

Gerton 28735

ZIP code · NC · North Carolina > Henderson County > Gerton

SELLER'S MARKET

\$272K

MEDIAN SALE PRICE

+494.5%

1-YR CHANGE

11

SALES (12 MO)

\$299K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

Balanced

Seller's market

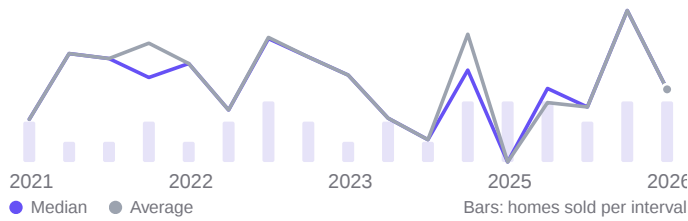
MARKET TRENDS (5 YEARS)

Sale prices

Median \$272K · Average \$272K

Growth (year over year)

Price +494.5% · Sales +83.3%



Price per square foot

\$446/ft²

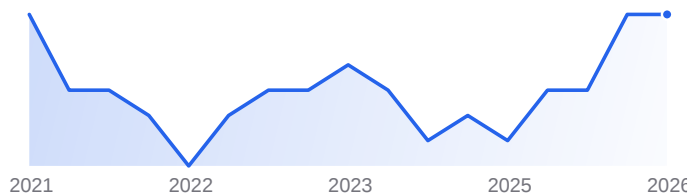
Sale premium vs estimated value

+3.0%



Annual turnover (share of homes sold)

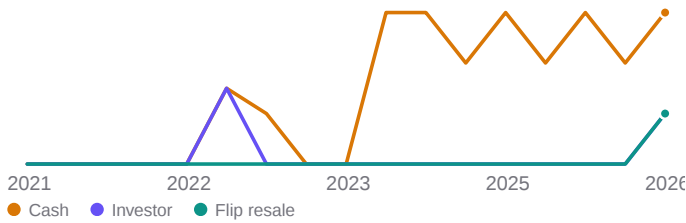
3.4%



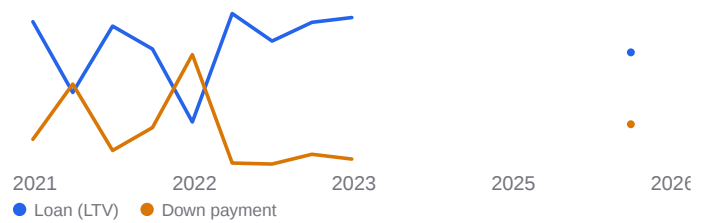
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 33% · Flip resale 33%

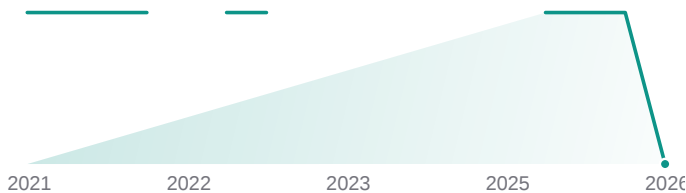


Financing (share of purchase price) Loan (LTV) 73% · Down payment 27%



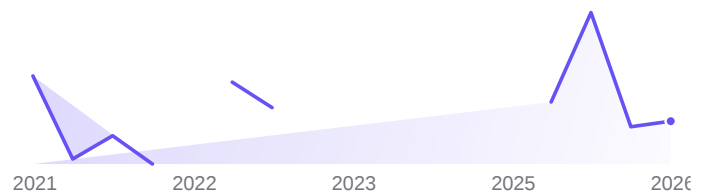
Sellers who sold at a gain

67%



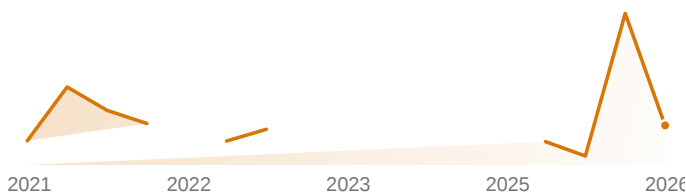
Typical hold before selling

6.9 yrs



Median annualized return at resale

+9.3%



HOUSING STOCK

Homes	328
Median value (AVM)	\$299K
Median size	1,368 ft²
Median bedrooms	2
Median year built	1966
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	1.4%
Owner occupied	25%
Company owned	23%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	224
Density	60 / mi²
Median household income	\$48K
Average household income	\$76K
Crime index (US avg 100)	168
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	100
Homes occupied	65%
Bachelor's or higher	39%
Poverty rate	17.8%
Unemployment	1.1%
Average temp	55°F
Annual precip	61 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.