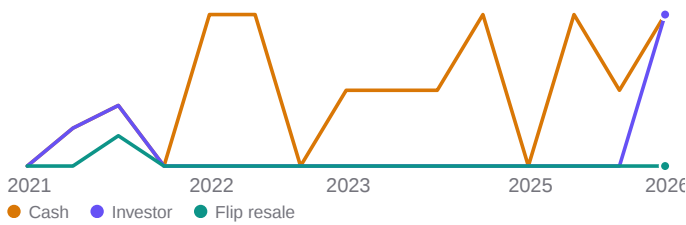
3.4%



BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 100% · Flip resale 0%



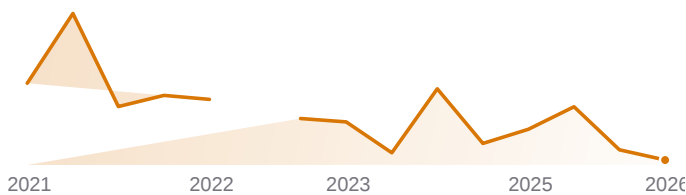
Sellers who sold at a gain

100%

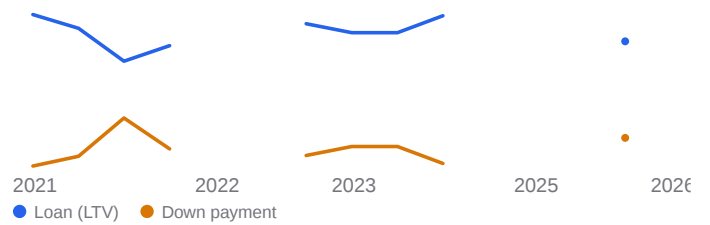


Median annualized return at resale

+1.7%

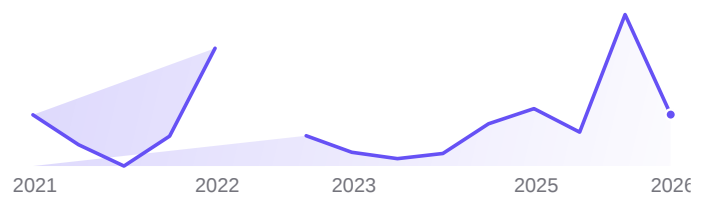


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



Typical hold before selling

4.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	147
Median value (AVM)	\$359K
Median size	1,056 ft²
Median bedrooms	2
Median year built	1950
Single family	95%
Condos	3.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	0.9%
Owner occupied	11%
Company owned	22%
Median loan-to-value	0%

Typical ownership tenure

6.7 yrs

COMMUNITY

Density	35 / mi²
Median household income	\$82K
Average household income	\$115K
Crime index (US avg 100)	186
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	92
Homes occupied	39%
Bachelor's or higher	27%
Poverty rate	12.9%
Unemployment	0.9%
Average temp	58°F
Annual precip	64 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.